

# FOR SALE

23.01± Net Usable Acres Across Three Industrial & Business Zoned Sites



VA Port Logistics Park - Lot 39 - Lot 41 - Lot 23  
Suffolk, VA



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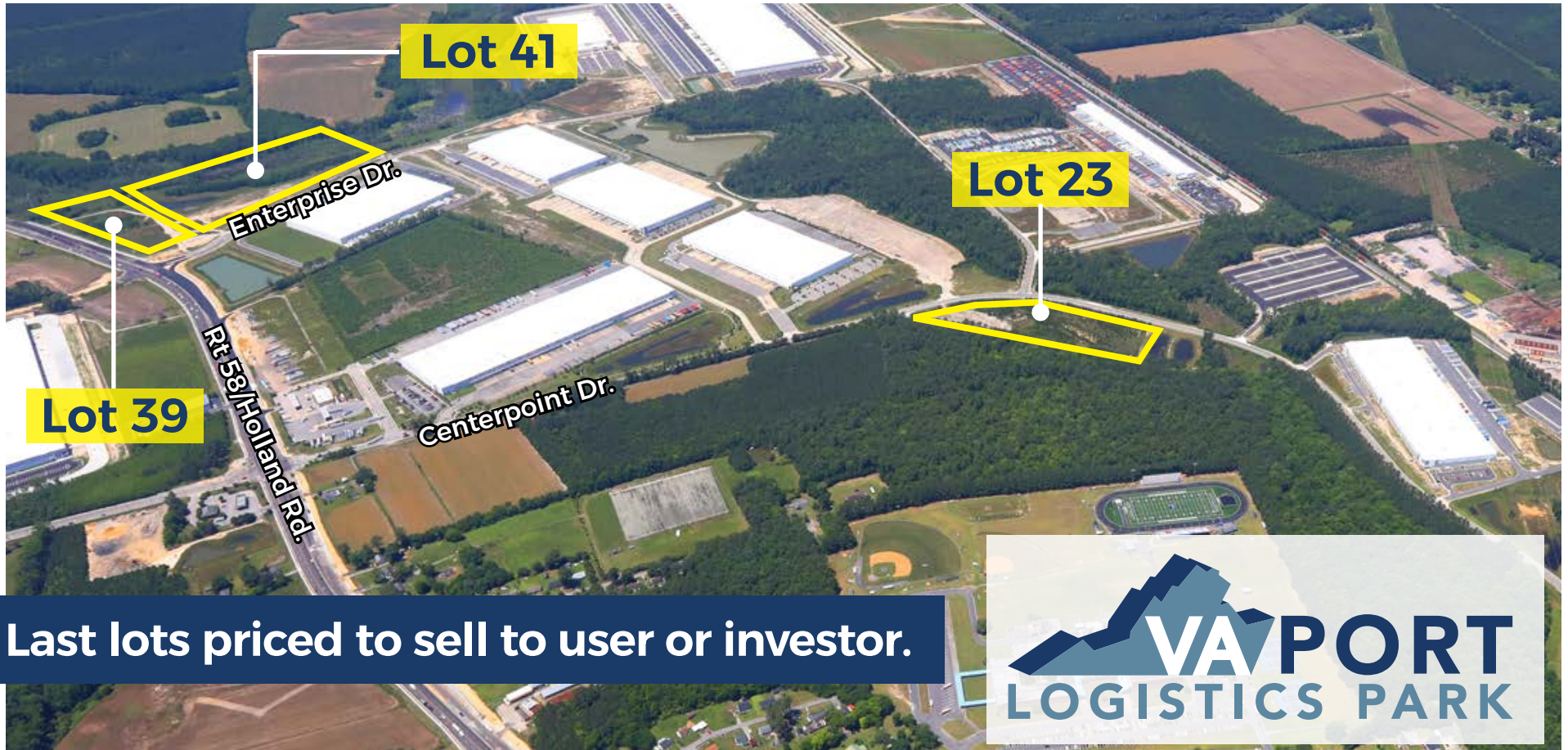
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# ±23.01 Acres of Prime Development Parcels for Sale

