

**XDOCK258**



**LEFCOE**  
DEVELOPMENT  
C O M P A N Y

**AVAILABLE**

**Cross Dock Facility**  
Build-to-suit

## **120,000 Square Foot Facility (Planned)**

Isle of Wight County, Virginia | Walters Highway (Route 258)

XDOCK-258 is a strategic asset for companies seeking to optimize their supply chain operations, reduce costs, and improve customer service in industries with dynamic and demanding distribution requirements.

- IMPROVED EFFICIENCY
- REDUCED INVENTORY HOLDING COSTS
- ENHANCED SUPPLY CHAIN AGILITY
- OPTIMIZED TRANSPORTATION

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LEFCOE DEVELOPMENT COMPANY  
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**XDOCK-258  
SITE ELEVATIONS**



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# XDOCK-258 PROPERTY SPECS

## **BUILDING SIZE**

120,000 SF  
[MODIFICATIONS TO SUIT]

## **CLEAR HEIGHT**

28' Minimum

## **COLUMN SPACING**

Clear, No Columns

## **DOCK DOORS**

170 Installed, 85 Per Side

## **DRIVE-INS**

4 [12'x14' Drive-In Doors]

## **FLOOR**

7" Reinforced, 4,000 PSI

## **TRUCK COURT**

195' Depth on Each Side

## **SPRINKLER**

ESFR

## **TRAILER PARKING**

300 (+/-) Trailer Storage On Site

## **EMPLOYEE PARKING**

120 Auto Spaces

Class A New  
Construction

Direct Access to Port  
of Virginia Marine  
Terminals

Distance to Port:  
30 Minutes

Distance to I-95:  
57 miles (via US 460  
and/or US 58)

Low traffic impact on  
US 258

Zoning Supports  
Light Manufacturing,  
Warehousing, and  
Distribution Uses

Virginia Enterprise  
Zone Incentives

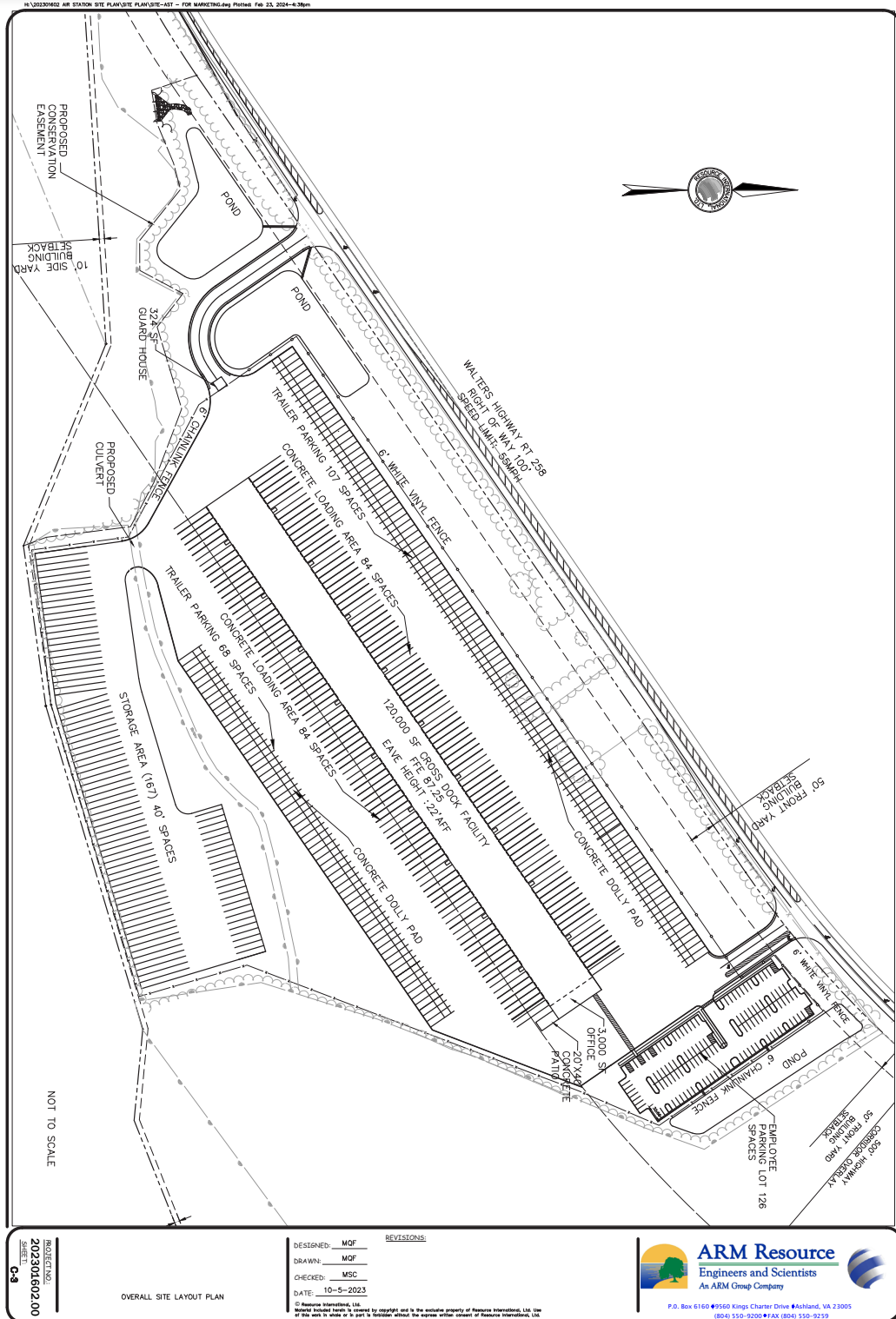
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# XDOCK-258 SITE PLAN

