

ATLANTIC GATEWAY LOGISTICS CENTER

4721 Shoulders Hill Rd, Suffolk, VA 23435

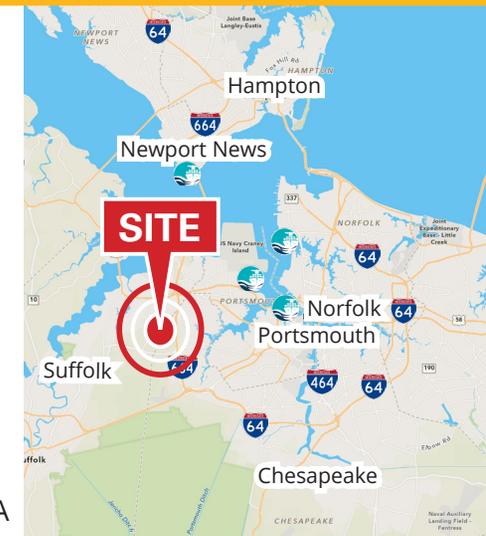
FOR LEASE
HIGH-BAY CROSS-DOCK
PORT OF VIRGINIA



ABOUT PROPERTY

- Building Size - ± 443,039 SF (Subdividable)
- Office - Built-to-Suit
- Sprinkler - ESFR
- Loading - Up to 102 Dock-Level Doors (9' x 10')
- Four (4) Drive-ins (12' x 14') (Motor Operated)
- Dock Packages - 26 Dock Level Doors Delivered with 40,000 lb Mechanical Dock Levelers, Weather Seals and Dock Bumpers
- Column Spacing - 54' x 50' (54' x 60' in Speed Bay)
- Clear Height - ± 36'

- Building Dimensions - 470' x 948'
- Lighting - Motion Sensor LED
- Power - 3-Phase, 277/480 V, 4,000 Amps
- Floor - 7" Unreinforced Concrete Slab
- Construction - Tilt-Concrete panels
- Roof - 60-Mil single ply, RhinoBond white TPO
- Truck Court - 190' (60'; Concrete Apron)
- Trailer - Up to 130 Stalls (12' x 60')
- Employee Parking - 239 Spaces (9' x 18')
- Zoning - M-2 (Heavy Industrial)
- Foreign Trade Zone Eligibility
- Closest Speculative Cross-Dock facility to the Port of VA



