



PHASE 1B - BUILDING 4

394,270 SF

Q3 2027 DELIVERY | AVAILABLE FOR LEASE

**A WORLD-CLASS
FACILITY SERVING THE
PORT OF VIRGINIA**



ROCKEFELLER
GROUP

MATAN



PHASE 1 BUILDING 4

Building SF	394,270
Acreage	30
Coverage %	0.28
Building Type	Cross Dock
Clear Height	36'
Dock Doors	46 Overhead, 47 Future Knockout, 4 Drive In
Dock Door Ratio per 1,000 SF	0.24
Trailer Parking	203
Trailer Parking/Dock Door	2.18
Truck Court Depth	130'
Building Dimensions	430'D x 917'L
Column Spacing	54' x 50'
Car Parking	168

BUILDING DETAILS

- Tilt Wall Concrete Construction
- Min 7" Thick Slab with 4,000 PSI
- ESFR Sprinklers
- LED Lighting
- Min 2" Suffolk DPU Water System
- Min 6" Suffolk DPU Sewer System
- Dominion Power, Min. 4,000 Amps -ability to expand if needed
- Verizon, Comcast Fiber
- VA Natural Gas Company Gas
- 1" 5 PSI Gas line & meter at each of the stairs/man doors at the back of the building. This can be adjusted as needed.
- Future EV Readiness
- 4 Drive In Doors
- 60' Speed Bays



Project Phases

Phase 1

Phase 2

PROPOSED DEVELOPMENT PLAN

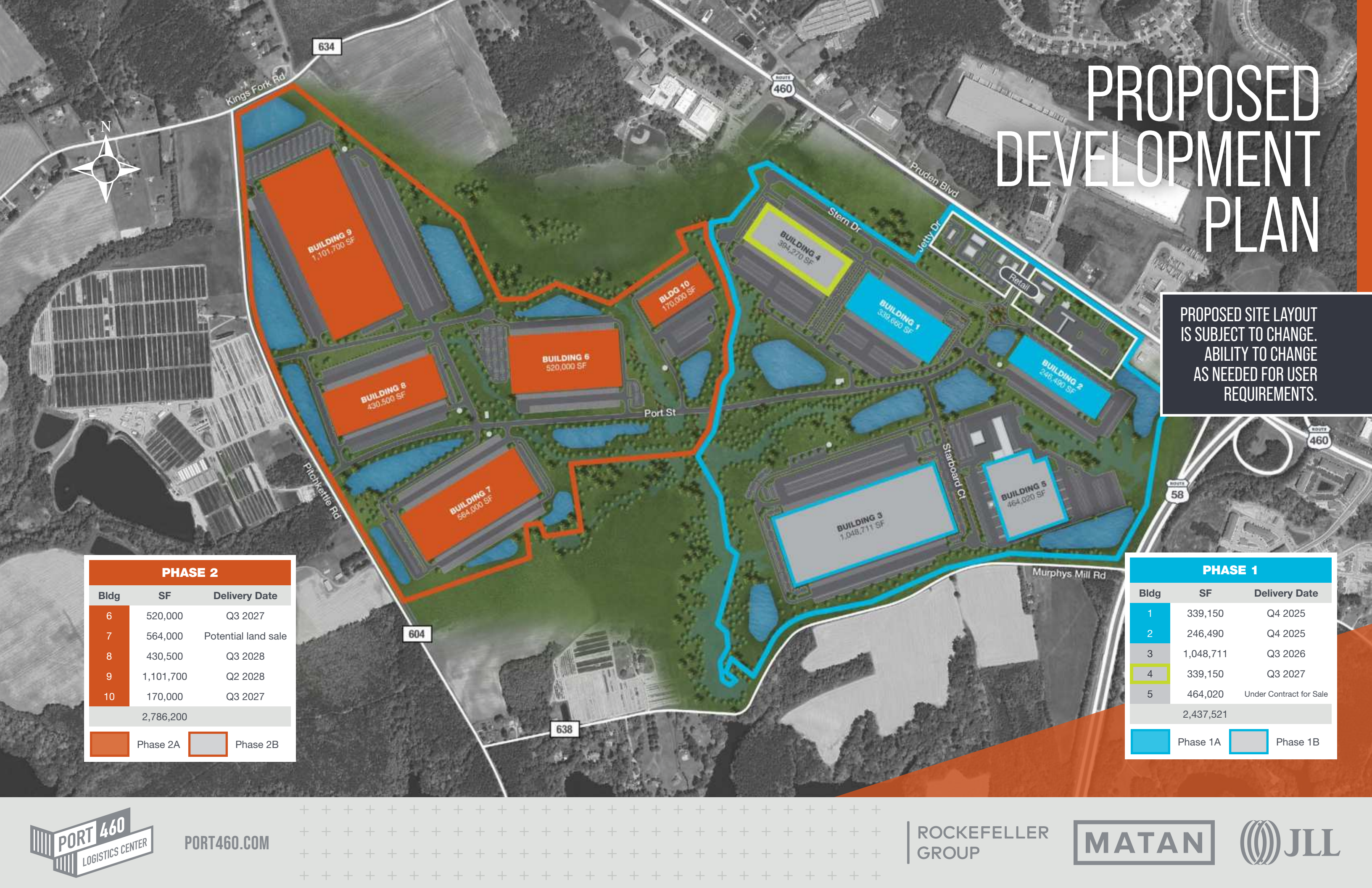
PROPOSED SITE LAYOUT IS SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

PHASE 2		
Bldg	SF	Delivery Date
6	520,000	Q3 2027
7	564,000	Potential land sale
8	430,500	Q3 2028
9	1,101,700	Q2 2028
10	170,000	Q3 2027
2,786,200		

Phase 2A
 Phase 2B

PHASE 1		
Bldg	SF	Delivery Date
1	339,150	Q4 2025
2	246,490	Q4 2025
3	1,048,711	Q3 2026
4	339,150	Q3 2027
5	464,020	Under Contract for Sale
2,437,521		

Phase 1A
 Phase 1B



PORT460.COM



HIGHLY CONNECTED LOCATION

Port 460 is strategically located at the intersection of US Routes 460 and 58, providing direct access to the entire Hampton Roads MSA and its world-class logistics and distribution infrastructure. The development's proximity to both the fast-growing Port of Virginia and Interstates I-95 and I-85 will allow operators to efficiently connect to major population centers throughout the Eastern Seaboard.

LEASING

TODD HUGHES
Executive Managing Director
443.451.2608
todd.hughes@jll.com

KRIS KENNEDY
Senior Vice President
757.348.6098
kris.kennedy@jll.com

GREGG CHRISTOFFERSEN
Managing Director
757.965.3009
gregg.christoffersen@jll.com



PORT460.COM

ROCKEFELLER GROUP

MATAN

