



PHASE 1A - BUILDING 1

344,100 SF

AVAILABLE FOR LEASE



mataninc.com/properties/port-460-logistics-center

MAY 2025 DELIVERY

PORT OF VIRGINIA | SUFFOLK, VA



PHASE 1A BUILDING 1



	BUILDING 1
Building SF	344,100
Acreage	36
Coverage %	0.22
Building Type	Cross Dock
Clear Height	36'
Dock Doors	100
Dock Door Ratio per 1,000 SF	0.30
Trailer Parking	198
Trailer Parking/Dock Door	1.98
Truck Court Depth	140'
Building Dimensions	370'D x 930'L
Column Spacing	56'x50'
Car Parking	170

- Tilt Wall Concrete Construction
- Min 7" Thick Slab with 4,000 PSI
- ESFR Sprinklers
- LED Lighting
- Min 2" Suffolk DPU Water System
- Min 6" Suffolk DPU Sewer System

- Dominion Power, Min. 4,000 Amps - ability to expand if needed
- Verizon, Comcast Fiber
- VA Natural Gas Company Gas
- 1" 5 PSI Gas line & meter at each of the stairs/man doors at the back of the building. This can be adjusted as needed.

- 6 EV Parking Spaces
- 4 Drive In Doors
- 60' Speed Bays

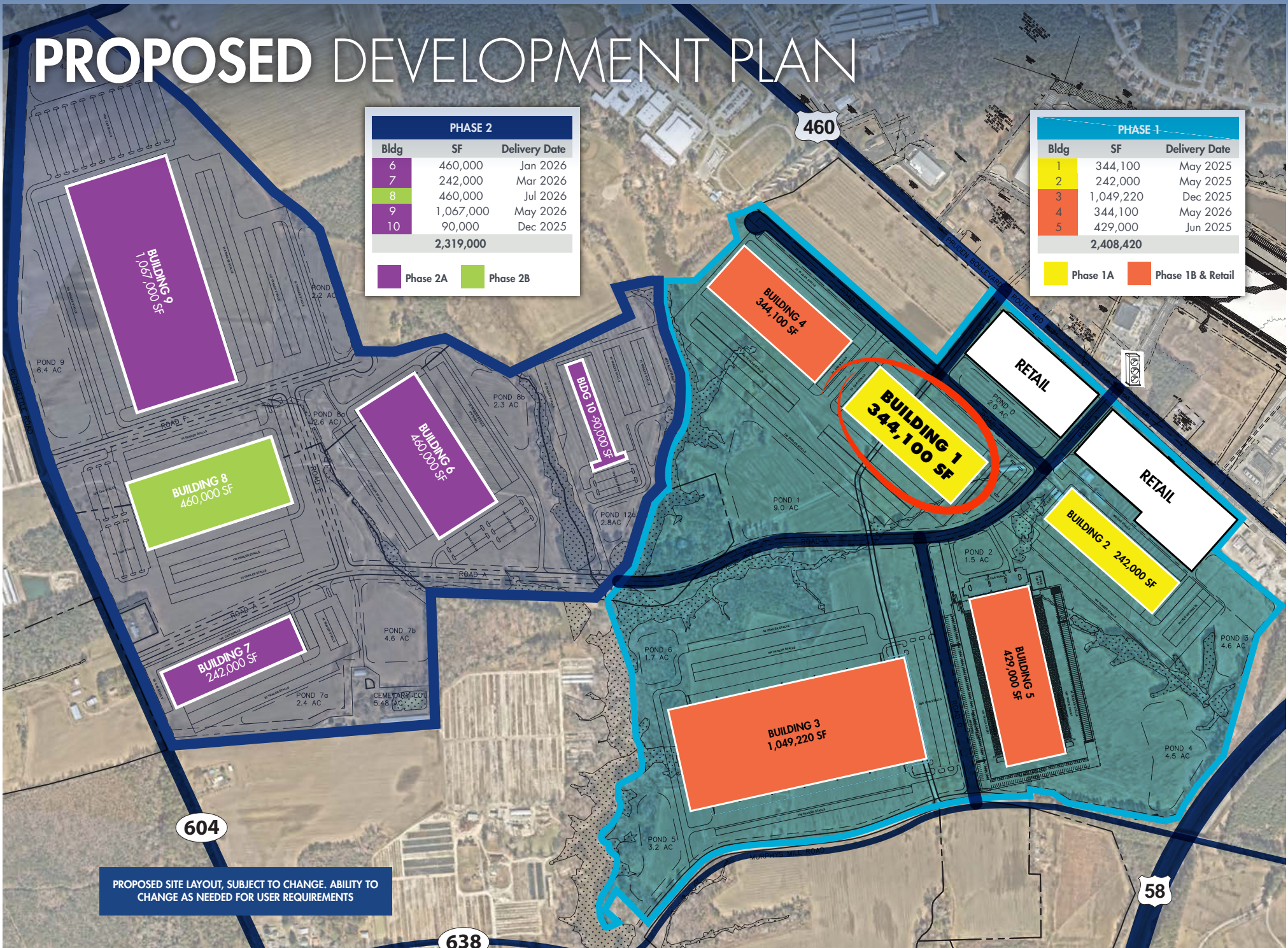
PROPOSED DEVELOPMENT PLAN

PHASE 2		
Bldg	SF	Delivery Date
6	460,000	Jan 2026
7	242,000	Mar 2026
8	460,000	Jul 2026
9	1,067,000	May 2026
10	90,000	Dec 2025
2,319,000		

■ Phase 2A ■ Phase 2B

PHASE 1		
Bldg	SF	Delivery Date
1	344,100	May 2025
2	242,000	May 2025
3	1,049,220	Dec 2025
4	344,100	May 2026
5	429,000	Jun 2025
2,408,420		

■ Phase 1A ■ Phase 1B & Retail



604

PROPOSED SITE LAYOUT, SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS

638

58



HIGHLY CONNECTED LOCATION

Port 460 is strategically located at the intersection of US Routes 460 and 58, providing direct access to the entire Hampton Roads MSA and its world-class logistics and distribution infrastructure. The development's proximity to both the fast-growing Port of Virginia and Interstates I-95 and I-85 will allow operators to efficiently connect to major population centers throughout the Eastern Seaboard.

LEASING

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