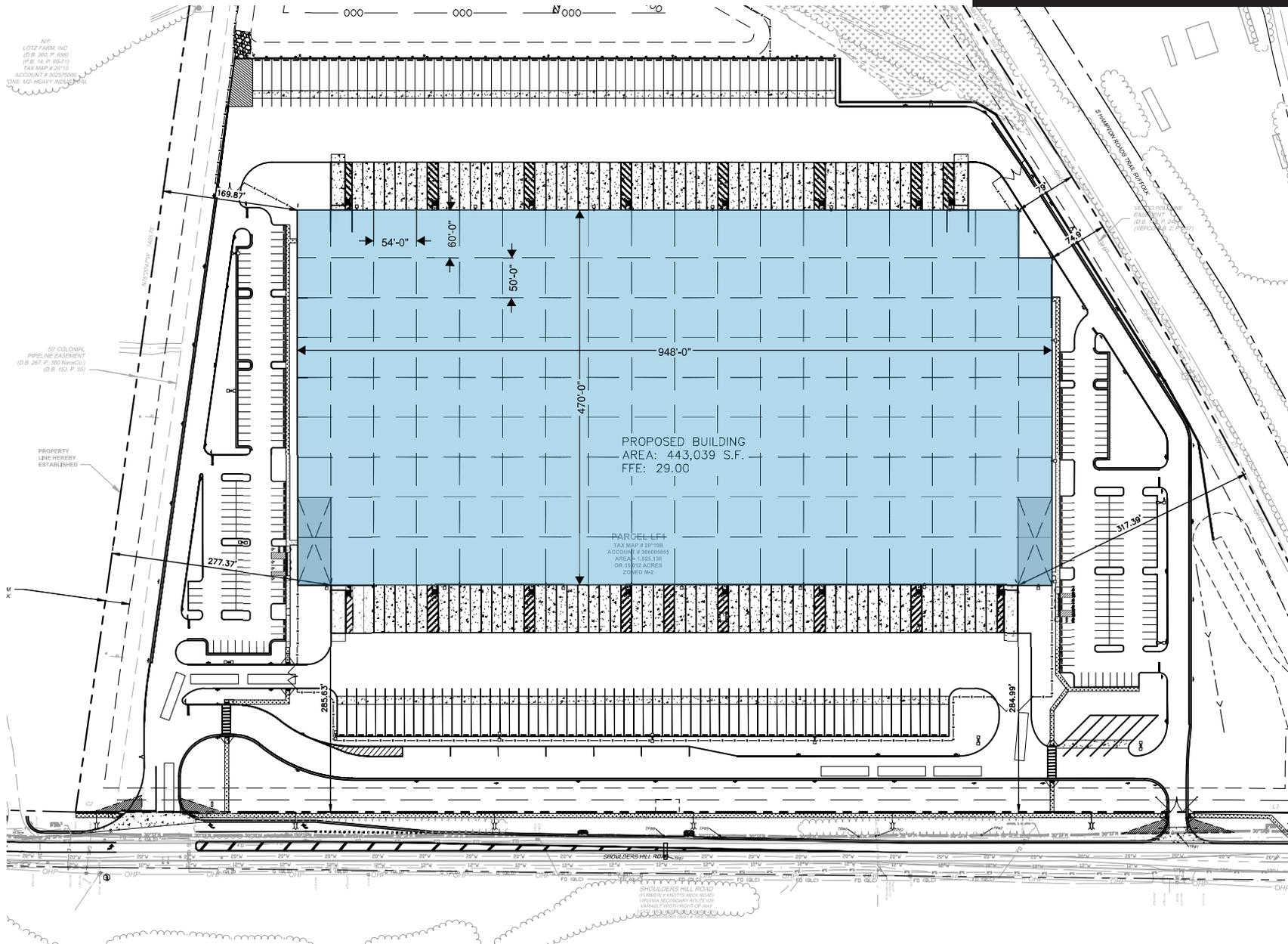
For more information:

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PENZANCE
Building Value, Creating Communities

