

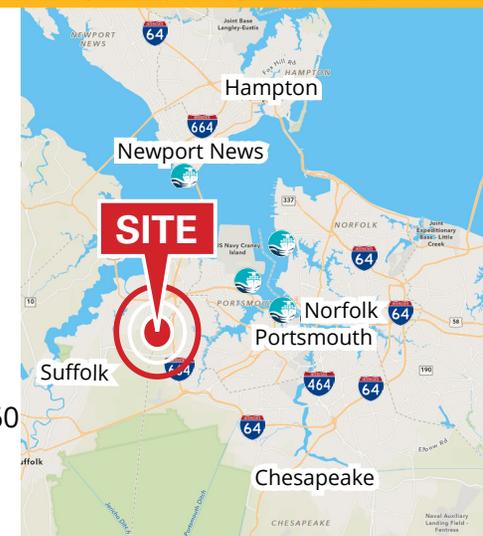
**1996 NORTHGATE COMMERCE PARKWAY  
SUFFOLK, VA 23435**

**AVAILABLE  
HIGH-BAY CROSS-DOCK  
PORT OF VIRGINIA**



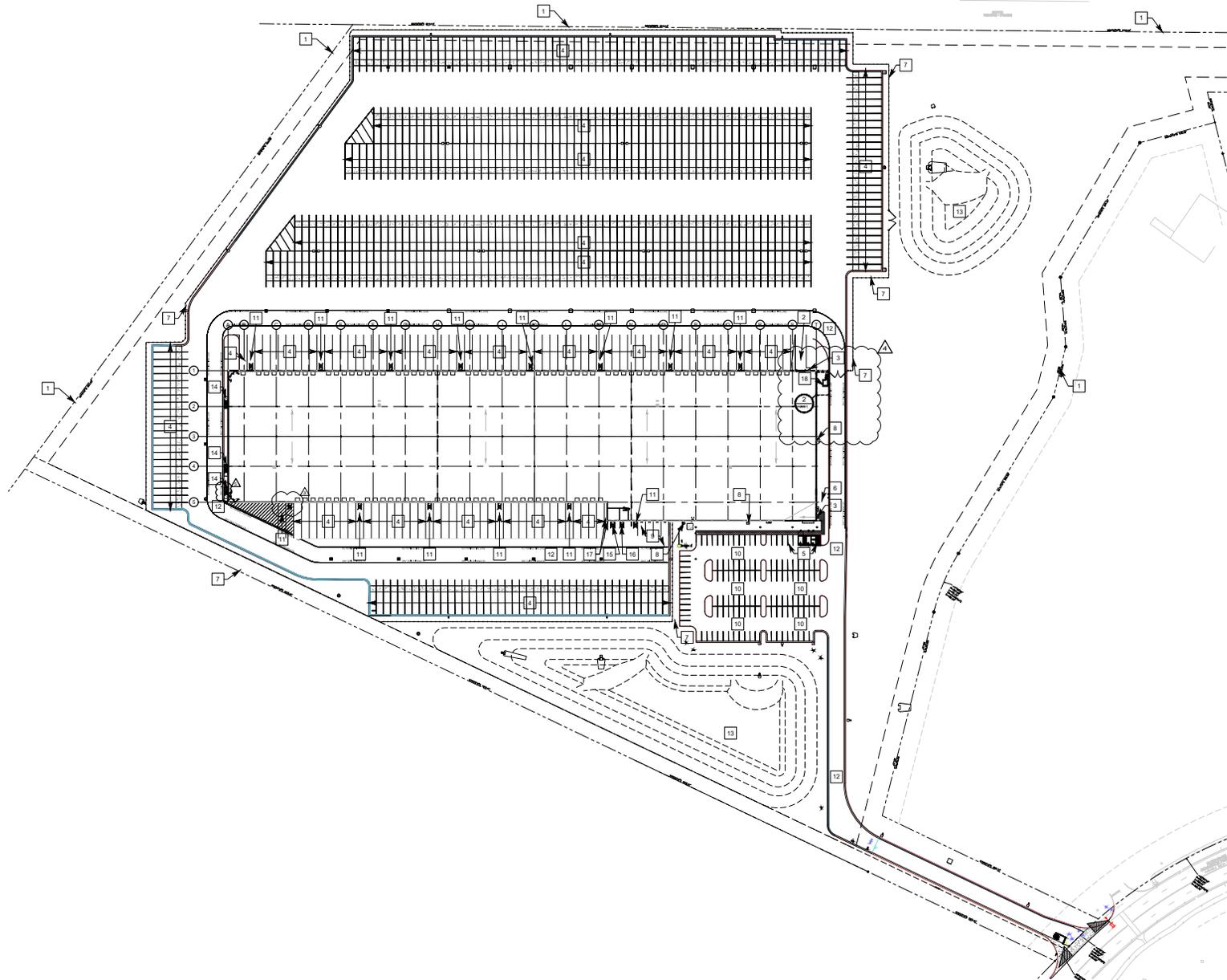
**FOR SUBLEASE AND/OR A LEADING NATIONAL 3RD PARTY PROVIDER IS AVAILABLE TO OPERATE THE FACILITY IF THERE IS INTEREST**

