

FOR LEASE & FOR SALE

2500 Enterprise Drive, Suffolk, VA 23434

Atapco Enterprise
Center at
VA PORT
LOGISTICS PARK



Freestanding Buildings Offering

178K SF | 195K SF | 265K SF | 695K + SF

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

Superior Infrastructure In Place

Atapco 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

Unmatched Amenities for Maximum Efficiency

Atapco Enterprise
Center at
VA PORT
LOGISTICS PARK



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

FLEXIBLE SITE PLANS

for buildings from 178,500 SF to 1,044,000 SF

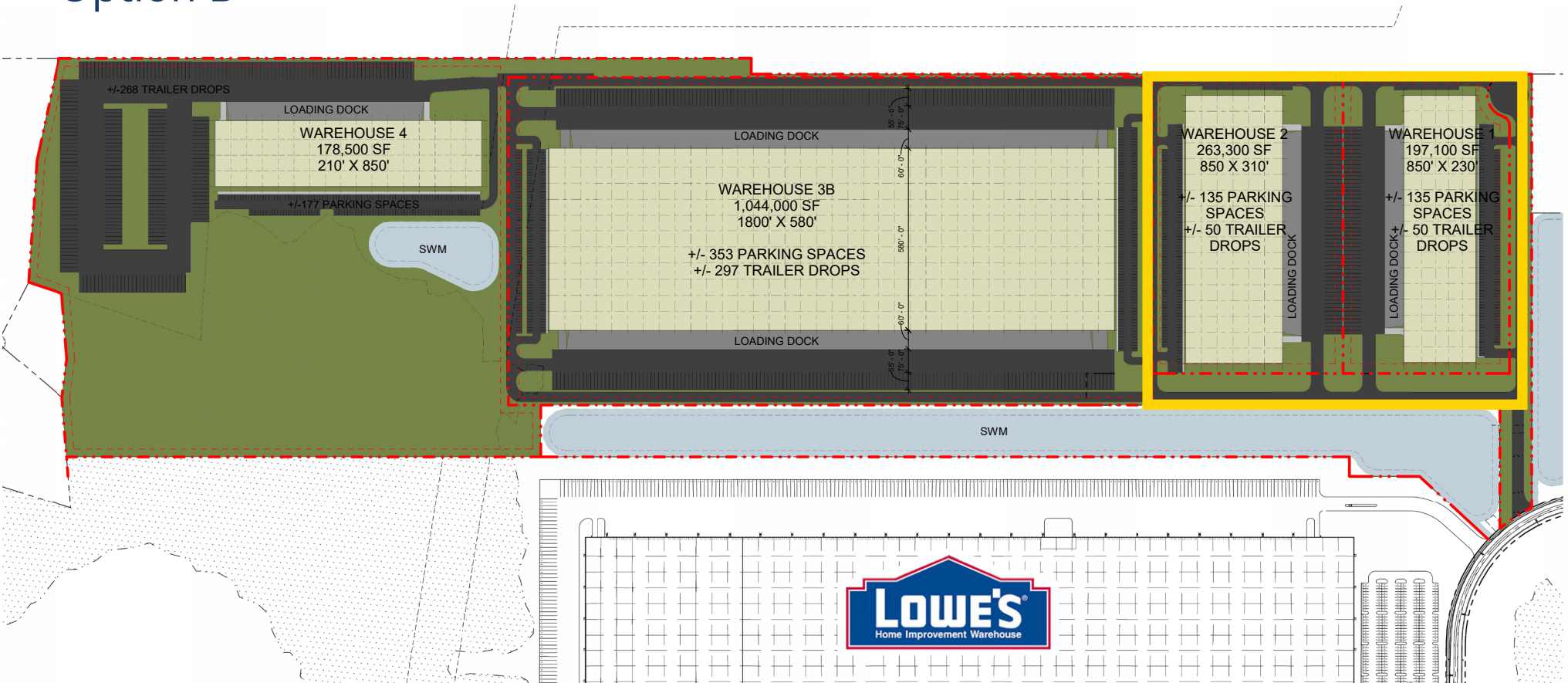
Option A



FLEXIBLE SITE PLANS

for buildings from 178,500 SF to 1,044,000 SF

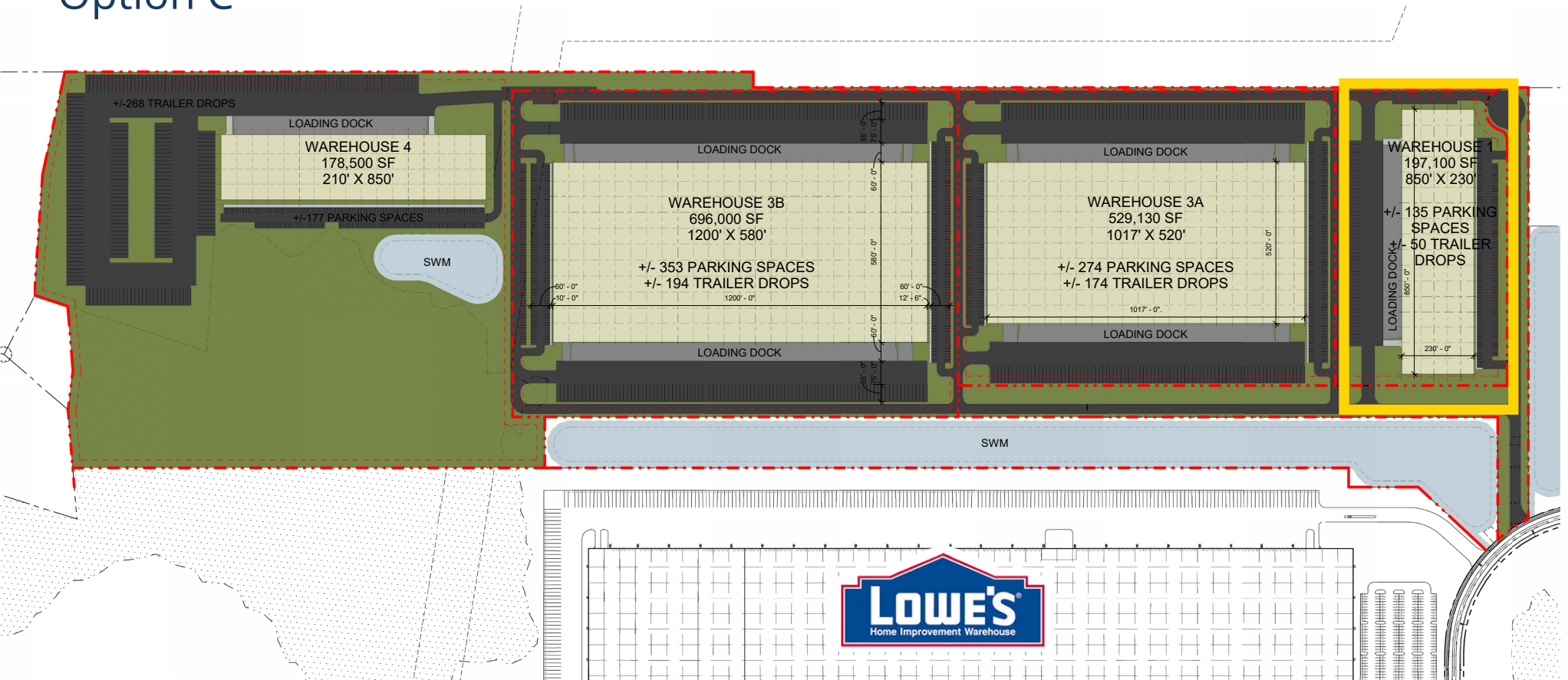
Option B



FLEXIBLE SITE PLANS

for buildings from 178,500 SF to 1,044,000 SF

