

**4721 SHOULDERS HILL RD  
SUFFOLK, VA 23435**

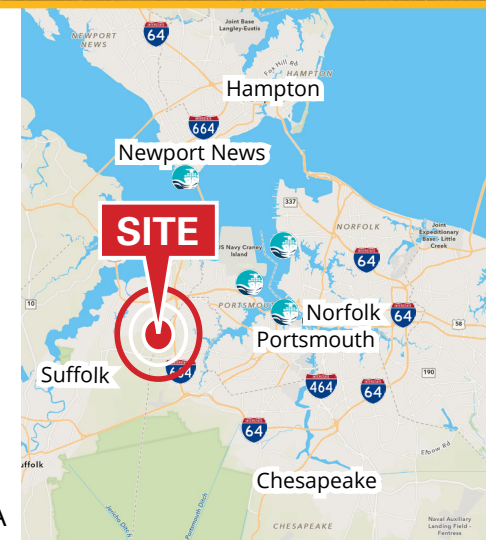
**FOR LEASE  
HIGH-BAY CROSS-DOCK  
PORT OF VIRGINIA**



**ABOUT PROPERTY Q2 2026 DELIVERY**

- ➔ Building Size - ± 443,039 SF (Subdividable)
- ➔ Office - Built-to-Suit
- ➔ Sprinkler - ESFR
- ➔ Loading - Up to 102 Dock-Level Doors (9' x 10')
- ➔ Four (4) Drive-ins (12' x 14') (Motor Operated)
- ➔ Dock Packages - 26 Dock Level Doors Delivered with 40,000 lb Mechanical Dock Levelers, Weather Seals and Dock Bumpers
- ➔ Column Spacing - 54' x 50' (54' x 60' in Speed Bay)
- ➔ Clear Height - ± 36'

- ➔ Building Dimensions - 470' x 948'
- ➔ Lighting - Motion Sensor LED
- ➔ Power - 3-Phase, 277/480 V, 4,000 Amps
- ➔ Floor - 7" Unreinforced Concrete Slab
- ➔ Construction - Tilt-Concrete panels
- ➔ Roof - 60-Mil single ply, RhinoBond white TPO
- ➔ Truck Court - 190' (60'; Concrete Apron)
- ➔ Trailer - Up to 130 Stalls (12' x 60')
- ➔ Employee Parking - 239 Spaces (9' x 18')
- ➔ Zoning - M-2 (Heavy Industrial)
- ➔ Foreign Trade Zone Eligibility
- ➔ Closest Speculative Cross-Dock facility to the Port of VA