Three Sites Featuring Net Usable, Non-Wetland Parcels

Address	Map No.	Zoning	Price	Net Usable Acres	Price/Net Acre	Building SF	Site Plan
1061 Centerpoint Dr. (Lot 23)	32B*3*23	M-2	\$995,000	10.17	\$97,836/AC	124,800 SF	Approved
1100 Enterprise Dr. (Lot 41)	32B*3*41	M-1	\$595,000	7.60	\$78,289/AC	80,000 SF	Concept
NWC of US Route 58 (Holland Road) & Enterprise Dr. (Lot 39)	32B*3*39	B-2	\$1,495,000	5.24	\$285,305/AC	228,388 SF	Concept
<b>Total:</b>			<b>\$3,752,710</b>	<b>23.01</b>		<b>204,800 SF</b>	



Last lots priced to sell to user or investor.





# VIRGINIA PORT LOGISTICS PARK

The 932-acre Virginia Port Logistics Park (“VPLP”) is the premier master-planned logistics development near the Port of Virginia. Equus Capital Partners has completed 3 million square feet of speculative and build-to-suit Class A development in VPLP since 2020 for Amazon, Lowe’s, NFI, Dart Warehousing, GXO, and Massimo-Zanetti Beverage USA. The City of Suffolk has completed a major improvement to the Route 58 / Holland Road corridor to a six-lane divided roadway and new intersections at the Centerpoint Drive and Enterprise Drive signalized entrances to the park. The burgeoning Route 58 Corridor is a proven logistics destination with 15 buildings totaling 7.7 million square feet, nearly 9% of the entire Norfolk/ Port of Virginia industrial market.



