

ISLE OF WIGHT COUNTY, VIRGINIA

TIDEWATER
LOGISTICS CENTER



CLASS A INDUSTRIAL DEVELOPMENT
UP TO 1.2 MILLION SF

Developed by

TMG

**CUSHMAN &
WAKEFIELD**
THALHIMER

PROPOSED DEVELOPMENT

FLEXIBLE BUILDING PLANS



On behalf of The Meridian Group (“TMG”), Cushman & Wakefield | Thalhimer is pleased to present for lease Tidewater Logistics Center—A premier 1.2 MSF Class A speculative industrial park. Located in Isle of Wight along Route 460, the Property is strategically positioned within 30 miles from the Port of Virginia’s four major Hampton Roads marine terminals. It sits between two of the largest MSAs in the state, Hampton Roads and Richmond, which offers a combined population of over three million full-time residents. Directly adjacent to the Property are corporate neighbors World Market (1MSF), Keurig Dr Pepper (330K SF) and Safco (300K SF). Boasting one of the lowest real estate (\$0.71 / \$100) and machinery and tools (\$1.95 / \$100) tax rates in Hampton Roads, Isle of Wight offers a diverse business climate well suited for both existing businesses and those expanding into the region.

Hampton Roads' industrial vacancy rate sits below 2% while the market experiences record-breaking demand from 3PLs, importers, eCommerce retailers, and other users. With \$5.5 billion in regional roadway infrastructure projects and \$1.4 billion in port-related investments recently completed or currently under construction, the fundamentals supporting industrial development in the region have never been stronger.



