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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

NORTHGATE COMMERCE PARK

Industrial Land For Sale - Suffolk, VA

Up to ± 236 Acres Available



The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

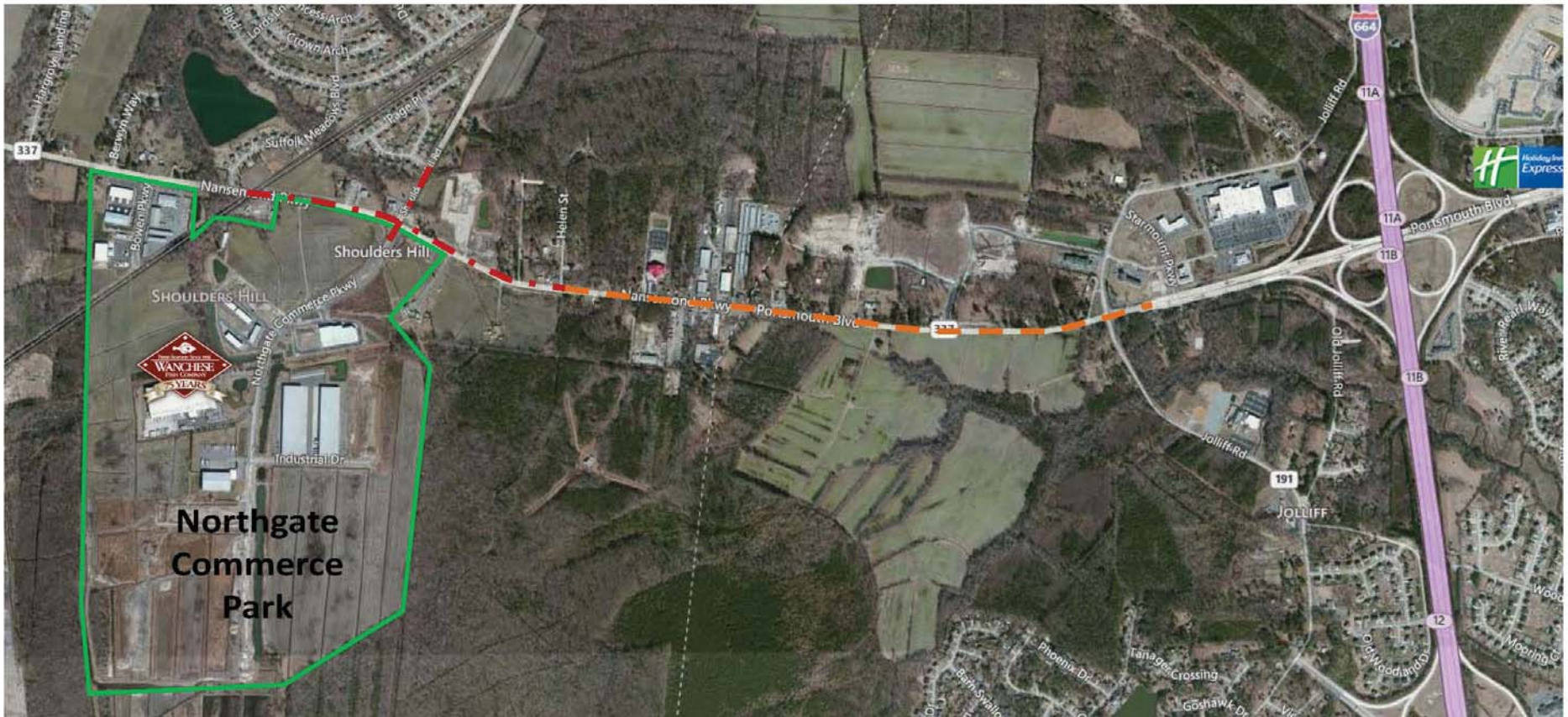
- Total ± 236 acres available
- Parcel sizes up to ± 65 acres
- Closest Available site to Port of Virginia
- M-2 Industrial Zoning
- All utilities Available
- Site is cleared
- Central Hampton Roads location
- Amongst the lowest drayage rates in the region
- Signalized 4-lane entrance road in place
- ± 7.5 Miles to Freight Terminals
- ± 2.5 Miles west of I-664
- Convenient access to I-64, I-264, U.S. 58, U.S. 460, and Chesapeake Square Mall
- Foreign Trade Zone Eligible
- Existing Infrastructure investment of ± \$20 Million
- Fully funded ± \$24 million road widening project underway to create a 4-lane divided highway from the entrance of Northgate Commerce Park to I-664
- Potential to upzone acreage fronting Nasemond Pkwy. to B-2
- Corporate Neighbors Include (Past and Present):

ProLogis	Duke Realty
Ferguson Enterprises	Exeter Property Group
Schneider Logistics	Pacorini Global Services, USA
84 Lumber	Cooke Seafood USA
Suffolk Cold Storage	
- Distance to Marine Terminals (straight line):

Virginia International Gateway:	± 7.5 miles
Portsmouth Marine Terminal:	± 8.5 miles
Norfolk International Terminal:	± 11.5 miles
Newport News Marine Terminal:	± 11.5 miles
- Norfolk Southern/CSX rail access via Commonwealth Rail, direct rail line dedicated to APM and Crane Island
- Multiple pricing structures available