## Electric

Dominion Virginia Power



## Gas

Virginia Natural Gas  
4” 60 PSI Service Gas Line



## Domestic Water

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



## Sanitation

City of Suffolk  
8” Main Sanitary Sewer



## Connectivity

Verizon & Spectrum Dedicated  
Fibers, Spectrum Charter  
Communications



## FTZ

Foreign Trade Zone & ICE Coffee  
Futures Certified Warehouse  
Eligibility



## Zoning

M-1 Light Industrial &  
M-2 Heavy Industrial  
B-2 General Business



## Heavy Weight

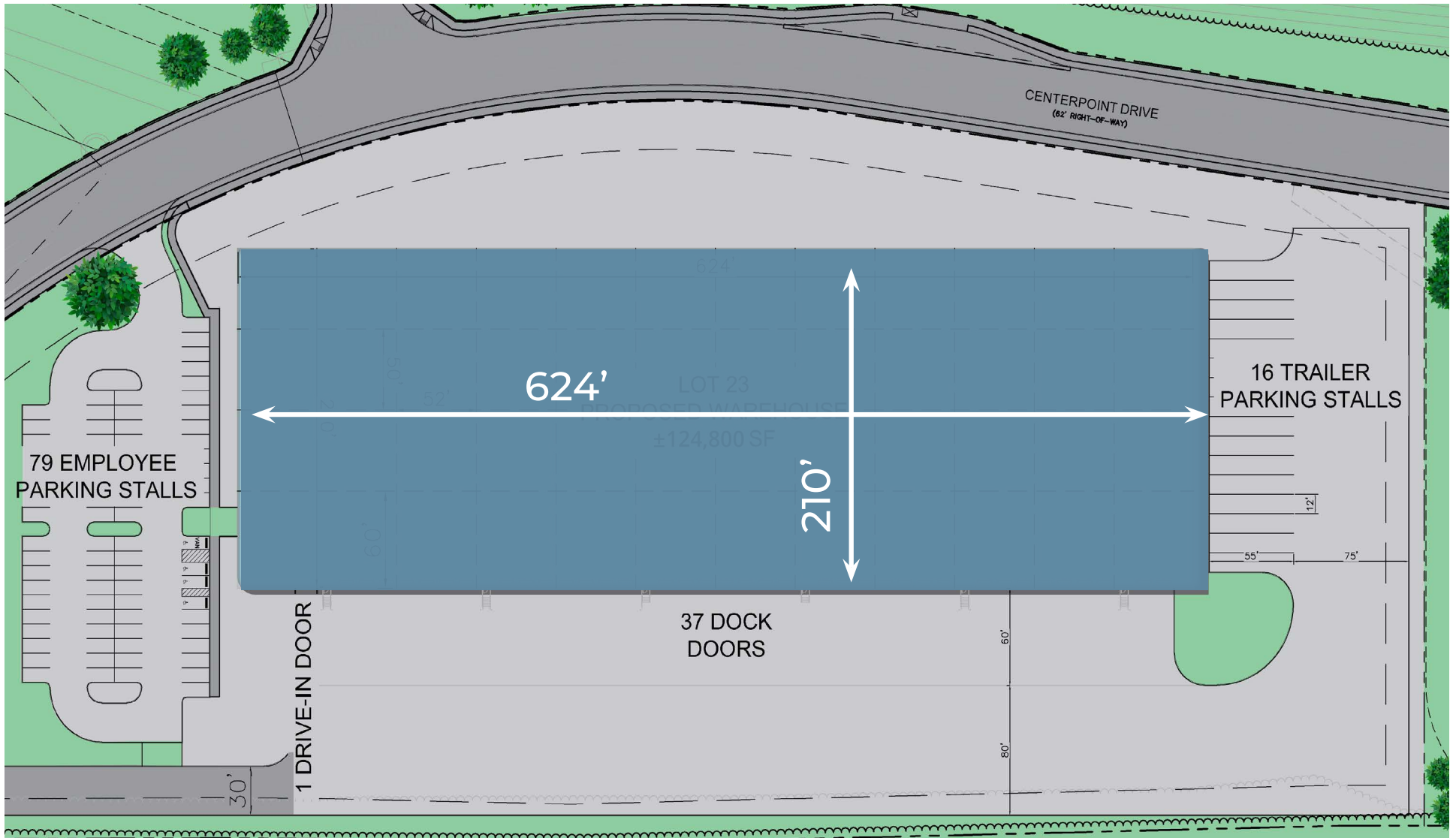
Overweight Containers  
Allowed in Park

## DETAILS

<b>Acreage</b>	23.98 Acres ± Net acreage with off-site retention
<b>Zoning</b>	Lot 23 ~ M-2 Heavy Industrial Lot 41 ~ M-1 Light Industrial Lot 39 ~ B-2 General Commercial <a href="#">Click here to view City of Suffolk Zoning Ordinance</a>
<b>Permits &amp; Entitlements Status</b>	Zoning and Master Plan approvals for Water, Sewer, Stormwater and Traffic are in place with the City of Suffolk. Required permits include City of Suffolk Land Disturbance, State VSMP/NPDES, City of Suffolk Building, which buyer will submit based on buyer's preferred site plan configuration.
<b>Access Roads</b>	Two Traffic Lights provide access to Virginia Port Logistics Park <ul style="list-style-type: none"><li>• Enterprise Drive &amp; U.S. Route 58/ Holland Road</li><li>• Centerpoint Drive &amp; U.S. Route 58/ Holland Road</li></ul>
<b>Environmental</b>	A Phase I ESA for the Park was completed in 2019, with interim updates as lots are developed.
<b>Geotechnical</b>	Geotech report dated March 7, 2022 for Lot 23, 1061 Enterprise Drive, available. For Lot 41- 1100 Enterprise Drive, there has been a partial Geotech completed. Full Geotech borings for Lot 41 will be done by buyer as part of final civil engineering phase.
<b>Wetlands</b>	All wetland permits for the Park are in place and the proposed development for the Sites includes Permitted wetland impacts.
<b>Utilities</b>	All utilities are to the site entrance along Centerpoint & Enterprise Drive and in capacities consistent with industrial and commercial uses
<b>Power</b>	Dominion Virginia Power
<b>Natural Gas</b>	Virginia Natural Gas
<b>Water &amp; Sewer</b>	City of Suffolk. Dedicated high-pressure water loop with off-site water tower in place, suitable for ESFR for typical warehousing & distribution uses. Regional pump station on Enterprise Dr. installed in 2021 that stretches to Lot 41 entry, private pump may be needed for site.
<b>Tele/Data</b>	Verizon & Spectrum Dedicated Fiber