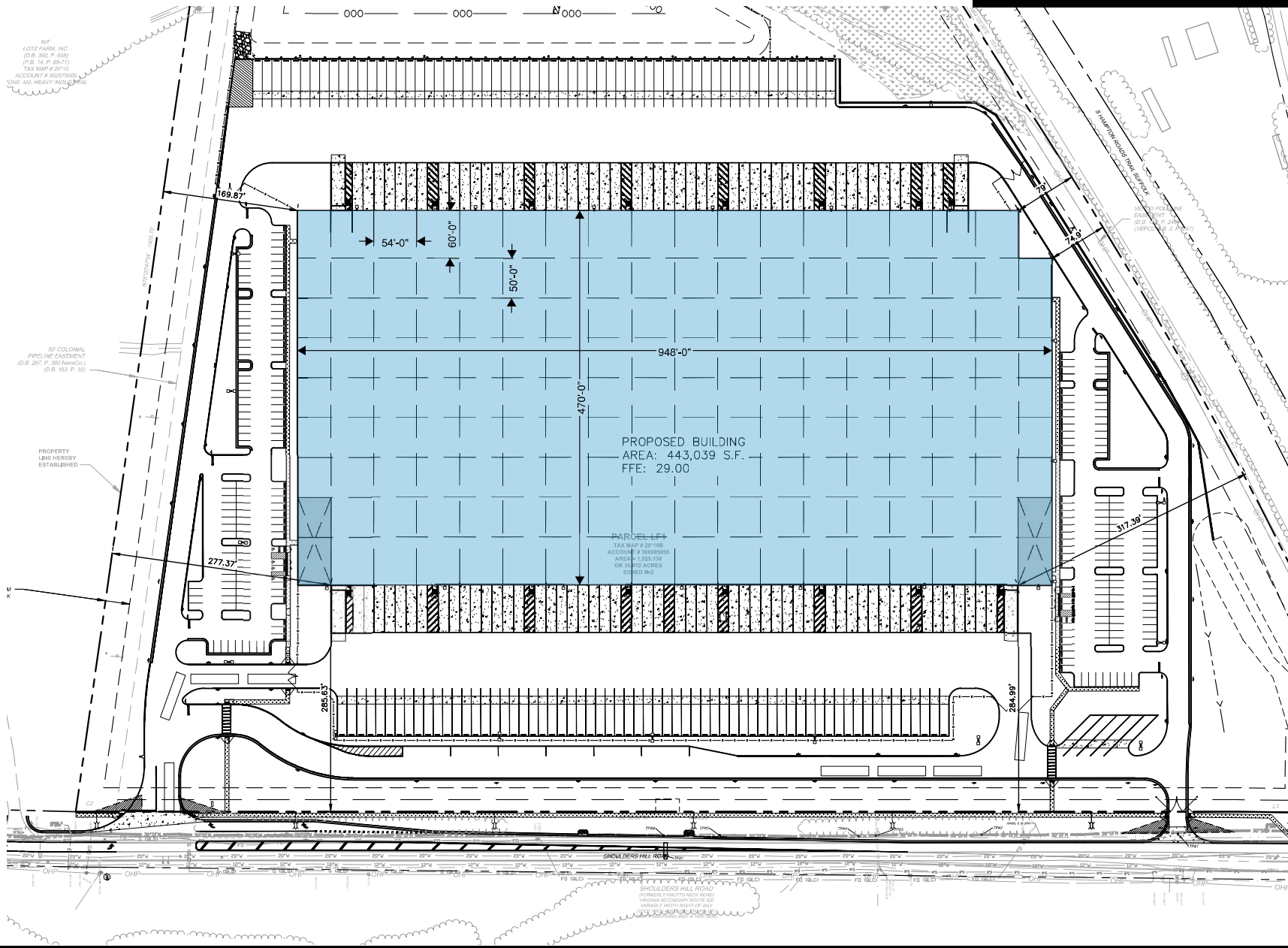


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**PENZANCE**  
Building Value, Creating Communities