INFRASTRUCTURE IMPROVEMENTS

- . - Nansemond Parkway Widening Phase I -- **COMPLETE**
- . - Nansemond Parkway Widening Phase II -- complete 2017/18



Suffolk Virginia

NORTHGATE COMMERCE PARK - NATURAL GAS



Columbia Gas[®]
of Virginia
A NiSource Company



Legend:

Gas Valve

- Closed - Critical
- Closed - Not Critical
- Open - Critical
- Open - Not Critical
- Unknown value

Gas Main by Pressure

- HP (> 60 psig)
- MP (< 10 - 60 psig)
- IP (1 - 10 psig)
- LP (< 1 psig)
- All other values
- Unknown Pressure

Gas Service

- Steel
- Plastic
- Cast Iron
- Wrought Iron
- Fittings
- Other
- All other values

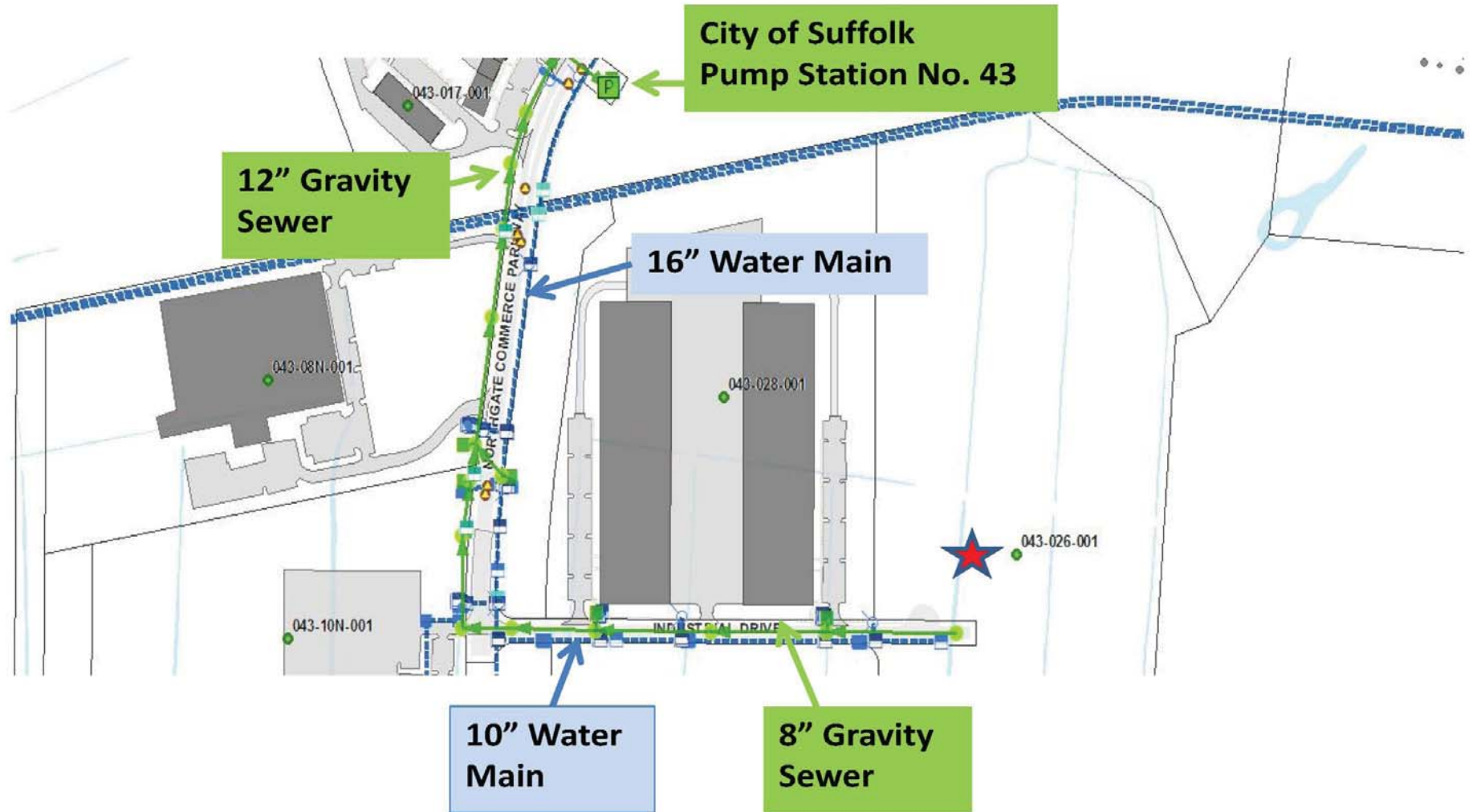
□ Historic Map

NOTICE
This map reflects only the approximate location of Active Mains and must not be used to commit Columbia Gas of Virginia INC. until locations are verified and field checked by the Company. BEFORE YOU DIG CALL: MISS UTILITY VIRGINIA AT 1-800-552-7001 (TOLL FREE) or dial the national "Call before you dig" number 811.

Prepared by:	Paula Lowry
Date:	
Coordinates:	GC5 (Lat/Long)
	in DMS. Datum: WGS84

Suffolk Virginia

NORTHGATE COMMERCE PARK - WATER / SEWER



Suffolk Virginia

NORTHGATE COMMERCE PARK – EDA/UPTON FARMS: 1,000,000 SF CONCEPT