- ± 227,500 SF Cross-Dock (Subdividable)
- Approximately ± 17 acres of secure, paved trailer storage/yard
- ± 436 - 12' x 55' Trailer Spaces with concrete dolly loading pads for 250 trailers
- ± 3,000 SF of office
- ESFR Fire Suppression / LED Lighting
- 99 Dock-Level Doors (9' x 10') all with 40,000 lb Pit Levelers, Dock Weather Seals, Bumpers, and LED Dock Lights
- 1 - 14' x 16' Drive in Door
- ± 32' Clear Ceiling Height (Minimum)
- Closest available Cross-Dock Facility to the Port of VA
- Column Spacing - 54' x 50' with 60' Speed Bays
- ± 125 Car Parking Spaces
- Floor Slab: 7" unreinforced concrete
- 3-Phase / 2,000 Amps Electrical Power
- Zoned - M-2 (Heavy Industrial)
- Central Hampton Roads "Inside the Beltway" location
- Immediate access to I-664, I-164, I-64, I-264, US-58 & US 460
- Foreign Trade Zone (FTZ) Eligibility
- Adjacent to Amazon's 3.8 million SF Fulfillment Center



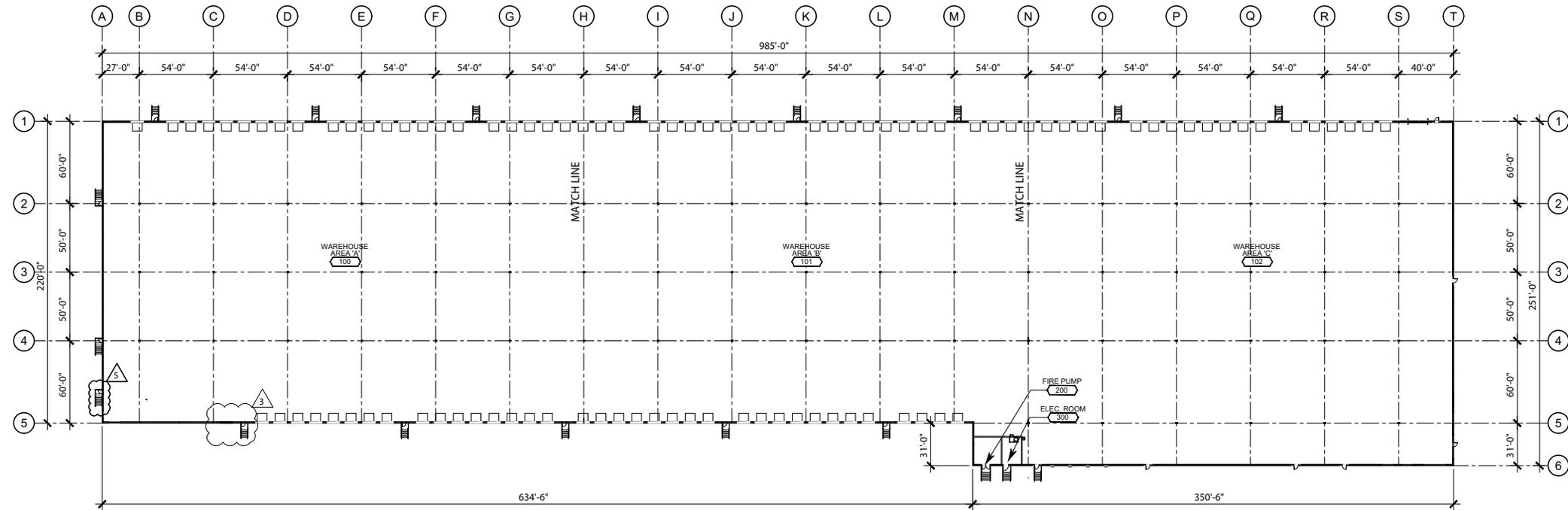
For more information:  
CHARLES L. DICKINSON, SIOR  
757.640.9468  
CharlesDickinson@HarveyLindsay.com