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

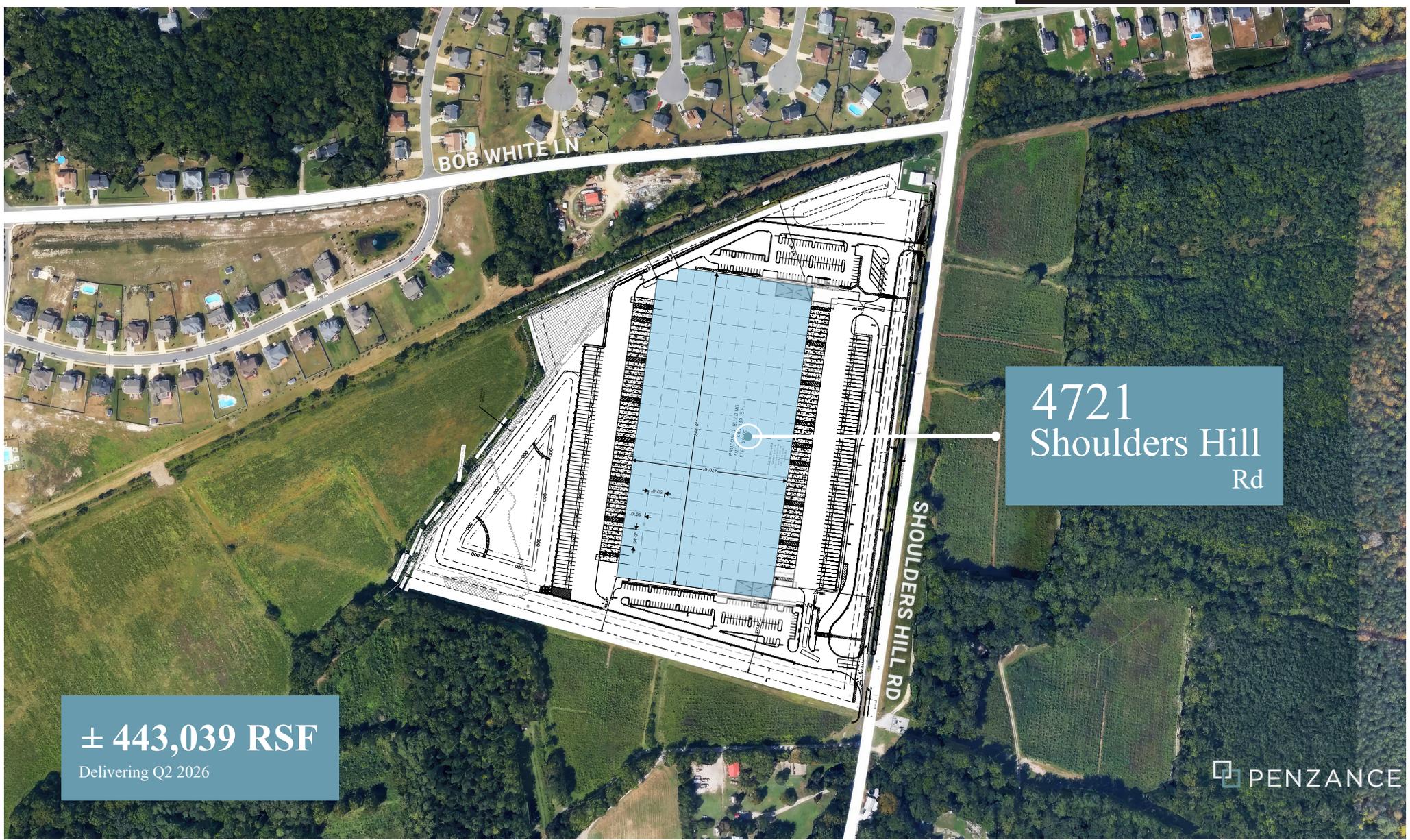


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AERIAL OVERVIEW



± 443,039 RSF
Delivering Q2 2026

4721
Shoulders Hill
Rd



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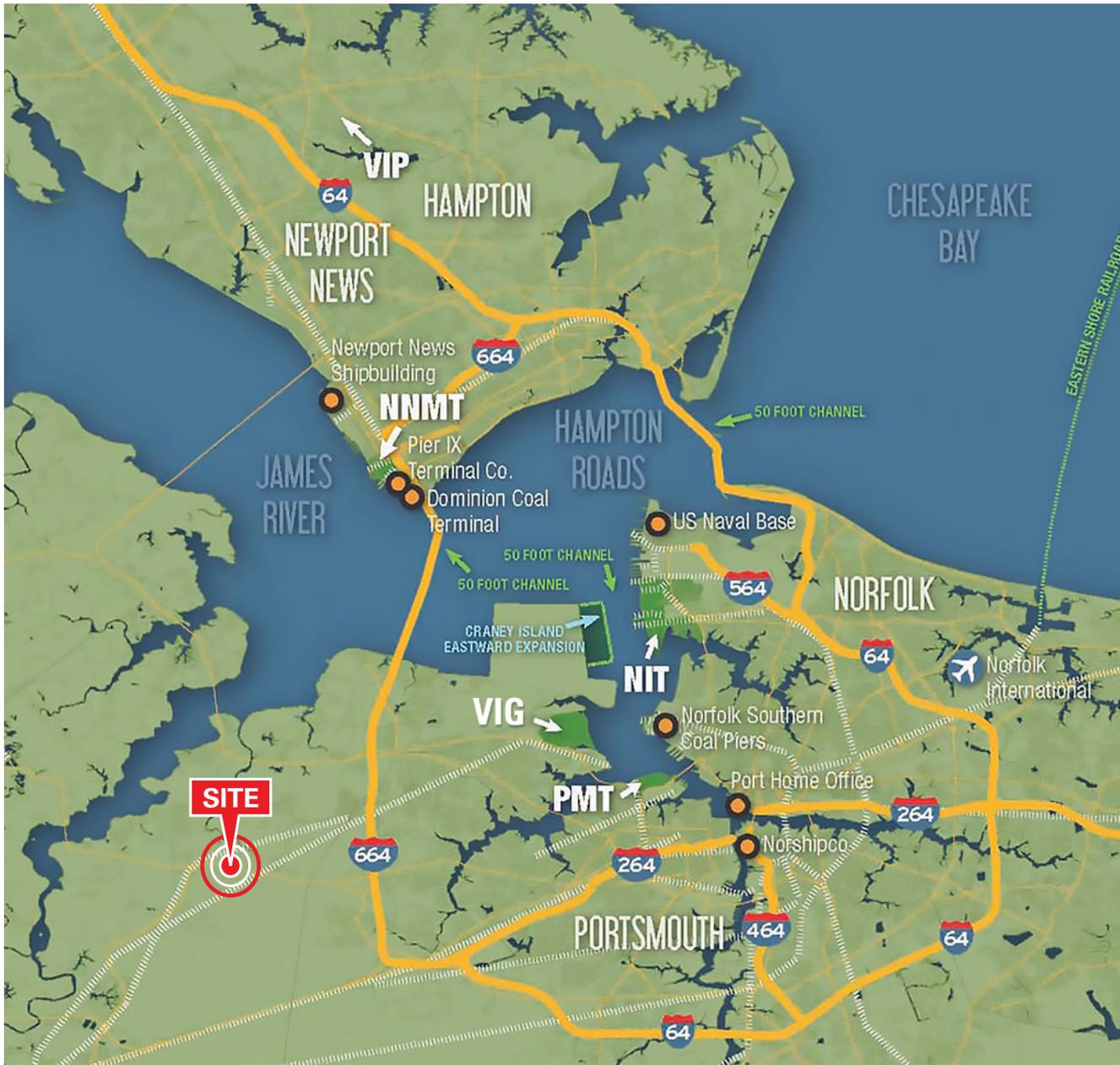
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APPROXIMATE DISTANCES

| | |
|--------------------------------|---------------|
| Virginia International Gateway | ± 7.9 Miles |
| Norfolk International Terminal | ± 15.7 Miles |
| Portsmouth Marine Terminal | ± 11.2 Miles |
| Newport News Marine Terminal | ± 13.0 Miles |
| Richmond Marine Terminal | ± 93.4 Miles |
| I-64 | ± 2.4 Miles |
| I-95 | ± 65.9 Miles |
| I-64, I-664, I-264 Interchange | ± 6.3 Miles |
| US 460 | ± 11.3 Miles |
| I-464 | ± 16.2 Miles |
| I-295 | ± 61.5 Miles |
| I-85 | ± 104.9 Miles |
| Richmond | ± 90.2 Miles |
| Norfolk Naval Shipyard | ± 12.1 Miles |
| Norfolk Naval Base | ± 18.1 Miles |
| Newport News Shipbuilding | ± 13.6 Miles |
| Langley Air Force Base | ± 24.5 Miles |
| NASA Langley Research Center | ± 22.2 Miles |
| Norfolk International Airport | ± 24.2 Miles |
| NN International Airport | ± 23.9 Miles |
| Richmond International Airport | ± 81.4 Miles |
| Little Creek - Joint Exp. Base | ± 26.6 Miles |
| Oceana Naval Air Station | ± 34.8 Miles |

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