

FOR LEASE NEW CONSTRUCTION

757 FREEZE
SUFFOLK INDUSTRIAL PARK
SUFFOLK, VA



PORT OF VIRGINIA CLASS-A COLD STORAGE FOR LEASE FREEZER, COOLER, PROCESSING, AND DRY SPACE ± 30,000 sf - ±180,553 sf

- ± 180,553 sf - Subdividable down to 30,000 sf - 50,000 sf "Cold Suites"
- Office Area - To Suit
- 23 Dock Doors
- 1 Grade Level Loading Door
- Clear Height: ± 50'
- Column Spacing: Varies ± 57' x ± 60' with 70' Speed Bay
- 23 Trailer Parking Spaces with option for an additional 6 Acres of Trailer Parking
- 89 Car Parking Spaces with 4 ADA Parking Spaces
- 2025 Delivery
- LED Lighting
- M-2 Zoning (Heavy Industrial)
- ESFR Dry TYCO Quell System
- Up to ± 30,816 Pallet Positions stacked 7 high
- Up to ± 25,824 Pallet Positions stacked 6 high
- The Closest Speculative Cold Storage Development to the Port of VA
- Immediate access to I-664, US-58, & US-460
- Foreign Trade Zone, Technology Zone, Opportunity Zone
- Located in Suffolk Industrial Park
- Convertible Freezer (-10° F to + 40° F)
- ± 70' Cold Dock (+ 40° F)
- Insulated Metal Panel Construction
- Concrete Truck Court
- Full Dock Door Package: Pit, Levelers, mechanical doors, 360° Dock Seals
- Norfolk Southern Rail Available

Institutionally Owned by Karis Cold

LEASE RATE: TO BE DETERMINED BASED ON TENANT'S UPFIT REQUIREMENTS

For more information:

CHARLES L. DICKINSON, SIOR

757.640.9468

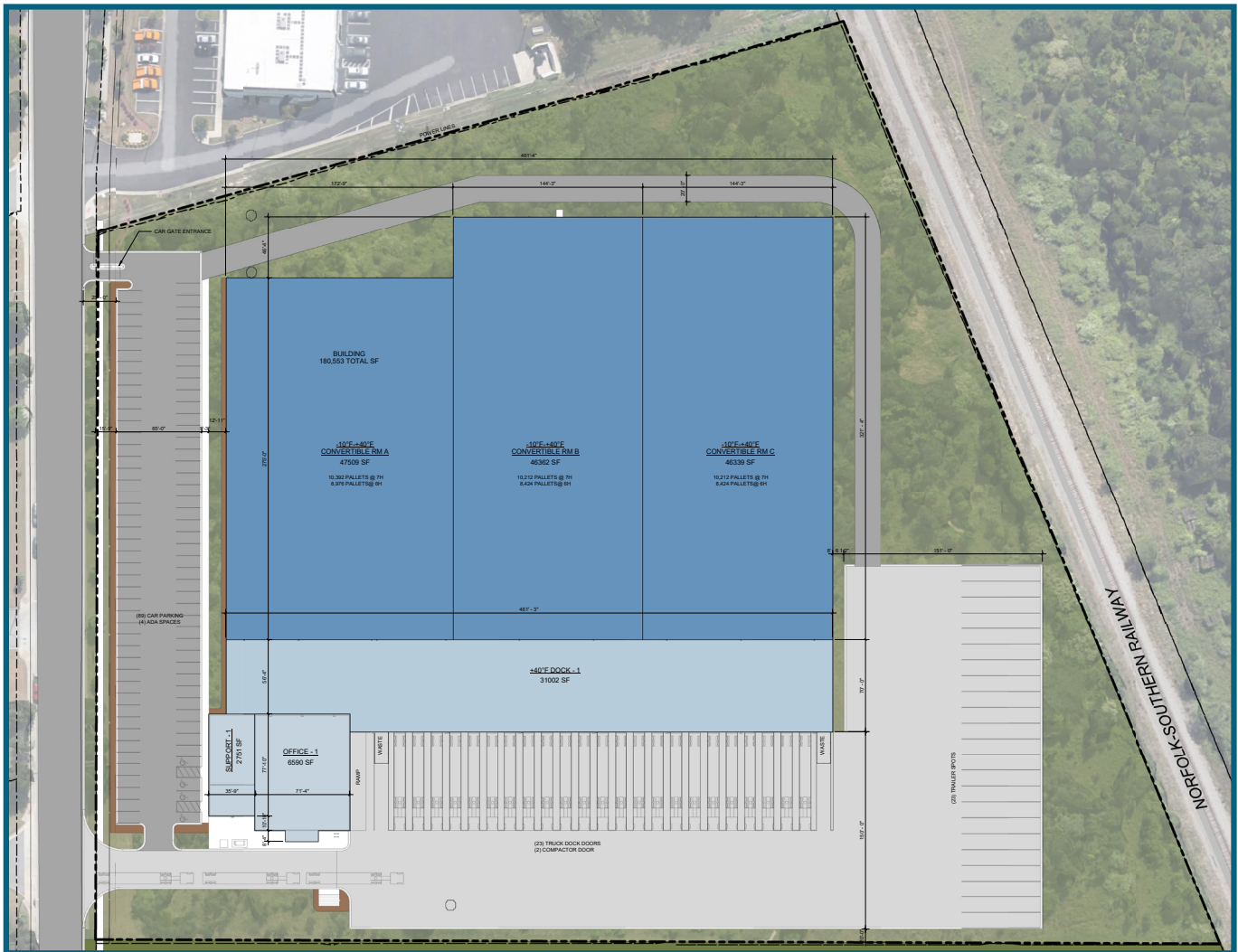
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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

- State-of-the-art cold storage facility designed to maximize efficiency and lower costs
- Excellent logistics location with immediate access to the Port of Virginia
- Strategically located within a two day drive of 75% of the US population
- Building designed with flexibility to accommodate a variety of cold storage users
- ± 50' clear height maximizes the number of pallet positions allowing users to lease less square footage



Karis Cold is a specialized cold storage landlord.

Karis Cold is a private-equity-backed real estate company. They focus exclusively on serving the real estate needs of the cold storage industry nationwide. They don't operate cold storage facilities, they build, own, and lease them.

They are an opportunistic fund willing to embrace a variety of development and investment approaches. They bring decades of experience in real estate development, logistics & supply chain management, construction proficiency, and refrigeration equipment installation & maintenance.

Karis Cold brings capital, real estate experience, cold storage design, development & operations expertise to help customers with:

BUILD TO SUITS | SALE-LEASEBACKS | MULTI-USER DEVELOPMENTS | EXISTING FACILITY PURCHASES

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APPROXIMATE DISTANCES

Norfolk Naval Ship Yard	± 21 Miles
Portsmouth Marine Terminal	± 21 Miles
Virginia International Gateway	± 22 Miles
Norfolk International Terminal	± 26 Miles
Craney Island (Future)	± 22 Miles
Newport News Marine Terminal	± 27 Miles
US-58	± 3 Miles
US-13 Bypass	± 0.5 Miles

Norfolk International Airport	± 28 Miles
Little Creek - Joint Exp. Base	± 32 Miles
Norfolk Naval Base	± 27 Miles
Oceana Naval Air Station	± 37 Miles
NN Shipbuilding & Langley AFB	± 28 Miles
Downtown Suffolk	± 2 Miles
I-95	± 55 Miles
I-64/I-264/I-664	± 11 Miles

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