

FOR LEASE & FOR SALE

Warehouse 3B | 696,000 SF

SITE PLAN SUBMITTED

Enterprise
Center at
VA PORT
LOGISTICS PARK



Enterprise Center at VA Port Logistics Park

2500 Enterprise Drive | Suffolk, VA 23434

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One of a Kind Class A Logistics Park At The Port Of Virginia

Superior Infrastructure In Place

Enterprise
Center at
VA PORT
LOGISTICS PARK



PROPOSED
Fast Food & Expanded
Truck Stop



Rt 58 / Holland Road
Route 58 / Holland Road
Expansion to 6 Lanes Scheduled
for December 2024 Completion

Enterprise Drive

Centerpoint Drive



SITE ADVANTAGES

Superior Infrastructure In Place



Electric

Dominion Virginia Power



Sanitation

City of Suffolk
8" Main Sanitary Sewer



FTZ

Foreign Trade Zone & ICE Coffee
Futures Certified Warehouse
Eligibility



Gas

Virginia Natrual Gas
4" 60 PSI Service Gas Line



Connectivity

Verizon & Spectrum Dedicated
Fibers, Spectrum Charter
Communications



Zoning

M-2 Heavy Industrial



Domestic Water

City of Suffolk 1
6" Water Main +/-65 PSI



+/- 4500'

of CSX Mainline Contiguous to Site



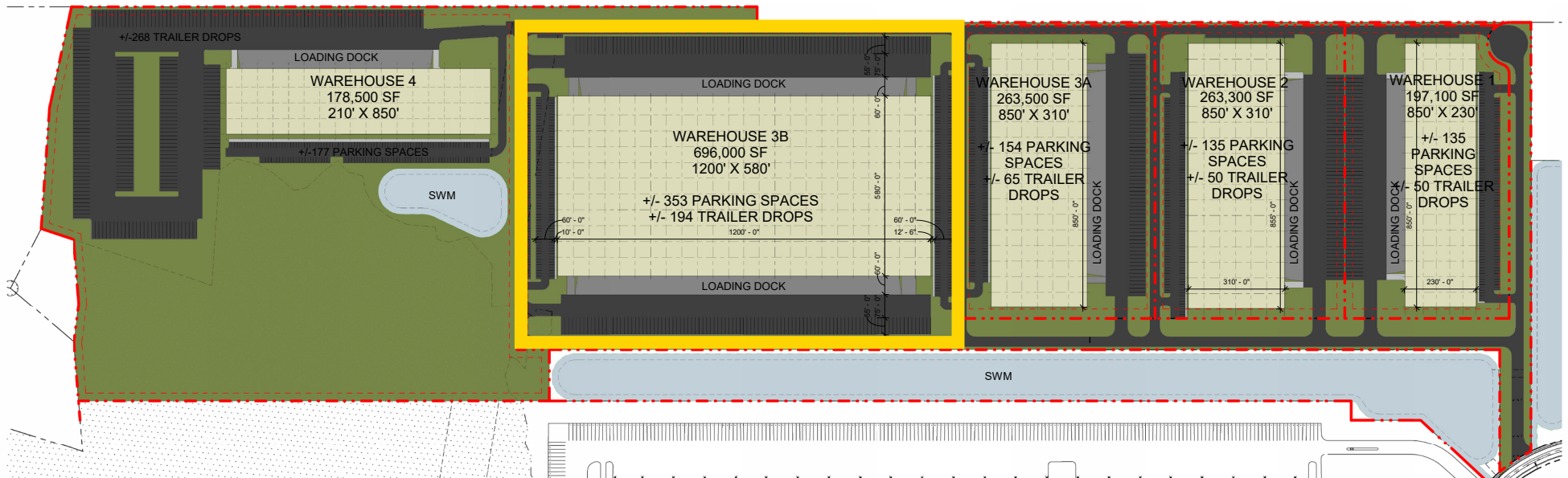
Heavy Weight

Overweight Containers
Allowed in Park

WAREHOUSE 3B

SITE PLAN SUBMITTED FOR APPROVAL

696,000 SF



- Building Size: 696,000 SF
- Dimensions: 1200' x 580'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 194, Auto up to 353
- 40' Clear, ESFR and other Class A Design Specifications