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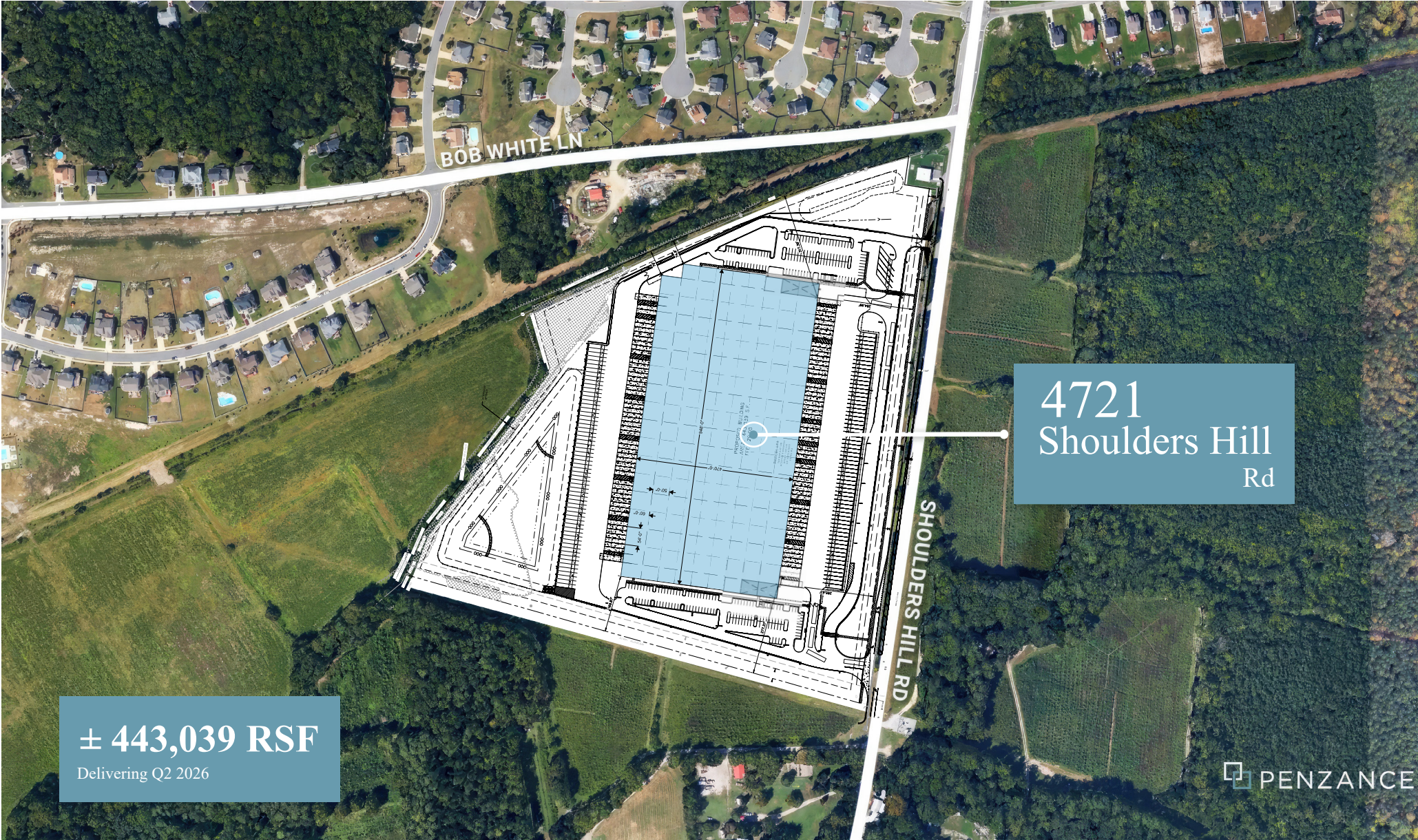
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AERIAL  
OVERVIEW