# XDOCK258



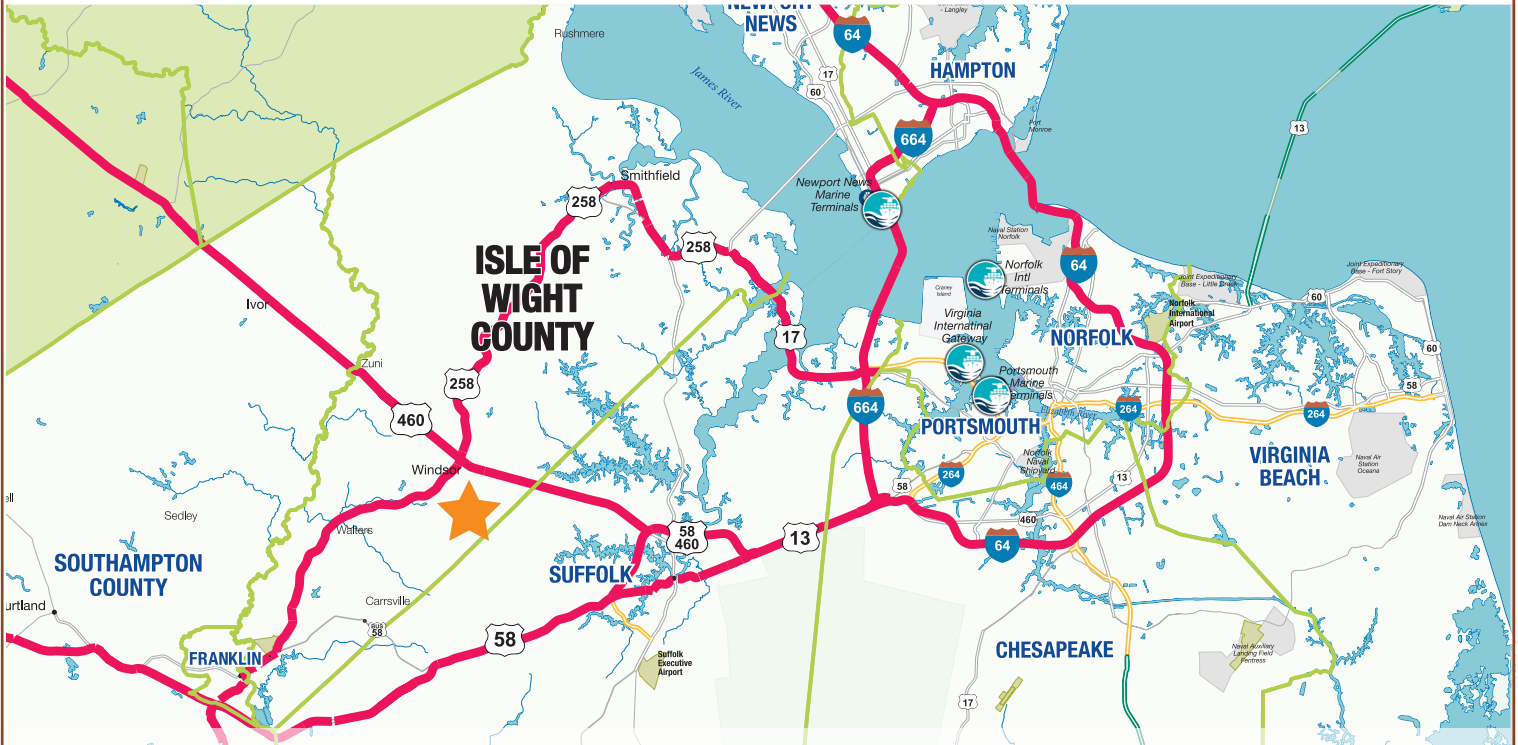
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## XDOCK-258 LOCATION DETAILS