Option C



AMENITIES MAP

Route 58/Holland Road Corridor Improvements



Atapco
PROPERTIES

*Expanding to 6-Lane Divided Roadway
December 2024 Scheduled Completion*



Distribution Center

MSI



GXO

amazon

LOWE'S



58

Pilot FLYING J

DUNKIN' DONUTS

ACE Hardware

FRÍANT

Emser Tile



ROYAL FARMS



Future Convenience & Retail

DAPA

NEXCOM

EXXON

Wendy's

RITE AID



Arby's



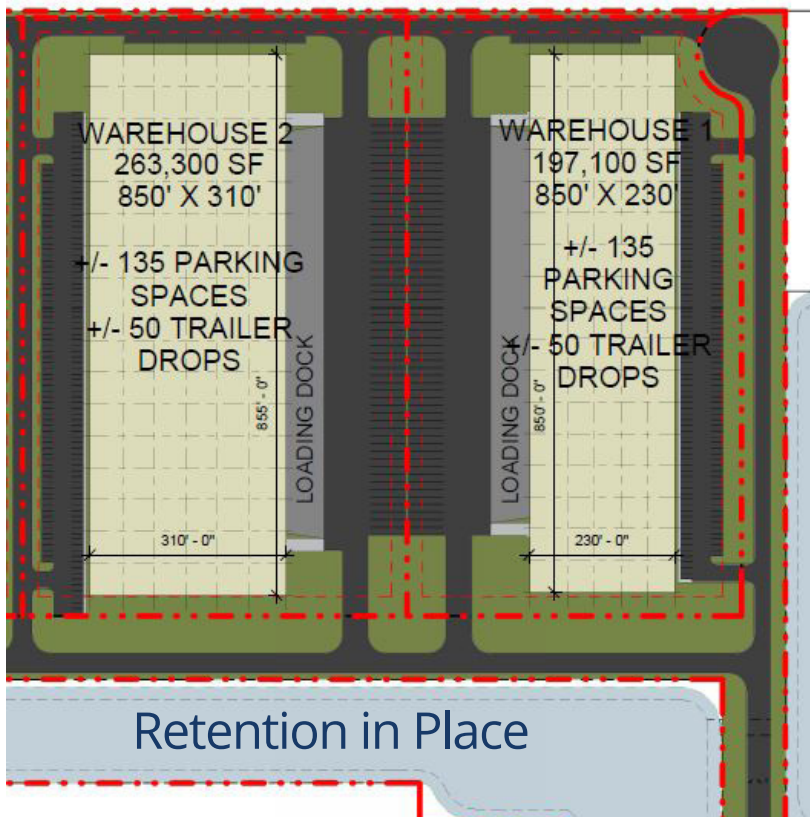
SUBWAY

Hardee's

TO I-95

BUILDINGS 1 AND 2

195,500 SF Ground Breaking Scheduled for Q3 2024 with Q3 2025 Completion Date



Let us customize to suit your needs

	BUILDING 1	BUILDING 2
Building Square Footage	197,100 SF	263,300 SF
Dimensions	230' x 850'	310' x 850'
Clear Height	36'	36'
Column Spacing	56' x 42'-6" with 60' speed bay	56'x50' with 60' speed bay
Dock Doors	(24) 9' x 10', Expandable to 47	(22) 9' x 10', Expandable to 47
Drive-In Doors	Two (2) 12' x 14'	Two (2) 12' x 14'
Truck Court	130'	130'
Auto Parking	±135 car spaces	±135 car spaces
Trailer Parking	±50 trailer spaces	±50 trailer spaces
Warehouse Floor	7" unreinforced concrete, 4000 PSI	7" unreinforced concrete, 4000 PSI
Electrical	3000 AMP, 480v 3-Phase	4,000 AMP, 480v 3-Phase
Lighting	LED with Motion Sensors, 30 FC	LED with Motion Sensors, 30 FC

BUILDING 1 SCHEDULE			
March 2024	July 2024	December 2024	July 2025
Mass Grading	Building Sitework	Concrete Tilt Walls	Completion

AREA MAP



POPULATION AND RETAIL

Goods Consumer Spending

Atapco Enterprise
Center at
VAPORT
LOGISTICS PARK



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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