# Lot 23 Industrial Site

±124,800 SF | Approved Site Plan | 1061 Centerpoint Drive



# Snapshot

**10.18**  
Acres

**Rear Load**  
Configuration

**32'**  
Clear

**200' x 624'**  
Dimensions

**Retention**  
Prepared already off-site

**140'**  
Truck Court Depth

Up to **31**  
Dock Doors

Up to **4**  
Oversize Drive-In Ramps

## Lot 23 Industrial Site

### Property Overview

This **10.18 acre parcel of land** has great visibility and access to the busy Route 58 | Holland Road business corridor, just a few hundred feet south. This is a remaining part of the **932-acre Virginia Port Logistics Park**, one of the largest and most popular parks in the region. Route 58 is one of the major east-west connections to I-95. So, it accommodates traffic from travelers, commuters, truckers and residents. The site is ideal for an investor or warehouse user desiring a ready development in an established, high quality industrial park setting. The property has a site plan approved and retention in-place, off-site.

### Address

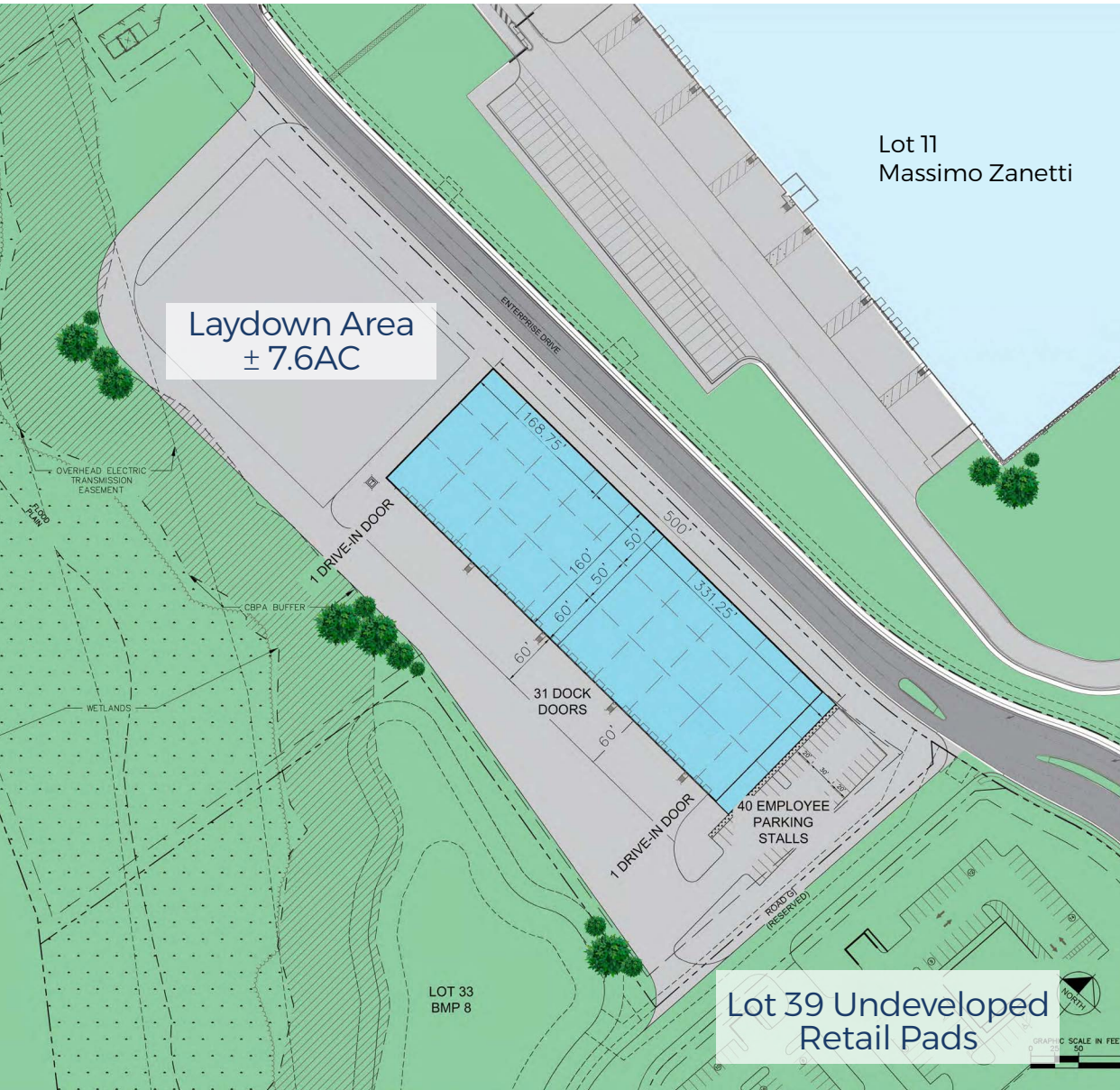
Port Logistics Park, Lot 23  
1061 Centerpoint Drive, Suffolk, VA