THE PORT OF
VIRGINIA

27 MILES

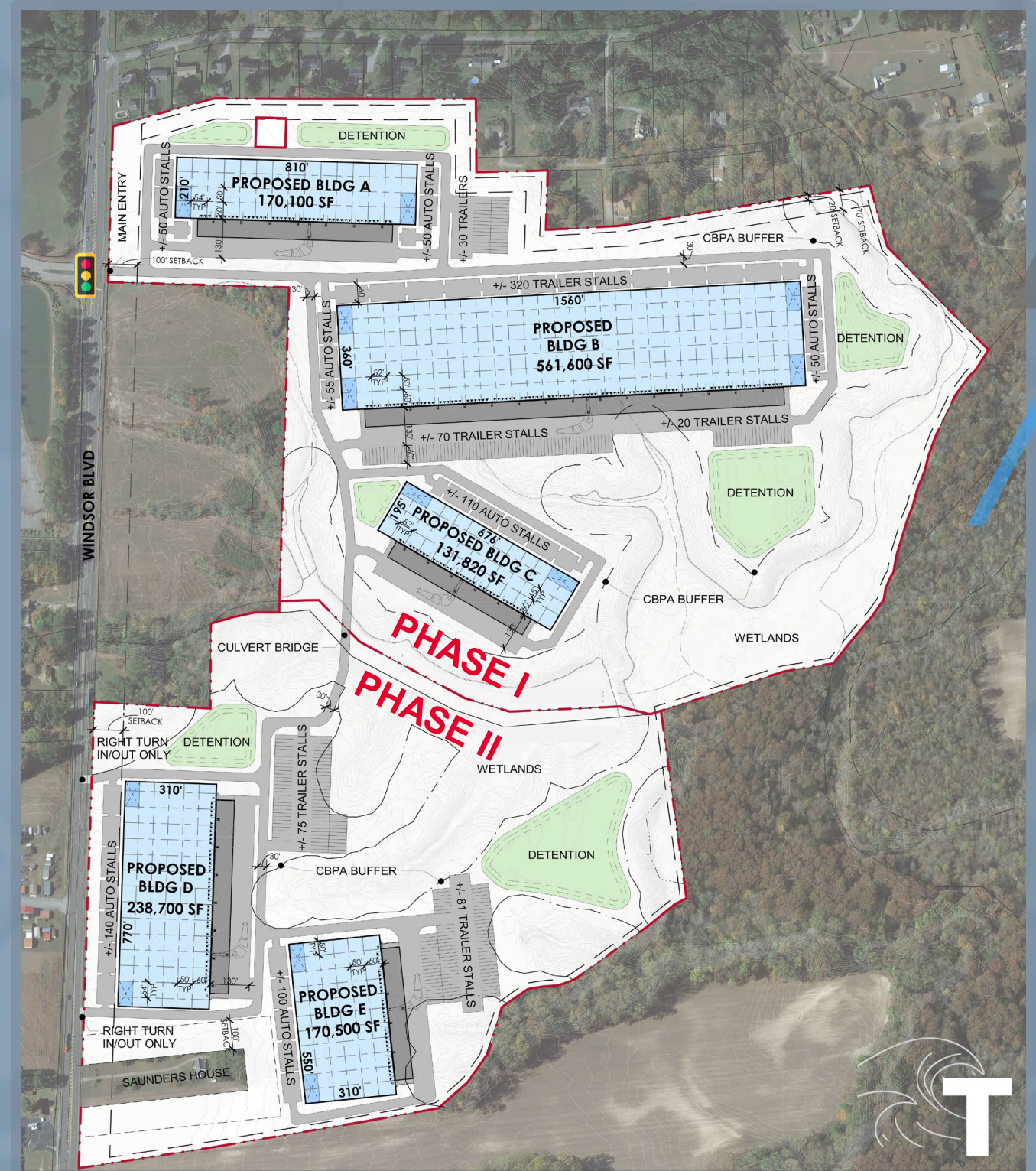
SPECIFICATIONS

PHASE I

	BUILDING A	BUILDING B	BUILDING C
LOADING ▶	Front Load	Rear Load	Rear Load
BUILDING SIZE ▶	170,100 SF	561,600 SF	131,820 SF
DIMENSIONS ▶	210' x 810'	360' x 1560'	195' x 676'
COLUMN SPACING ▶	50' x 54'	50' x 52'	45' x 52'
DOCK LOADING ▶	41 (9' X 10')	93 (9' X 10')	34 (9' X 10')
DOCK PACKAGES ▶	34	93	26
DRIVE-IN LOADING ▶	2 (12' X 14')	2 (12' X 14')	2 (12' X 14')
TRUCK COURT ▶	130'	130'	130'
CAR PARKS ▶	100	105	110
TRAILER STALLS ▶	30	410	TBD
CLEAR HEIGHT ▶	36' Clear	36' Clear	36' Clear
DELIVERY ▶	2025	2025	2025

PHASE II

FLEXIBLE PLANS | BUILDINGS D & E



PROPERTY OFFERINGS FOR ALL BUILDINGS



TILT-CONCRETE PANEL CONSTRUCTION



LED LIGHTING



ESFR FIRE SUPPRESSION



DOCK PACKAGES
40,000-lb Pit Levelers
Dock Lights, Bumpers, Seals



SPEED BAYS
60'



3-PHASE POWER
2,000 AMPS
(Expandable)



