



Colliers

Dual NS/CSX Rail Spur with Length for ± 22 Rail Cars

For Lease

\$5.95

PSF, NNN

Contact us:

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Norfolk, VA 23510
P: +1 757 490 3300

Suffolk Industrial Park

324 Moore Avenue | Suffolk, VA

Features

- Available Space
 - Building 2: ± 91,552 SF
 - Building 4: ± 29,261 SF
 - Building 6: ± 36,000 SF
- Rail loading capabilities (CSX and Norfolk-Southern)
- Zoned M-2, General Industrial
- Abundant trailer storage acreage available
- Dock and grade-level loading
- Conveniently located near I-64, I-664, Highway 58 and 460
- Located near downtown, with retail centers and restaurants offering convenience for customers and employees

Accelerating success.

Specifications

Building 2

- Size: ± 91,552 SF
- Column Spacing: 61' x 29' & 58' x 29'
- Clear Height: 28' - 38'
- Power: 3-phase, 400A
- Sprinklers: ESFR
- Natural gas heaters in warehouse

Building 4

- Size: ± 62,341 SF total
- Available: 29,261 SF
- Column Spacing: 50' x 25'
- Clear Height: 18'
- Power: 3-phase, 600A
- Sprinklers: Yes

Building 6

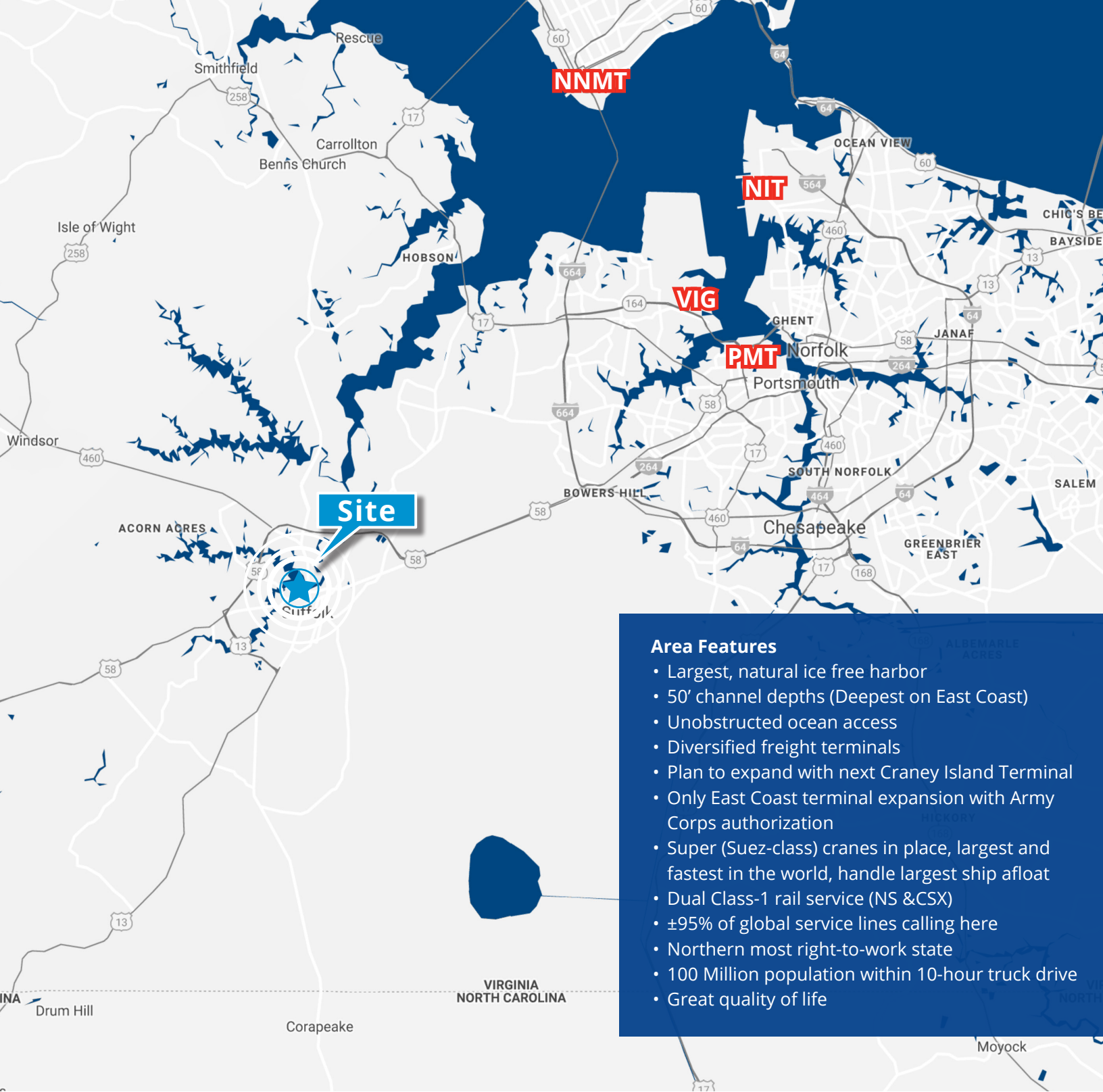
- Size: ± 36,000 SF
- Column Spacing: 49' x 27'
- Clear Height: 17' - 25'
- Power: 3-phase, 200A
- Sprinklers: N/A
- New insulation and new roof

Space Available

Building	Size	Availability
Building 1	± 68,840 SF	Fully Leased
Building 2	± 91,552 SF	Available October 1, 2026
Building 3	± 71,476 SF	Fully Leased
Building 4	± 62,341 SF total building ± 29,261 SF available	Available August 1, 2026
Building 5	± 36,020 SF	Fully Leased
Building 6	± 36,000 SF	Available Within 30 - 60 Days
Building 7	± 83,739 SF	Fully Leased
Building 8	± 122,916 SF	Fully Leased
Building 9	± 123,600 SF	Fully Leased

Photos





Area Features

- Largest, natural ice free harbor
- 50' channel depths (Deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps authorization
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ship afloat
- Dual Class-1 rail service (NS & CSX)
- ±95% of global service lines calling here
- Northern most right-to-work state
- 100 Million population within 10-hour truck drive
- Great quality of life

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