# XDOCK258



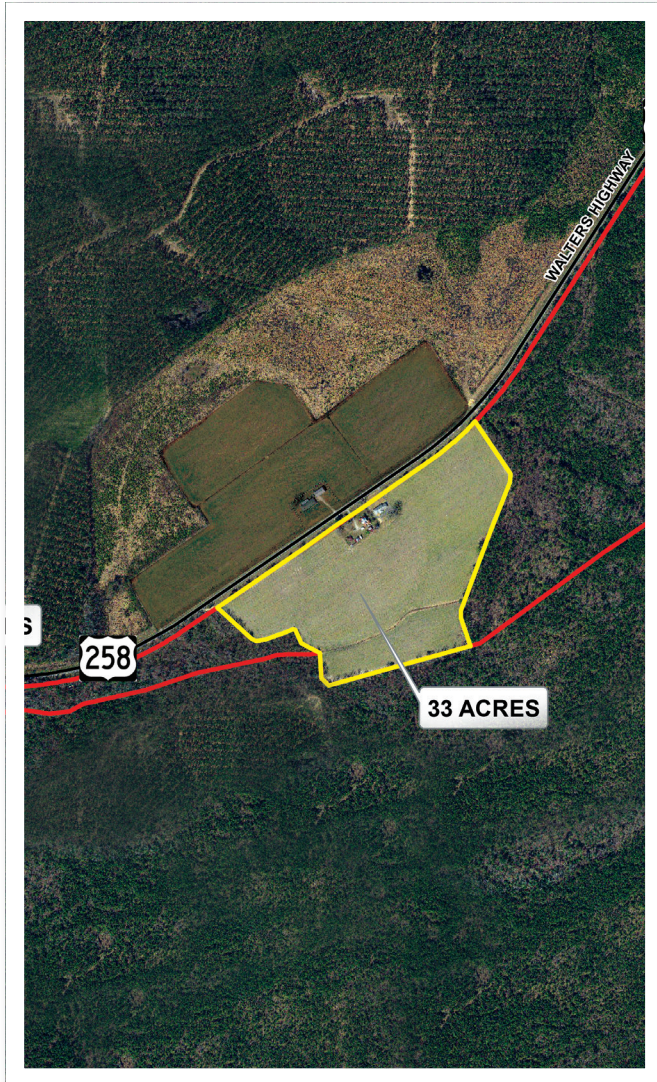
## XDOCK-258 HIGHLIGHTS

- Short Distance to Port of Virginia
- Highly Efficient Location - Clear Access
- Close Proximity to Major Highway Routes
- Adaptability for Multiple Uses, Including Cold Storage
- Clutter-Free Interior - No Columns + Exterior Trailer Storage
- Investment Opportunity: Lease/Development/Acquisition

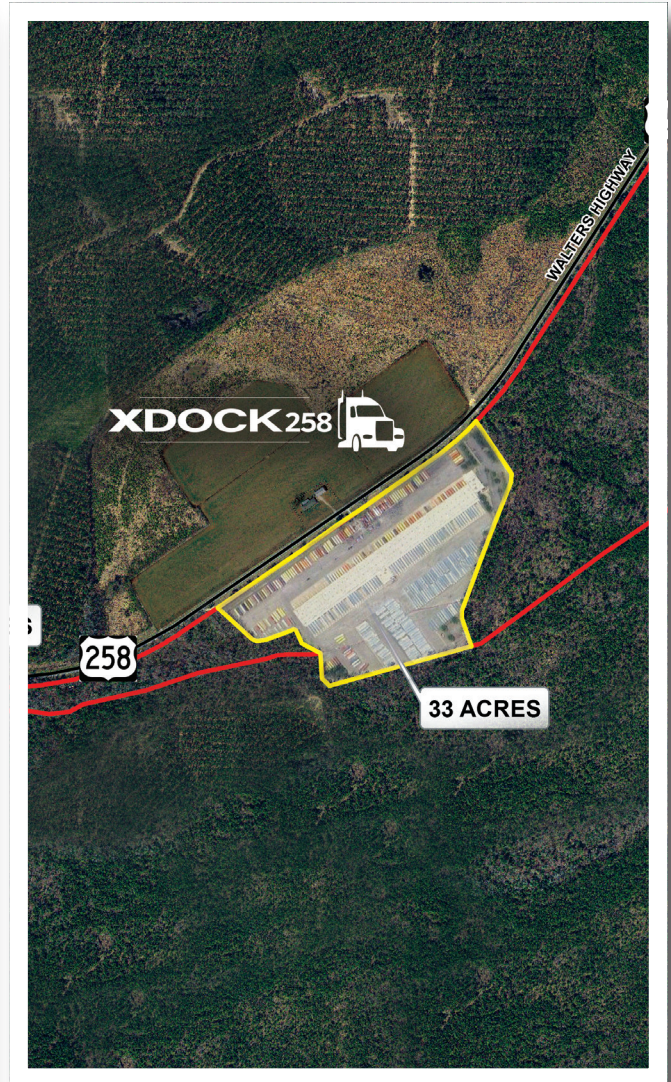
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# XDOCK-258 AERIAL VIEW