### Zoning

M-2 Heavy Manufacturing District

# Lot 41 Industrial Site

As Warehouse & Yard | 1100 Enterprise Drive



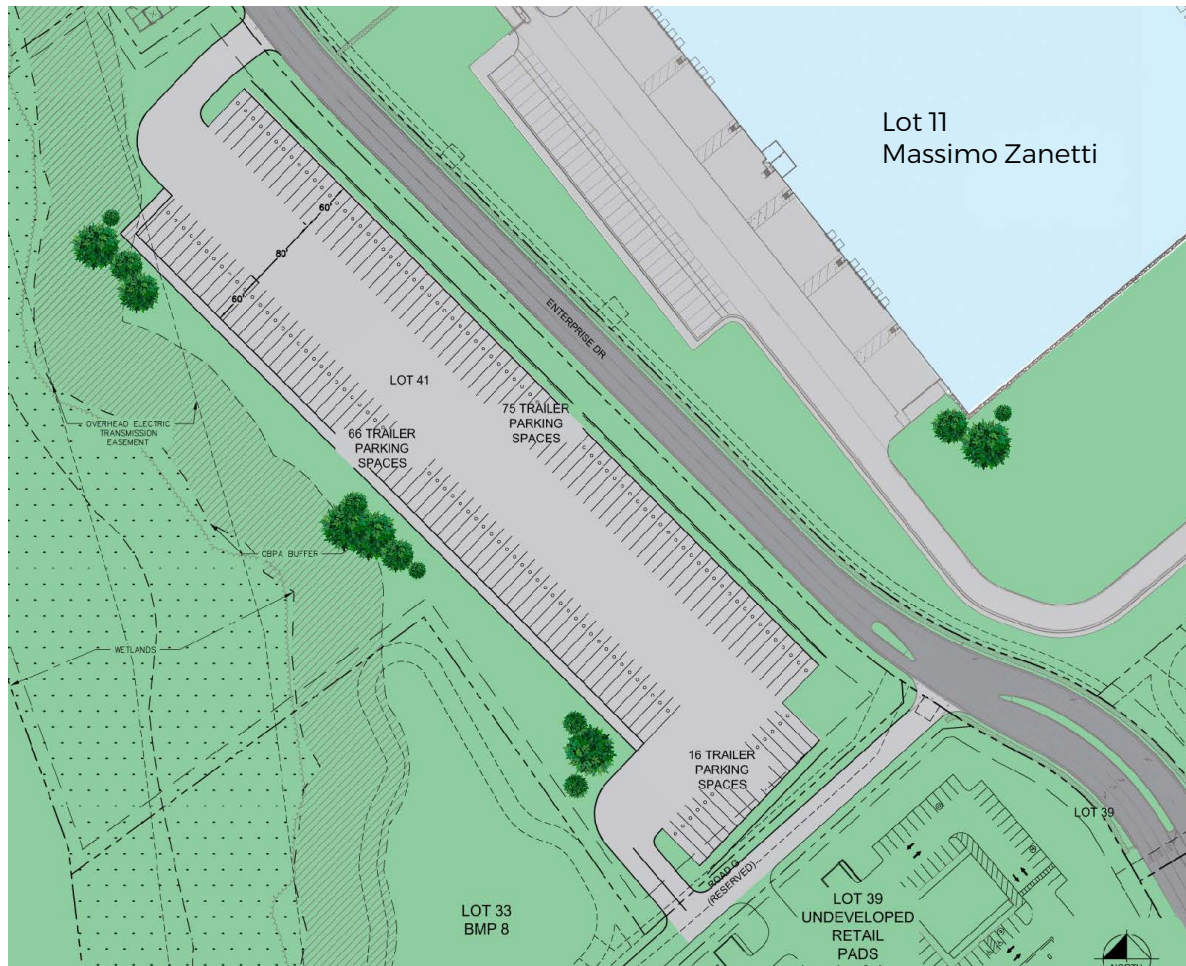
- ±80,000 SF building & 1.37 AC laydown area
- Flexible concept site plan
- 7.6 Net acres
- Additional ±5.24 AC available with Lot 39
- Retention off-site
- Light control at Highway 58

