

FOR LEASE & FOR SALE

1.6 MILLION SF | BUILD-TO-SUIT
OPPORTUNITY

Enterprise
Center at
VA PORT
LOGISTICS PARK

Enterprise Center at VA Port Logistics Park

2500 Enterprise Drive | Suffolk, VA 23434

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Largest Build-to-Suit Site At The Port Of Virginia *Superior Infrastructure In Place*



SITE ADVANTAGES

Superior Infrastructure In Place



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



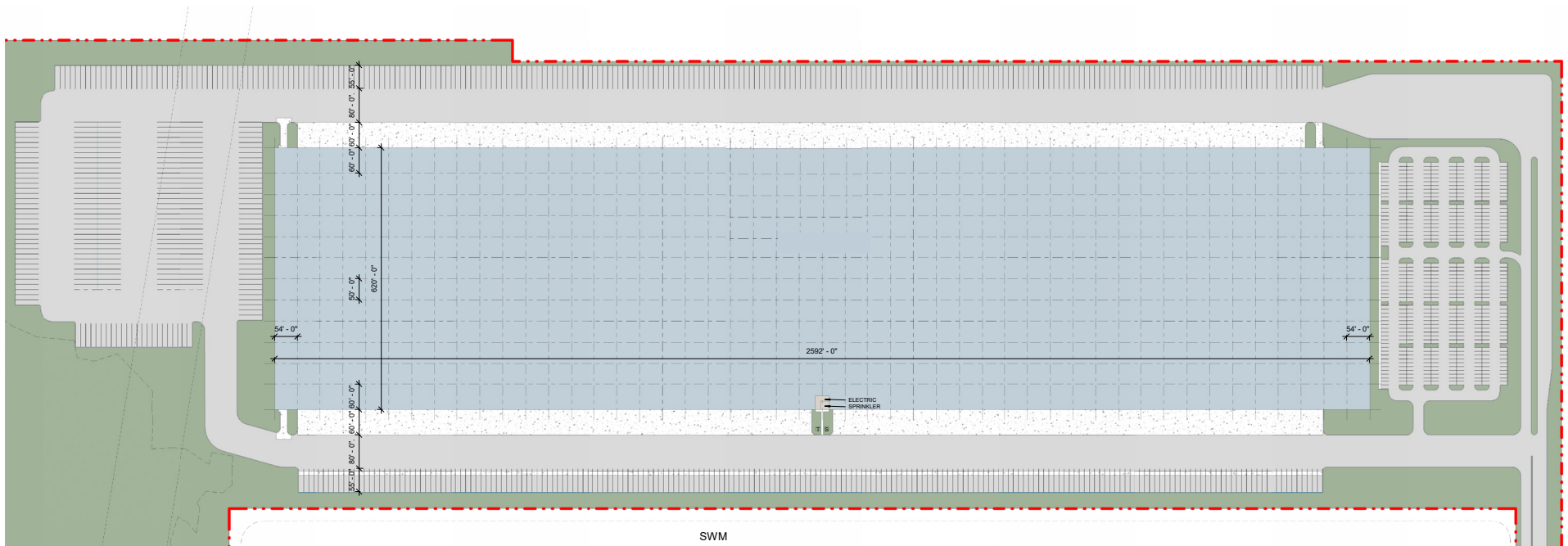
Heavy Weight

Overweight Containers
Allowed in Park

SITE PLAN

Ready for up to 1,612,529 SF

Single Building Option



- Building Size: 1,612,529 SF
- Dimensions: 620' x 2,592'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 682, Auto up to 500
- 40' Clear, ESFR and other Class A Design Specifications

