

FOR LEASE INDUSTRIAL PORT OF VIRGINIA

1965 Northgate Commerce Parkway
Suffolk, VA 23435



± 44,200 Sq. Ft. - ± 81,700 Sq. Ft. on 9.58 Acre Site

ABOUT PROPERTY

- ± 44,200 Sq. Ft. Immediately Available (Expandable by ± 37,500 Sq. Ft. for a total of ± 81,700 Sq. Ft.)
- ± 2,000 Sq. Ft. of existing office
- Fourteen (14) 10' x 10' Dock Doors, with in-ground pit levelers and Dock Seals and Canopies (One with a RITE HITE Thinman Trailer Lift)
- Column Spacing: Varies ± 25' x ± 50'
- Eight (8) RITE HITE Warehouse Fans
- Ceiling Height: ± 22' - ± 24'
- Zoned M-2 (Heavy Industrial)
- 3-Phase Electrical Power
- ESFR Available (Currently Wet System)
- 77 Parking Spaces
- Trailer Parking Available
- Potential for ±1.5 Acres of outside storage yard
- Central Hampton Roads "Beltway" Location
- Located in Northgate Commerce Park
- Immediate access to I-664, I-64, I-264, Rt. 164 US-58 & US-460
- Adjacent to Amazon's 3.8 Million Square Foot Fulfillment Center
- LEASE RATE: ~~\$12.00~~ Reduced to \$10.50 psf NNN
- NNN fees: \$1.90 psf