**Prime Site for an  
80,000 SF  
Warehouse and  
Trailer Parking**

# Lot 41 Industrial Site

As Storage Yard | 1100 Enterprise Drive

## Snapshot



### Property Overview

This  $\pm 7.6$  acre parcel of land has great visibility and light controlled access to the busy Route 58 | Holland Road business corridor, just a few hundred feet south. It is a remaining part of the popular, class A 932-acre Virginia Port Logistics Park. Route 58 is one of the major east-west connections to I-95. So, it accommodates traffic from travelers, commuters, truckers and residents. The site is ideal for an investor or user seeking a “qualified” location at a very attractive cost basis. This allows for industrial uses in a quasi-retail location with light controlled access!

### Address

Port Logistics Park, Lot41  
1100 Enterprise Drive, Suffolk, VA

### Zoning

M-1 Light Industrial

### Additional

This parcel is adjacent to Parcel 39, offering an additional  $\pm 5.24$  AC, to offer up to  $\pm 12.8$  AC.

- $\pm 157$  Trailer spaces
- Flexible concept site plan
- 7.6 net acres
- Retention off-site
- Light control at Highway 58



# Retail Advisors

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## Lot 39 High Visibility Business

### **Property Overview**

This **±5.23 acre parcel of land** has access to 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 accommodates traffic from travelers, commuters, truckers and residents. The site is ideal for a strip center, restaurants, automotive services and more.

