



# Land For Sale

*\*Conceptual renderings only*

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## VA Port Logistics Park - Lot 39 | Suffolk, VA

This 5.23 acre parcel of land fronts on the busy Route 58 | Holland Road business corridor and is part of the 932-acre Virginia Port Logistics Park. The Lot 39 parcel has access to recently widened Route 58 (completion in Fall 2024) which was expanded from 4 to 6 lanes.

Retail Pads Available at signalized entrance.



Accelerating success.



# Executive Summary

## Property Overview:

This 5.23 acre parcel of land fronts on the busy Route 58 | Holland Road business corridor and is part of the 932-acre Virginia Port Logistics Park. Route 58 is one of the major east-west connections to I-95. So, it sees traffic from travelers, commuters, truckers and residents. The site is ideal for fast food, convenience and service providers.

## Address:

Port Logistics Park, Lot 39  
Holland Road (State Road 58) and Enterprise Drive,  
Suffolk, VA

## Area Traffic Generators:

See Page 4 of Flyer

## Pads:

There are 3 proposed pads, beginning at the signalized intersection of Rt. 58 and Enterprise Dr.

## Pads Pricing:

Contact Broker for price.

## Zoning:

B-2

## Traffic Counts:

25,000 VPD

## Demographics:

	5 miles	10 miles	15 miles
Population	15,760	62,124	97,945
Daytime Population	12,714	55,169	82,165
Average HH Income	\$69,805	\$70,042	\$76,223

	10 minutes	15 minutes	20 minutes
Population	10,713	40,434	63,746
Daytime Population	9,715	39,308	58,514
Average HH Income	\$80,578	\$68,797	\$68,460



Site



## **Port Logistics Park, Lot 39**

The Virginia Port Logistics Park is a 932-acre industrial development located in proximity to the thriving Port of Virginia. Since acquiring the development in mid-2019, Equus Capital Partners have completed 2.8 million square feet of leases. With the completion of a new pump station and the new Enterprise Drive completion, the master plan includes over 3.4 million square feet of industrial space. Included in this master plan is 5.23 acres of retail land.

## **Suffolk**

Suffolk is the fastest growing city in southeastern Virginia with population projected to reach 114,615 by 2030 and a 9.3% population growth since 2010. Suffolk is the largest city in Virginia by land area and is home to the Navy's Information Dominance Forces (Cyber Forces) and related modeling and simulation centers.

## **Hampton Roads**

The Norfolk/Virginia Beach/Newport News Metropolitan Statistical Area (MSA), collectively known as Hampton Roads, is situated along the coastline of southeastern Virginia. Formerly known as Tidewater, Hampton Roads is a region named for the body of water that surrounds it. It is one of the world's largest natural harbors which incorporates the mouths of the Elizabeth River, Nansemond River, and James River with several smaller rivers and empties into the Chesapeake Bay near its mouth leading to the Atlantic Ocean. Comprised of ten cities and five counties, the MSA is recognized as the 37th largest in the United States and the 2nd largest market between Washington D.C. and Atlanta. Hampton Roads is an established and rapidly-growing area that is home to over 1.7 million people, making it one of the most densely populated areas in Virginia.

The region's strong and diverse economic base is supported by the world's largest naval installation, Naval Station Norfolk. Other major business drivers include The Port of Virginia, the fastest growing port on the East Coast, and Huntington Ingalls, the largest ship building facility in the Mid-Atlantic region. In addition to port and shipping, major private sector employers include light industrial, tourism, transportation, and service sector companies. Progressive economic development efforts continue to attract new businesses and further diversify the local economy. While Department of Defense (DOD) operations and tourism in Hampton Roads have long served as the bedrock for this thriving economy, growth in the private sector has continued to provide economic balance.