XDOCK-258  
**CURRENT SITE**



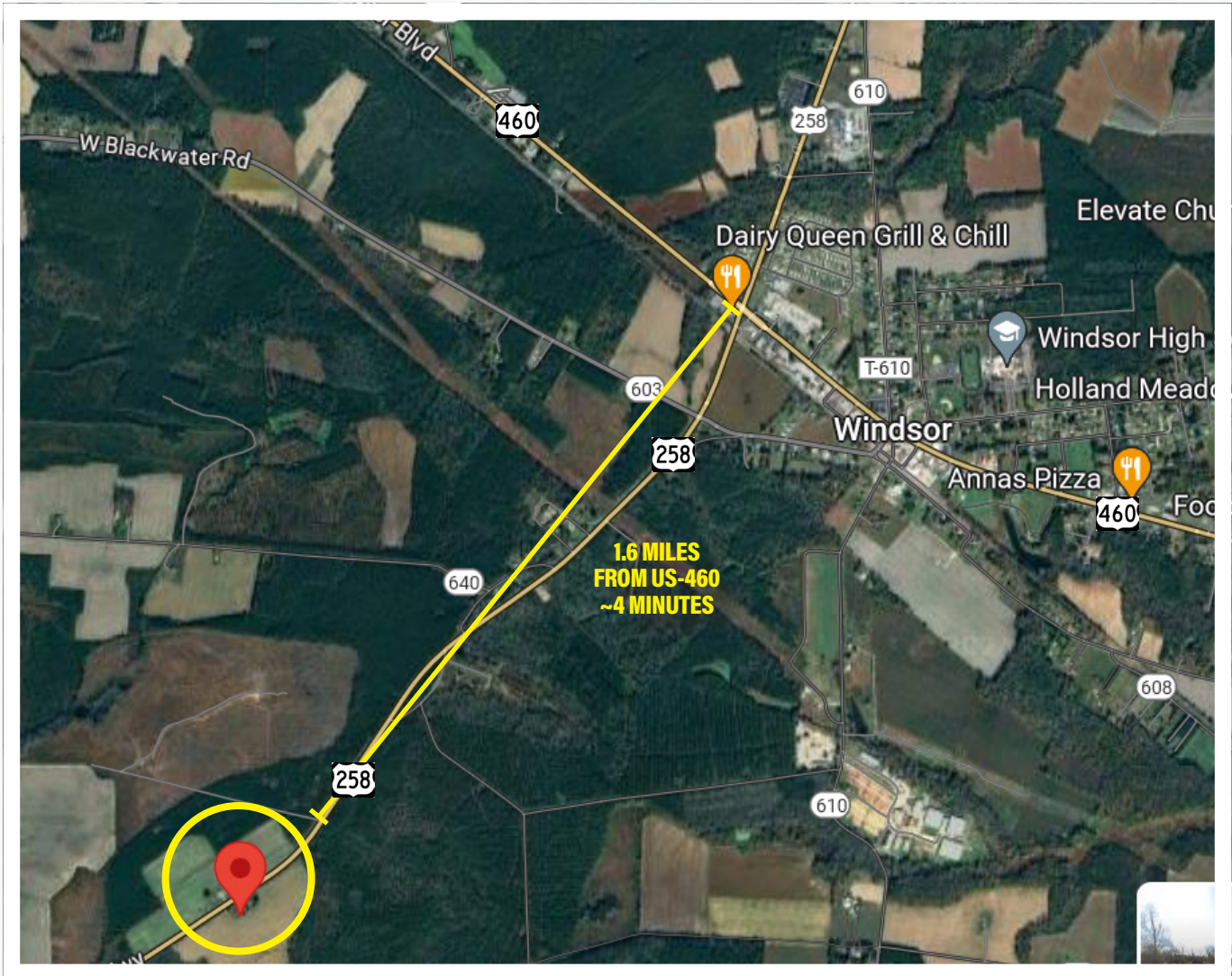
XDOCK-258  
**PROPOSED SITE**

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XDOCK-258  
US 258 - US 460



**XDOCK-258 IS LOCATED 1.6 MILES FROM US 460**

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