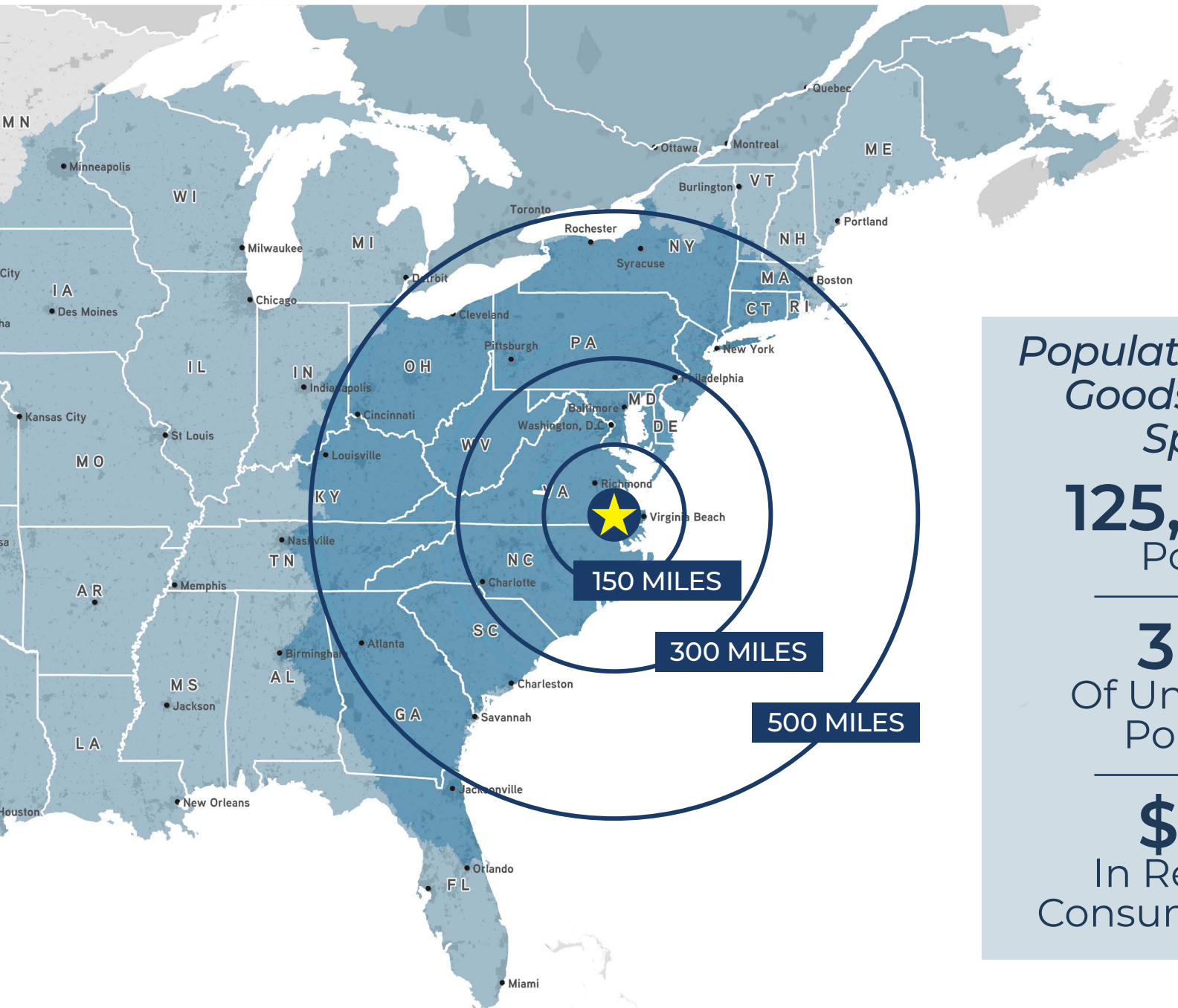
### **Address**

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

### **Zoning**

B-2 - General Business District

# One-Day Truck Service Map



*Population and Retail Goods Consumer Spending*

**125,662,625**  
Population

**36.7%**  
Of United States  
Population

**\$1.67B**  
In Retail Goods  
Consumer Spending

# Drive Time Map



<i>Approximate Distances</i>	
Virginia International Gateway (VIG)	27 miles
Norfolk International Terminals (NIT)	31 miles
I-664	18.4 miles
US 460	7.4 Miles
I-95	±54 Miles
I-85	±89 Miles