# Virginia Port Logistics Park & Suffolk U.S. Route 58 Corridor

## Major Logistics Development and Employers



#	Tenant	Address	Year Built	Bldg SF	Site Size	Estimated # of Employees	Source
1	General Service Co. / Berkley Machine Works	101 Lummis Rd.	1990	90,000	11 acres		
2	Target	300 Manning Bridge Rd.	2002	1,788,092	162 acres	1500	Suffolk Econ Dev
3	NFI Cal Cartage	375 Kenyon Rd.	2008	385,320	45 acres	440	NFI
4	NEXCOM	1000 Kenyon Ct	2012	350,000	21 acres	156	Suffolk Econ Dev
5	Ace Hardware	1006 Centerpoint Dr.	2012 / 2017	475,020	29 acres	115	Suffolk Econ Dev
6	Friant Pacific Best, Inc.	1010 Centerpoint Dr. 1010 Centerpoint Dr.	2015	357,000	33 acres	80	Suffolk Econ Dev
7	Emser Tile	1020 Centerpoint Dr.	2017	401,066	25 acres	98	Suffolk News-Herald 8/15/17
8	Massimo Zanetti Beverage USA	1201 Enterprise Dr.	2021	350,933	25 acres	50	Suffolk News-Herald 3/16/22
9	Amazon	2150 Enterprise Dr.	2022	278,670	48 acres	TBD	
10	DART Warehousing	1080 Centerpoint Dr.	2022	307,200	35 acres	50	Estimate
11	GXO	1401 Enterprise Dr.	2022	348,500	25 acres	50	Estimate
12	NFI Cal Cartage	3030 Enterprise Dr.	2023	150,000	75 acres	400	NFI, projected
13	Lowe's	2200 Enterprise Dr.	2023	1,519,000	174 acres	100	Governor Press Release
14	M S International	120 Westport Pky	2024	548,600	36 acres	80	Governor Press Release
15	Virginia Commerce Center, Bldg 200	301 Kenyon Rd.	2024	342,640	23 acres	TBD	Spec Under Construction
	<b>TOTALS</b>			<b>7,602,041</b>	<b>754 acres</b>	<b>3,119</b>	

Development Sites For Sale, Lease, BTS, and/or Future Spec			Approx. Max. Bldg SF	
16	Virginia Port Logistics Park	2500 Enterprise Dr.	1,519,000	124 acres
17	Virginia Port Logistics Park	1061 Centerpoint Dr.	140,400	10 acres
18	Virginia Port Logistics Park	2100 Enterprise Dr.	124,800	10 acres
19	Virginia Port Logistics Park, Lot 41	1100 Enterprise Dr.	80,000	14 acres
20	WestPort Commerce Park, Bldg. 200	175 Westport Pkwy,	1,339,500	135 acres
21	Virginia Commerce Center, Bldg. 400	351 Kenyon Rd.	290,009	34 acres
			<b>3,493,709</b>	<b>326 acres</b>

# Site Rendering



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# Site Rendering



ROAD A (ENTERPRISE DRIVE)

RETAIL / GAS  
(6,015 S.F.)

GAS PUMPS

DRIVE - THRU  
(3,400 S.F.)

HOLAND ROAD  
(US ROUTE 58)

DRIVE - THRU  
(3,400 S.F.)



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# Site Rendering



EXISTING BUILDING

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ROAD A (ENTERPRISE DRIVE)

LOT 39  
PROPOSED RETAIL

HOLLAND ROAD  
(US ROUTE 58)



# Aerial Map



2100 Enterprise Dr.  
Site Plan Approved  
140,400 SF

2500 Enterprise Dr.  
Build-to-Suit  
Up to 1,519,000 SF

1100 Enterprise Dr.  
13.2 acres suitable  
for 80,000 SF

1061 Centerpoint Dr.  
Site Plan Approved  
124,800 SF

Amazon

Lowes

GXO

Esmer  
Tile

Friant

Massimo  
Zanetti

Proposed  
Fast Food & Expanded  
Truck Stop

Ace  
Hardware

Pilot FLYING

Rt 58 / Holland Rd.

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

Site



# Amenities Map



# Area Map

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