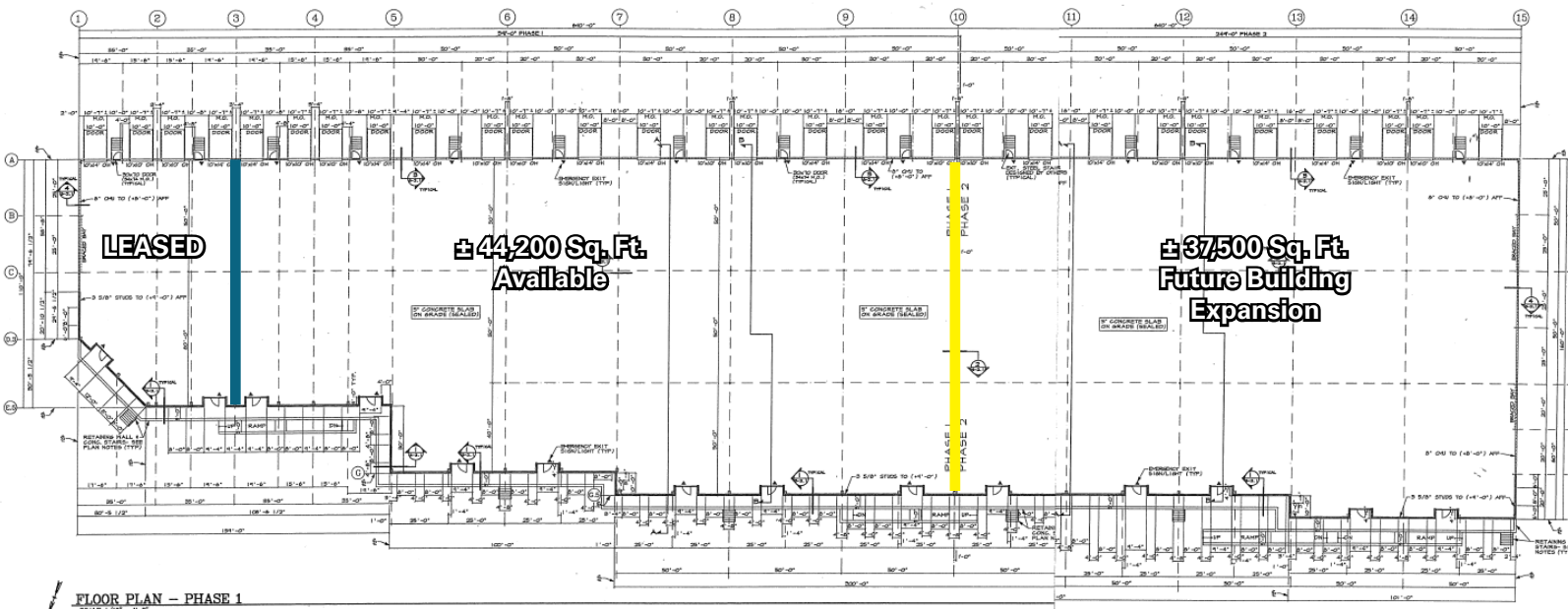
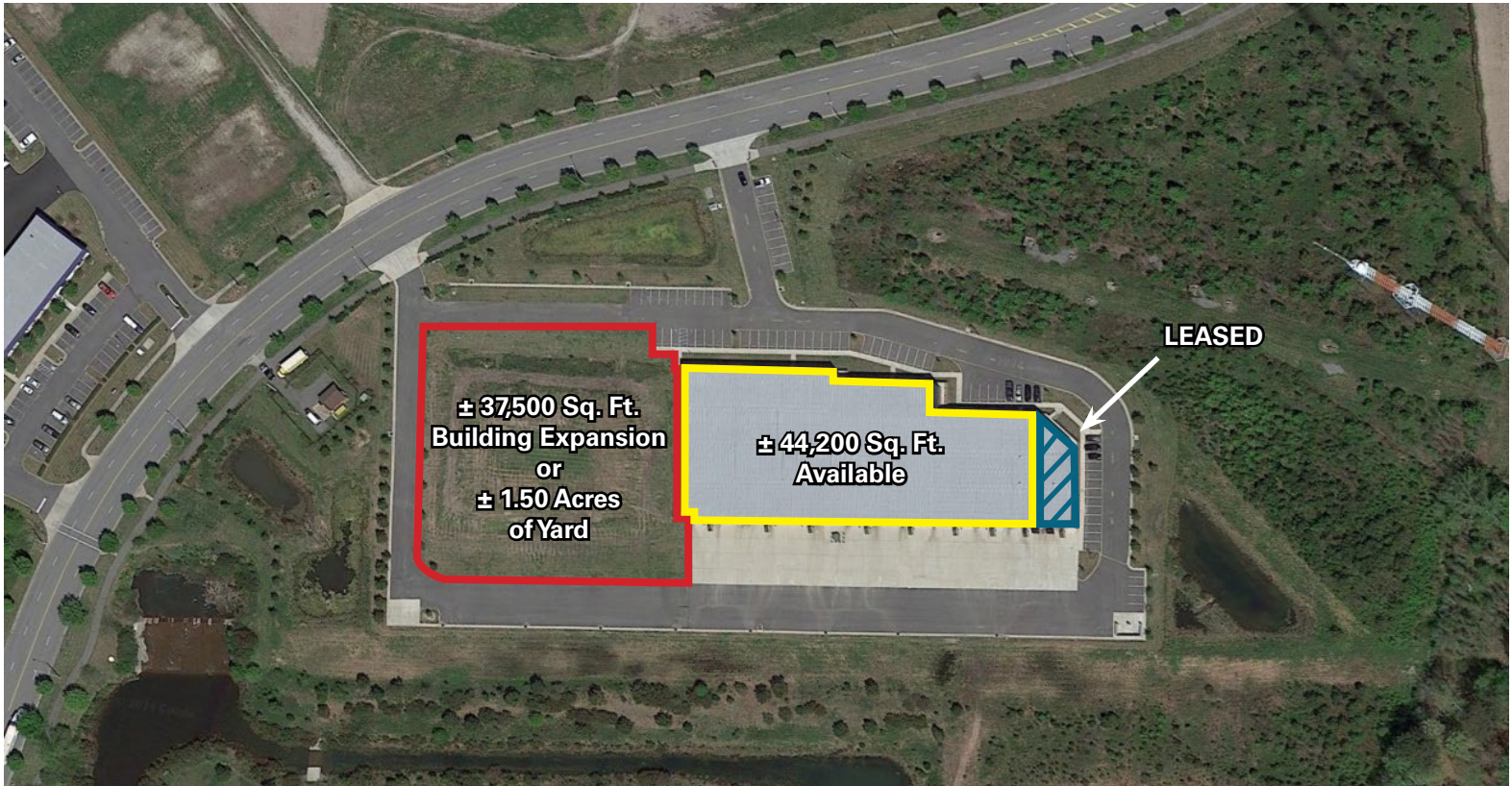
For more information:

CHARLES L. DICKINSON, SIOR
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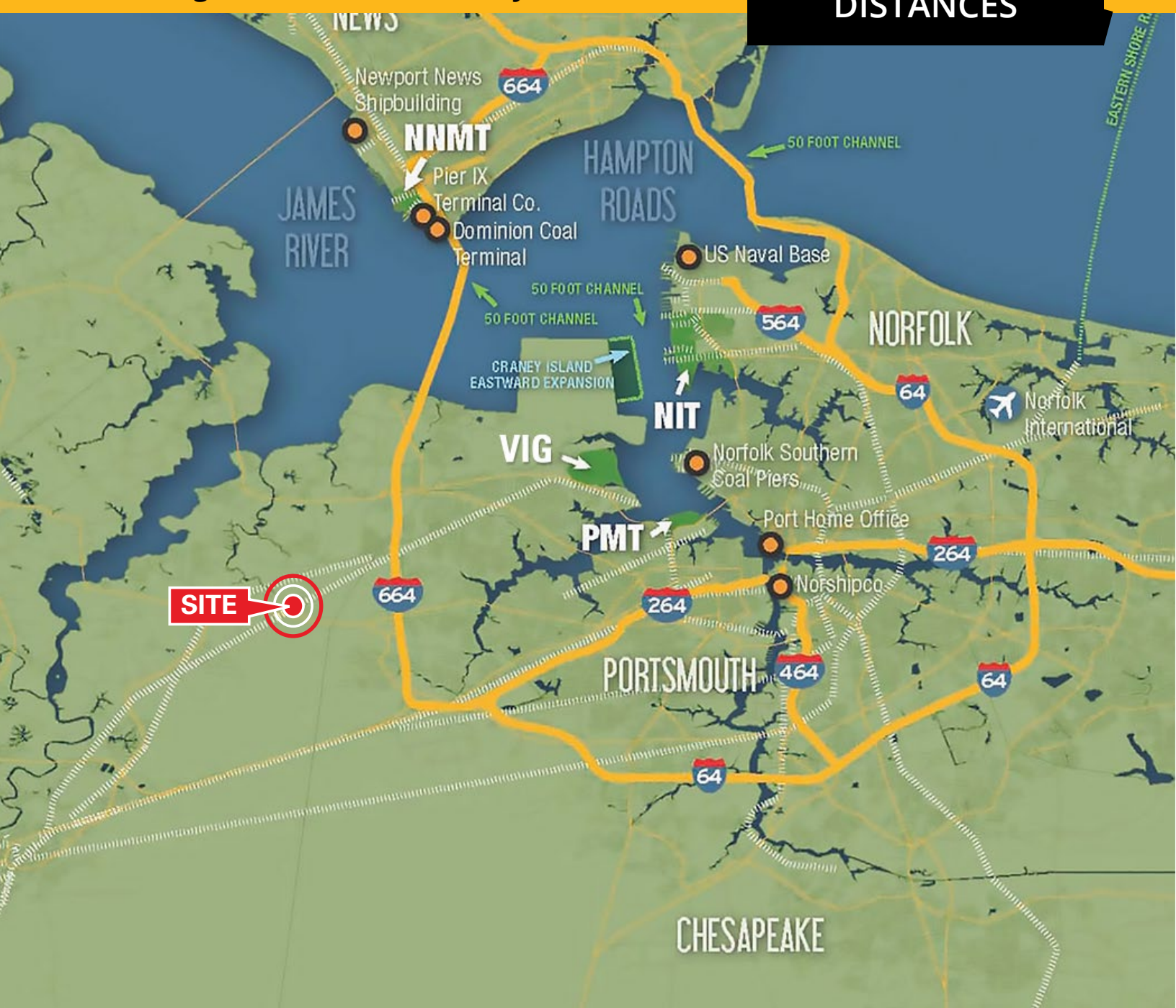
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE



1965 Northgate Commerce Parkway, Suffolk, VA

DRIVING DISTANCES



APPROXIMATE DISTANCES

Norfolk Naval Ship Yard	± 13.5 Miles
Portsmouth Marine Terminal	± 14.1 Miles
Virginia International Gateway	± 9.9 Miles
Norfolk International Terminal	± 18.4 Miles
Craney Island (Future)	± 11.4 Miles
Newport News Marine Terminal	± 15.2 Miles
US-58	± 6.5 Miles
US-13 Bypass	± 6.4 Miles

Norfolk International Airport	± 23.2 Miles
Little Creek - Joint Exp. Base	± 25.3 Miles
Norfolk Naval Base	± 23.8 Miles
Oceana Naval Air Station	± 34.6 Miles
NN Shipbuilding & Langley AFB	± 15.5 Miles
Downtown Suffolk	± 9.8 Miles
I-95	± 68.1 Miles
I-64/I-264/I-664	± 6.4 Miles

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SITE AERIAL



M.F. DISCALA & COMPANY

Established in 1923, M.F. DiScala & Company is a full-service real estate owner and developer with a portfolio of properties across the United States.

In partnership with a large Midwesr insurance company, M.F. DiScala & Company has acquired numerous quality on the East Coast and continues to expand.

The most recent project in Hesperia, CA consists of a 9 million-square-foot distribution center in development with Covington Capitol.

For more information, please visit our webpage at www.DiScala.com



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