# Location Overview

## Route 58 / Holland Road Corridor Improvements

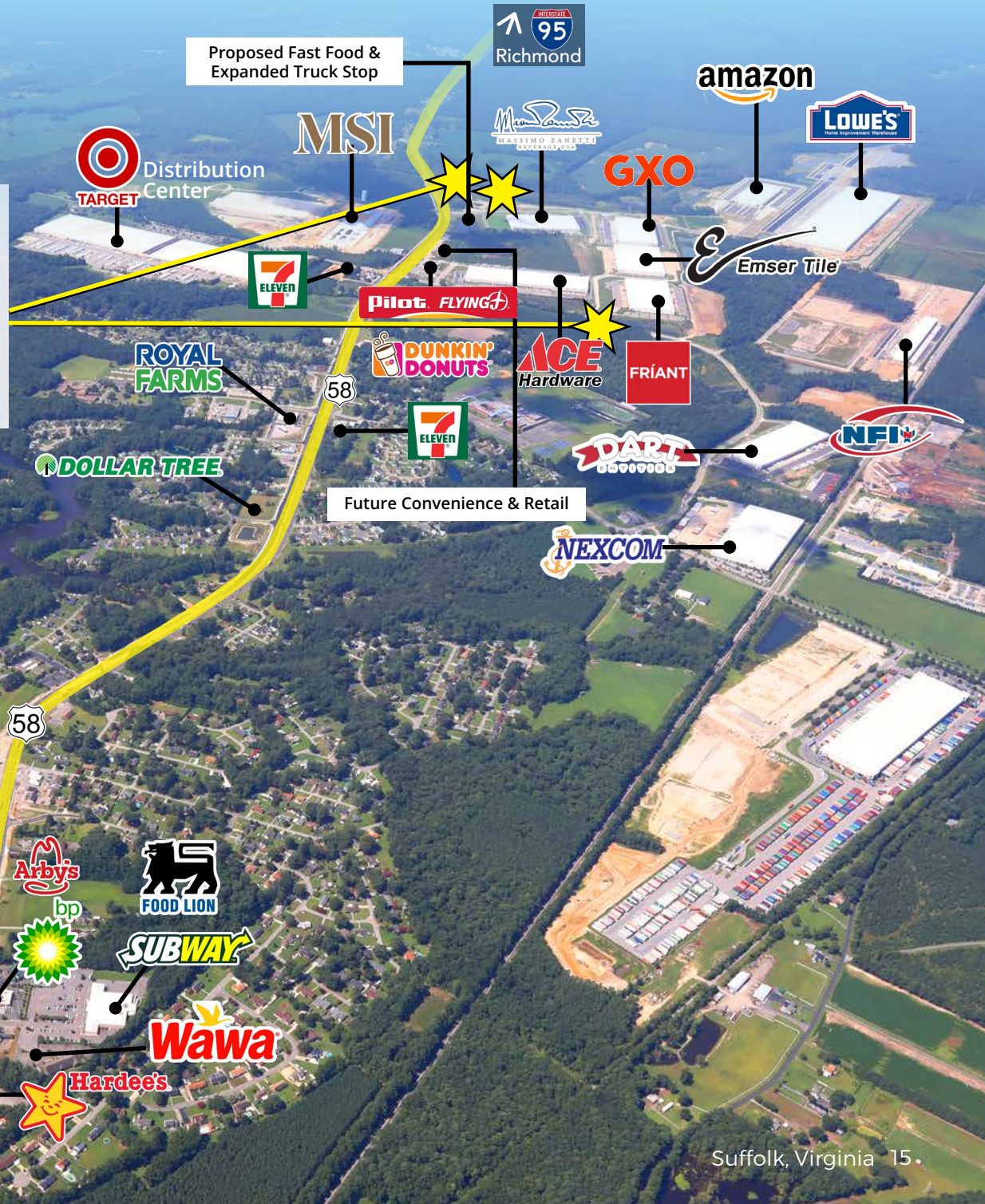
Holland Road has been expanded to six lanes with a raised median and a new traffic signal installed at Enterprise Drive, completing construction in 2025.

The overall project includes intersection and traffic signal upgrades, along with access management measures designed to improve safety for vehicles entering and exiting Route 58. Improvements along the corridor include new turn lanes, curb and gutter, a raised median, enhanced stormwater features, and the addition of a multi-use path and sidewalk to accommodate pedestrians and cyclists.



# Location Overview

## VA PORT LOGISTICS PARK



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VA Port Logistics Park  
Lot 39 - Lot 41 - Lot 23  
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