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



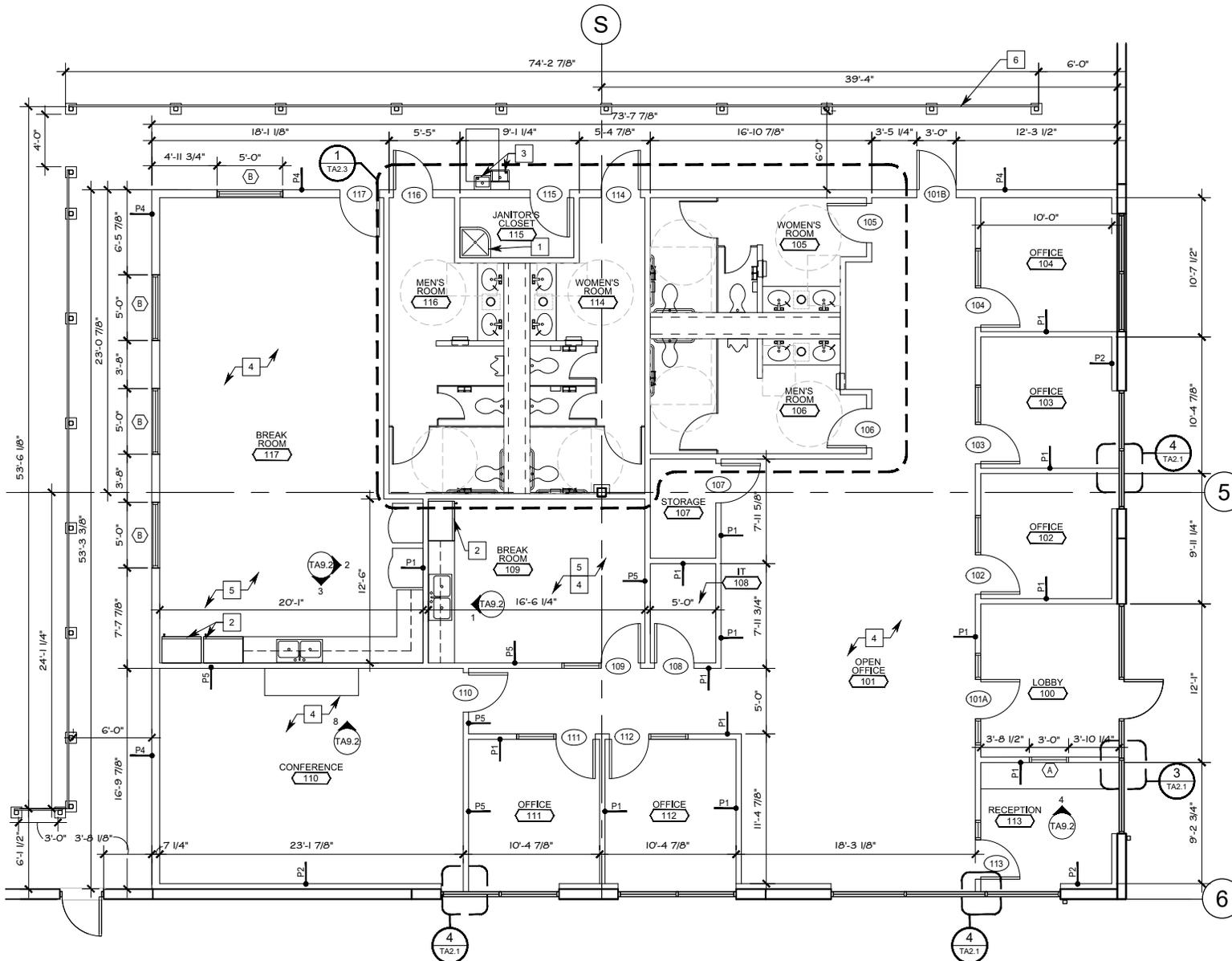
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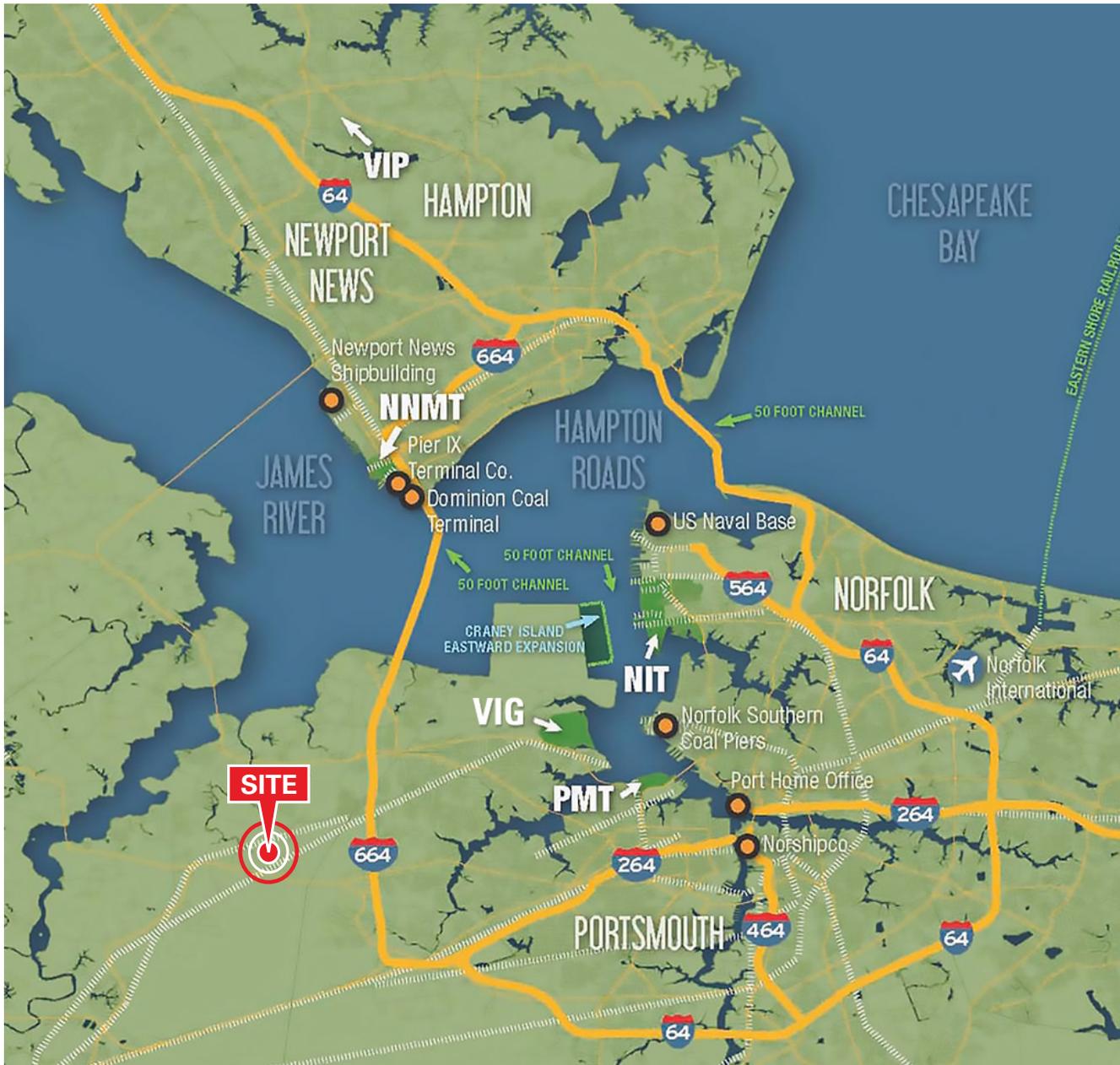
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SPEED TO  
MARKET



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**APPROXIMATE DISTANCES**

Virginia International Gateway	± 9.9 Miles
Norfolk International Terminal	± 18.4 Miles
Portsmouth Marine Terminal	± 14.1 Miles
Newport News Marine Terminal	± 15.2 Miles
Richmond Marine Terminal	± 93.4 Miles
I-64	± 2.4 Miles
I-95	± 68.1 Miles
I-64, I-664, I-264 Interchange	± 6.4 Miles
US 460	± 11.3 Miles
I-464	± 16.2 Miles
I-295	± 61.5 Miles
I-85	± 104.9 Miles
Richmond	± 90.2 Miles
Norfolk Naval Shipyard	± 13.5 Miles
Norfolk Naval Base	± 18.1 Miles
Newport News Shipbuilding	± 15.5 Miles
Langley Air Force Base	± 15.5 Miles
NASA Langley Research Center	± 22.2 Miles
Norfolk International Airport	± 23.2 Miles
NN International Airport	± 23.9 Miles
Richmond International Airport	± 81.4 Miles
Little Creek - Joint Exp. Base	± 25.3 Miles
Oceana Naval Air Station	± 34.6 Miles

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