7" REINFORCED CONCRETE SLAB

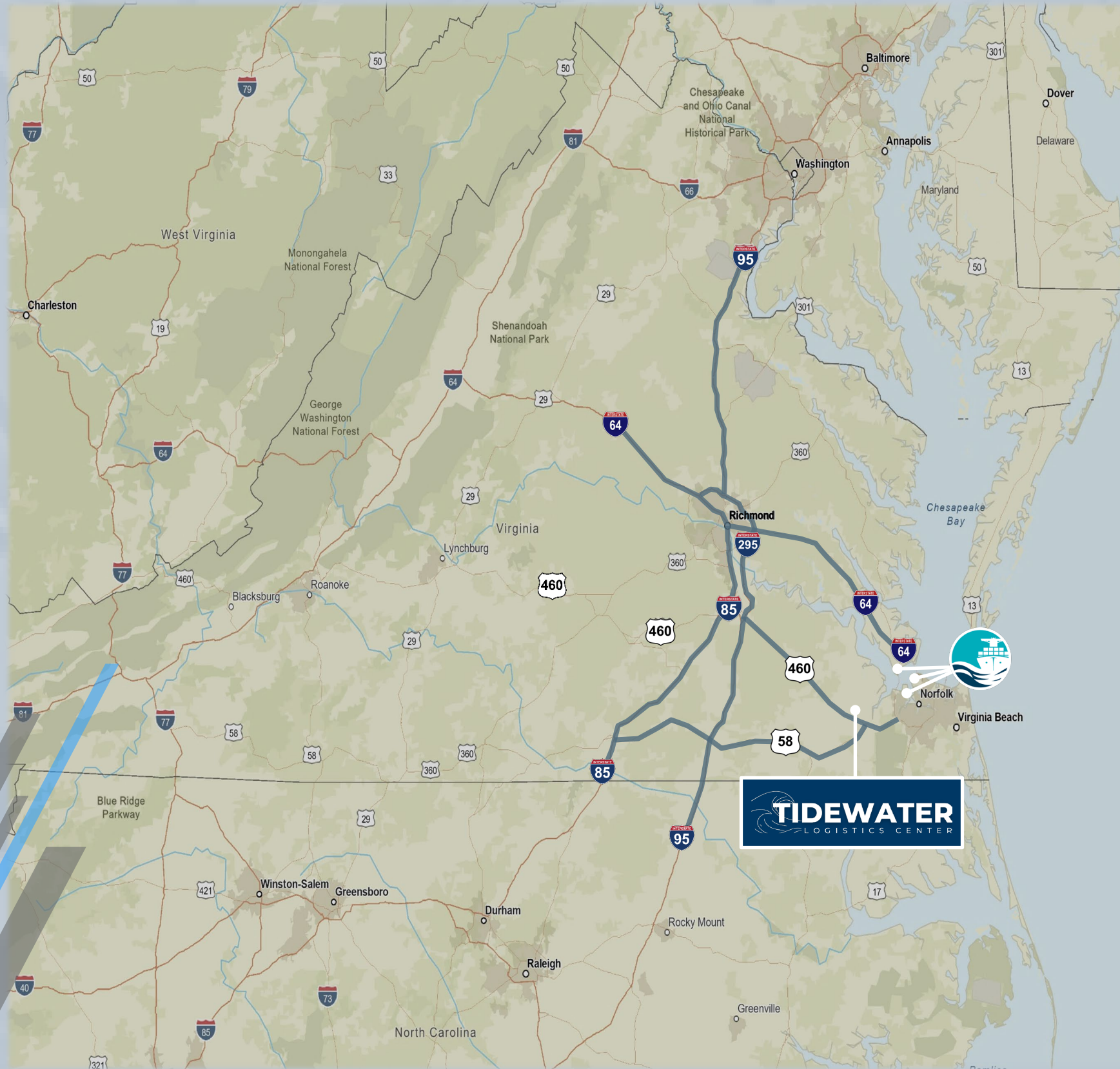


45-MIL TPO ROOF
R-20 INSULATION

MID-ATLANTIC CONNECTIVITY



DIRECT ACCESS TO THE PORT OF VIRGINIA |   



Marine Terminals

Virginia International Gateway	27 Miles
Newport News Marine Terminal	29 Miles
Norfolk International Terminals	32 Miles

Major Roadways

Route 58	7 Miles
Bower Hills Interchange	19 Miles
I-295	43 Miles
I-95	47 Miles
I-85	48 Miles
I-81	176 Miles

Key Cities

Norfolk VA	28 Miles
Richmond VA	71 Miles
Raleigh/Durham NC	154 Miles
Washington DC	182 Miles
Baltimore, MD	222 Miles
Charlotte NC	302 Miles

AREA | DEMOGRAPHICS

- ▶ Population Of Over 900,000 People Within 45-minutes
- ▶ One-day's Drive To 50% Of United States Population

LABOR FORCE | DRIVE TIME



15 MINUTES
14,500

30 MINUTES
106,879

45 MINUTES
474,239

REGIONAL DEMAND DRIVERS



PORT OF VIRGINIA

- ▶ **3.7 Million** TEUs in 2022
- ▶ **#2 Ranked** Port in North America (2022)
- ▶ **3rd Largest** Port on the East Coast
- ▶ **\$1.4 Billion** in Port Related Investment
- ▶ **East Coast's Deepest Port** 55' Deep Channel and Two-Way ULCV Traffic (2024)
- ▶ **NIT North Capacity Expansion** \$650M Dollar Project Expanding Port Capacity to 5.8M TEU



ISLE OF WIGHT

Real Estate Tax Rate \$0.71 / \$100

- ▶ **One of the Lowest Real Estate Tax Rates** in Hampton Roads MSA

Machine and Tools Tax \$1.95 / \$100

- ▶ **One of the Lowest M&T Tax Rates** in Hampton Roads MSA

- ▶ Economic Development Incentive Grant (EDIG) – **Cash Grant** for qualified businesses, up to five years value of machinery and tools taxes paid

- ▶ Located within the Virginia **Enterprise Zone** and **Foreign Trade Zone #20**

- ▶ **3rd Highest** concentration of employees (per capita) in the coffee and tea processing industry nationally (Isle of Wight and Suffolk)

- ▶ **1 of 5** domestic delivery points on the ICE Futures US Coffee "C" contract (Hampton Roads)

ISLE OF WIGHT COUNTY, VIRGINIA



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