



PHASE 1A - BUILDING 1

1034 PORT STREET, SUFFOLK, VA 23434

339,150 SF

DELIVERED | AVAILABLE FOR LEASE

A **WORLD-CLASS**
FACILITY SERVING THE
PORT OF VIRGINIA

ROCKEFELLER
GROUP

MATAN



PHASE 1 BUILDING 1

Building SF	339,150
Acreage	33
Vacant Space SF	119,901
Coverage %	0.22
Building Type	Cross Dock
Clear Height	40'
Dock Doors	91
Doc Door Ratio per 1,000 SF	0.27
Dock Equipment	9 Dock bumpers, seals, fan, and mechanical dock levelers (40,000 pounds)
Overhead Doors	9'x10' (18 total)
Drive-in Doors	12'x16' (1 total)
Trailer Parking	195
Trailer Parking/Dock Door	2.14
Truck Court Depth	130'
Building Dimensions	370' x 918'
Column Spacing	54'x50'
Car Parking	177

BUILDING DETAILS

- 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
- Direct Gas Fired Heating Units - Cambridge Air Solutions S-Series
- 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.
- Future EV Readiness
- 4 Drive In Doors
- 60' Speed Bays

Project Phases

Phase 1

Phase 2

BUILDING 1 / 339,150 SF

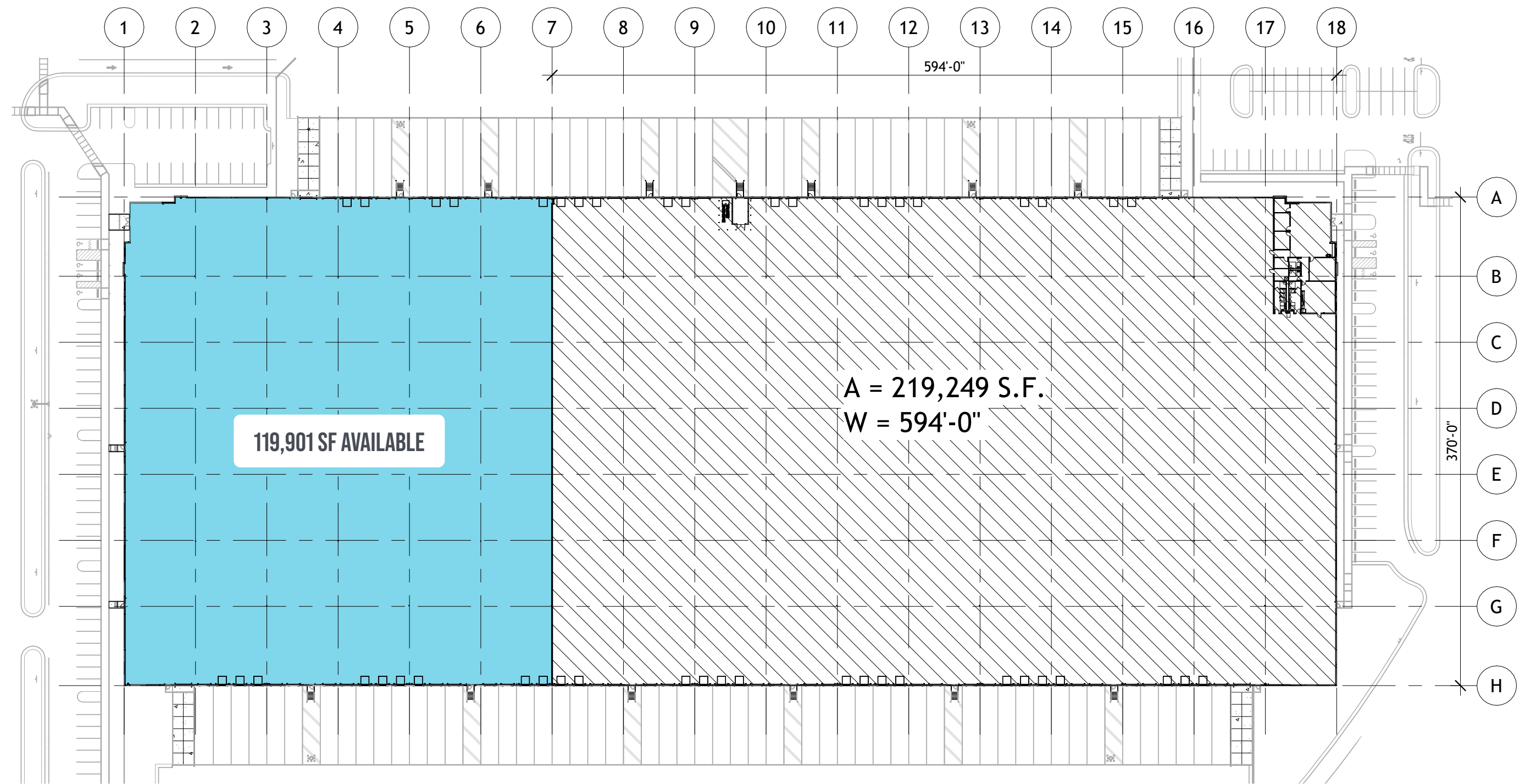
PROPOSED DEVELOPMENT PLAN

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

PHASE 2		
Bldg	SF	Delivery Date
6	520,000	Q3 2027
7	564,000	Potential land sale
8	430,500	Q3 2028
9	1,023,000	Q2 2028
10	170,000	Q3 2027
2,707,500		
Phase 2A Phase 2B		

PHASE 1		
Bldg	SF	Delivery Date
1	339,150	Delivered - For Lease
2	246,490	Delivered - For Lease
3	1,048,711	Q1 2027
4	339,150	Q3 2027
5	464,020	Sold to A. Duie Pyle
2,437,521		
Phase 1A Phase 1B		

BUILDING 1 FLOOR PLAN



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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