AMENITIES MAP

Route 58/Holland Road Corridor Improvements

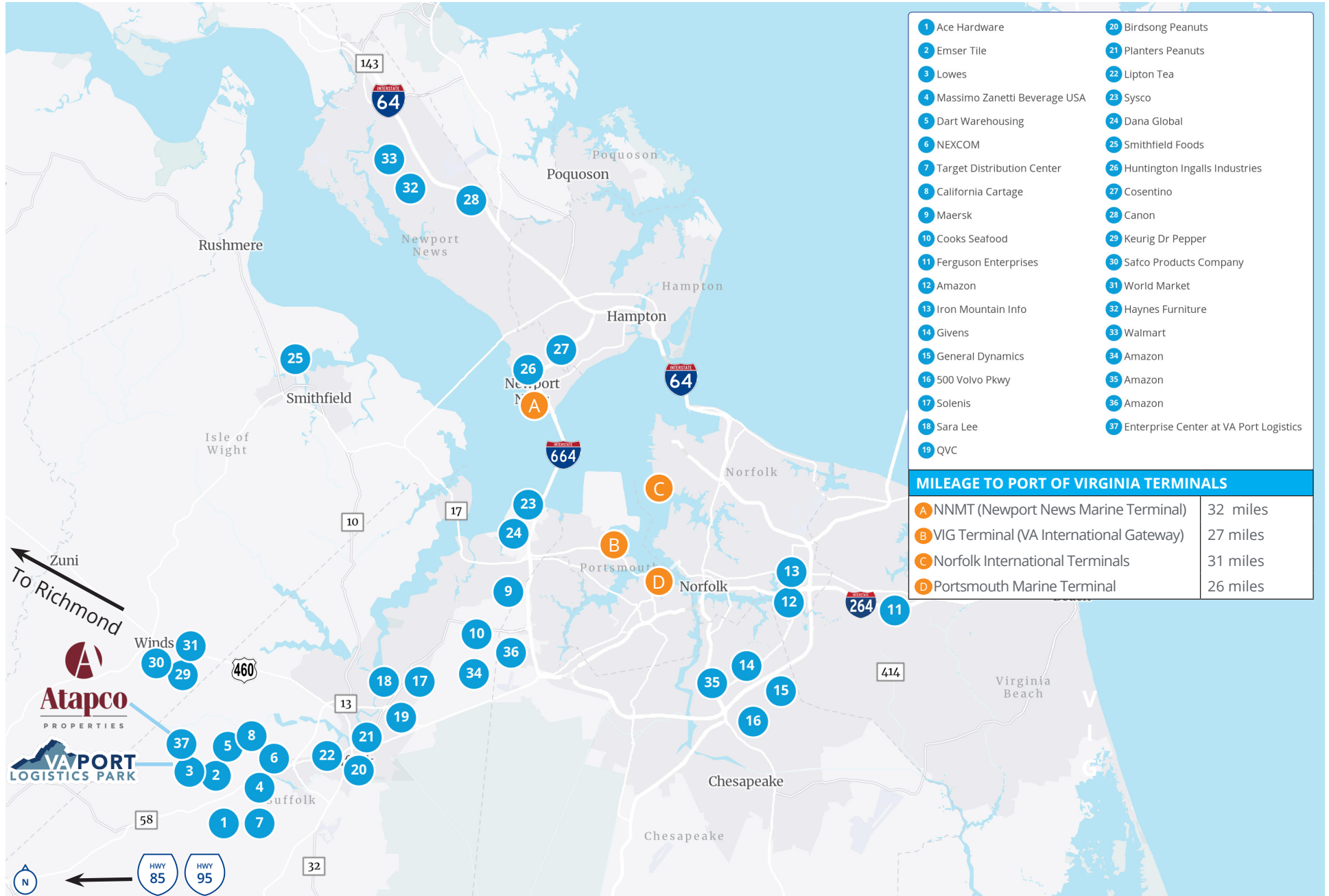


Atapco
PROPERTIES

*Expanding to 6-Lane Divided Roadway
Summer 2025 Scheduled Completion*



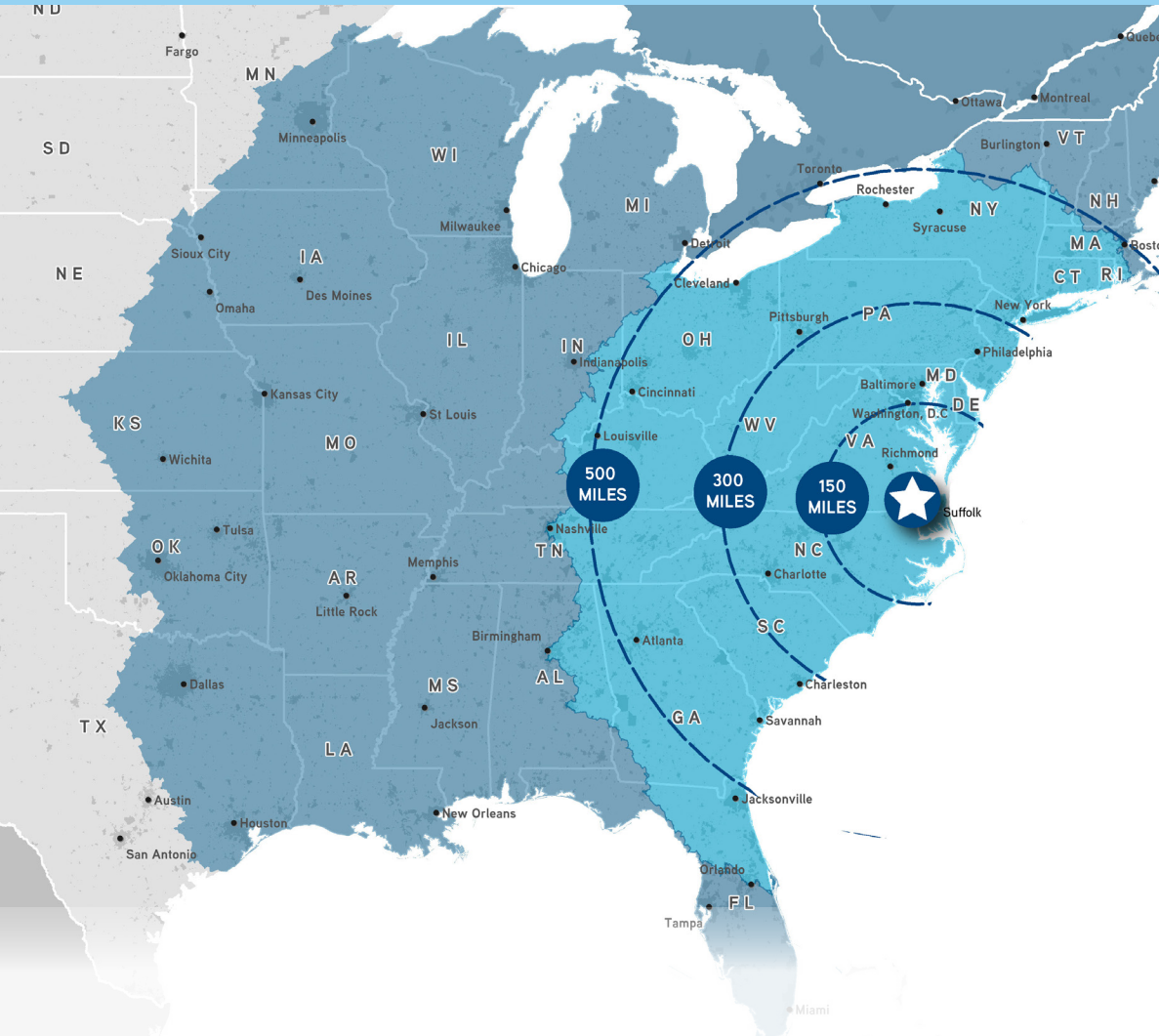
AREA MAP



- 1 Ace Hardware
- 2 Emser Tile
- 3 Lowes
- 4 Massimo Zanetti Beverage USA
- 5 Dart Warehousing
- 6 NEXCOM
- 7 Target Distribution Center
- 8 California Cartage
- 9 Maersk
- 10 Cooks Seafood
- 11 Ferguson Enterprises
- 12 Amazon
- 13 Iron Mountain Info
- 14 Givens
- 15 General Dynamics
- 16 500 Volvo Pkwy
- 17 Solenis
- 18 Sara Lee
- 19 QVC
- 20 Birdsong Peanuts
- 21 Planters Peanuts
- 22 Lipton Tea
- 23 Sysco
- 24 Dana Global
- 25 Smithfield Foods
- 26 Huntington Ingalls Industries
- 27 Cosentino
- 28 Canon
- 29 Keurig Dr Pepper
- 30 Safco Products Company
- 31 World Market
- 32 Haynes Furniture
- 33 Walmart
- 34 Amazon
- 35 Amazon
- 36 Amazon
- 37 Enterprise Center at VA Port Logistics

POPULATION AND RETAIL

Goods Consumer Spending



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive		
120,927,767	36.4%	\$1.14B
Population	of United States Population	in Retail Goods Consumer Spending
*Within a Two-Day's Truck Drive		
239,576,765	72.2%	\$2.18B
Population	of United States Population	in Retail Goods Consumer Spending

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