4721  
Shoulders Hill  
Rd

± 443,039 RSF  
Delivering Q2 2026

PENZANCE

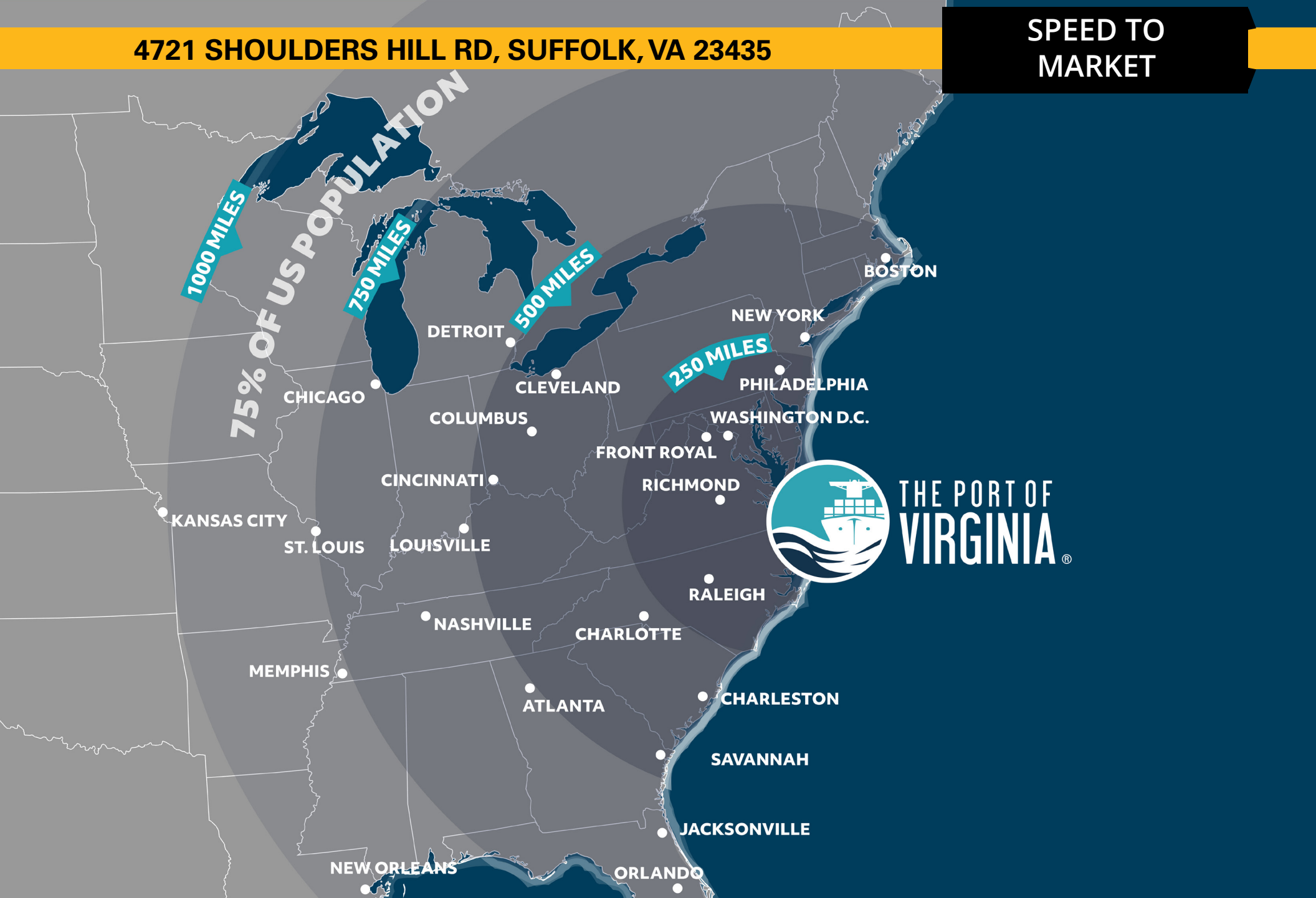
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SPEED TO  
MARKET