AMENITIES MAP

Route 58/Holland Road Corridor Improvements

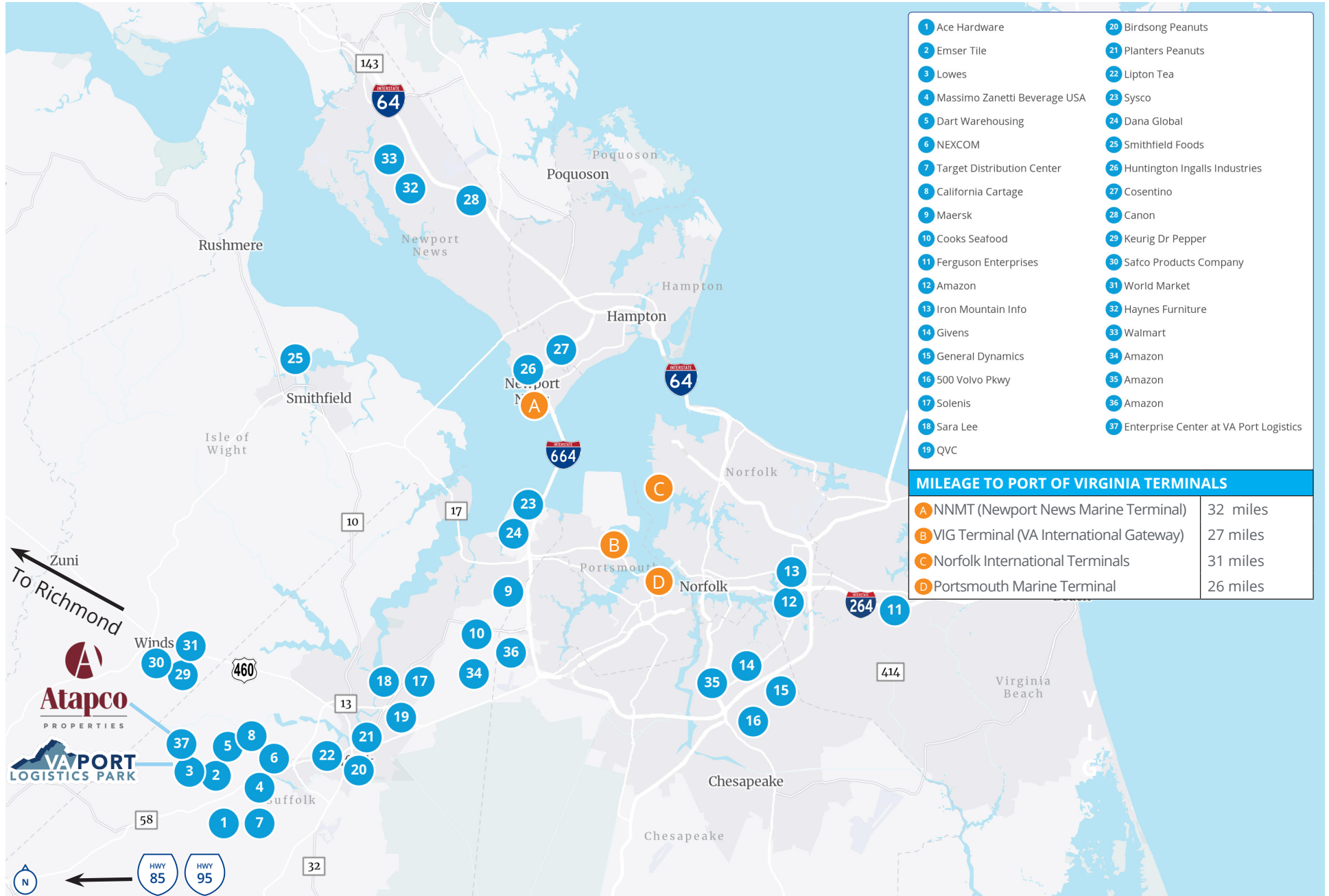


Atapco
PROPERTIES

Expanding to 6-Lane Divided Roadway
Summer 2025 Scheduled Completion

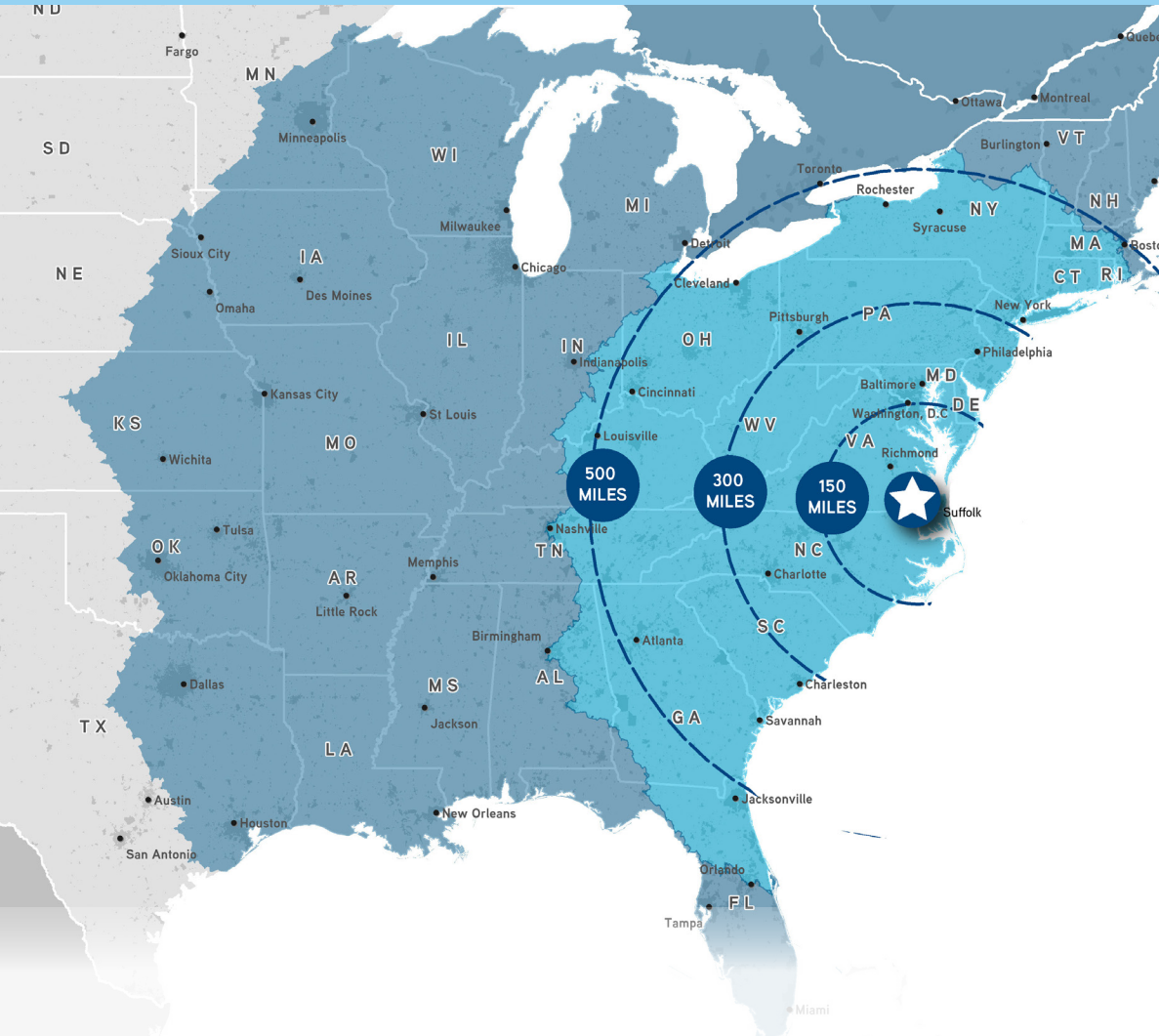
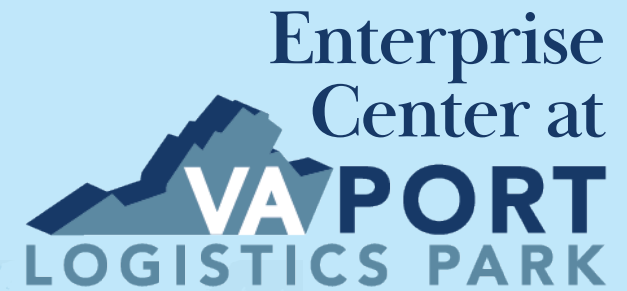


AREA MAP



POPULATION AND RETAIL

Goods Consumer Spending



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive		
120,927,767 Population	36.4% of United States Population	\$1.14B in Retail Goods Consumer Spending
*Within a Two-Day's Truck Drive		
239,576,765 Population	72.2% of United States Population	\$2.18B in Retail Goods Consumer Spending

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