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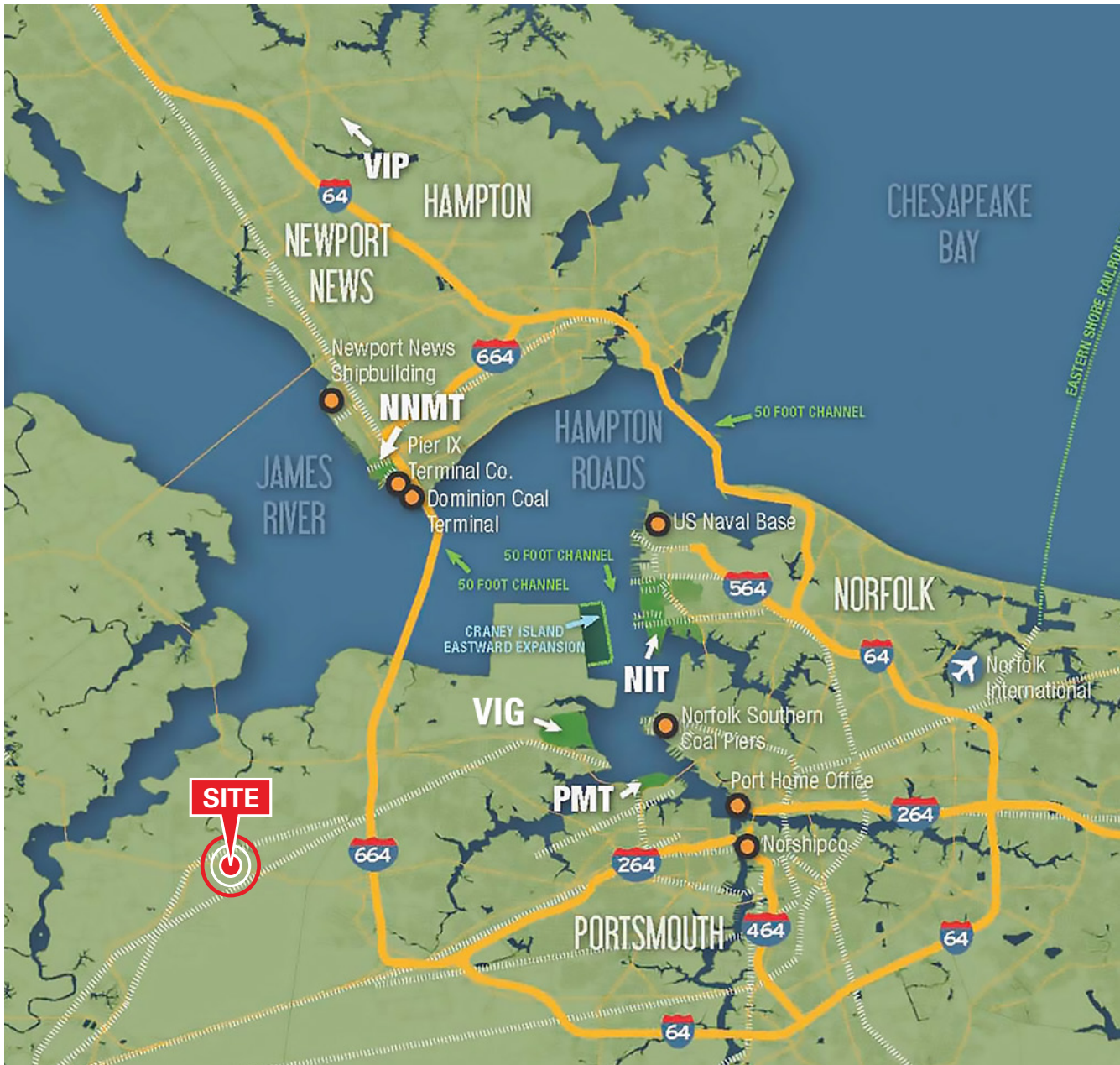
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**APPROXIMATE DISTANCES**

Virginia International Gateway	± 7.9 Miles
Norfolk International Terminal	± 15.7 Miles
Portsmouth Marine Terminal	± 11.2 Miles
Newport News Marine Terminal	± 13.0 Miles
Richmond Marine Terminal	± 93.4 Miles
I-64	± 2.4 Miles
I-95	± 65.9 Miles
I-64, I-664, I-264 Interchange	± 6.3 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	± 12.1 Miles
Norfolk Naval Base	± 18.1 Miles
Newport News Shipbuilding	± 13.6 Miles
Langley Air Force Base	± 24.5 Miles
NASA Langley Research Center	± 22.2 Miles
Norfolk International Airport	± 24.2 Miles
NN International Airport	± 23.9 Miles
Richmond International Airport	± 81.4 Miles
Little Creek - Joint Exp. Base	± 26.6 Miles
Oceana Naval Air Station	± 34.8 Miles

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