

FOR LEASE & FOR SALE

Warehouse A | 239,156 SF
SITE WORK UNDERWAY

Enterprise
Center at
VA PORT
LOGISTICS PARK



Enterprise Center at VA Port Logistics Park

2500 Enterprise Drive | Suffolk, VA 23434

Lang Williams, SIOR
Executive Vice President
+1 757 679 9106
lang.williams@colliers.com

H. Ashton Williamson, MAI, SIOR
Executive Vice President
+1 757 288 3438
ashton.williamson@colliers.com

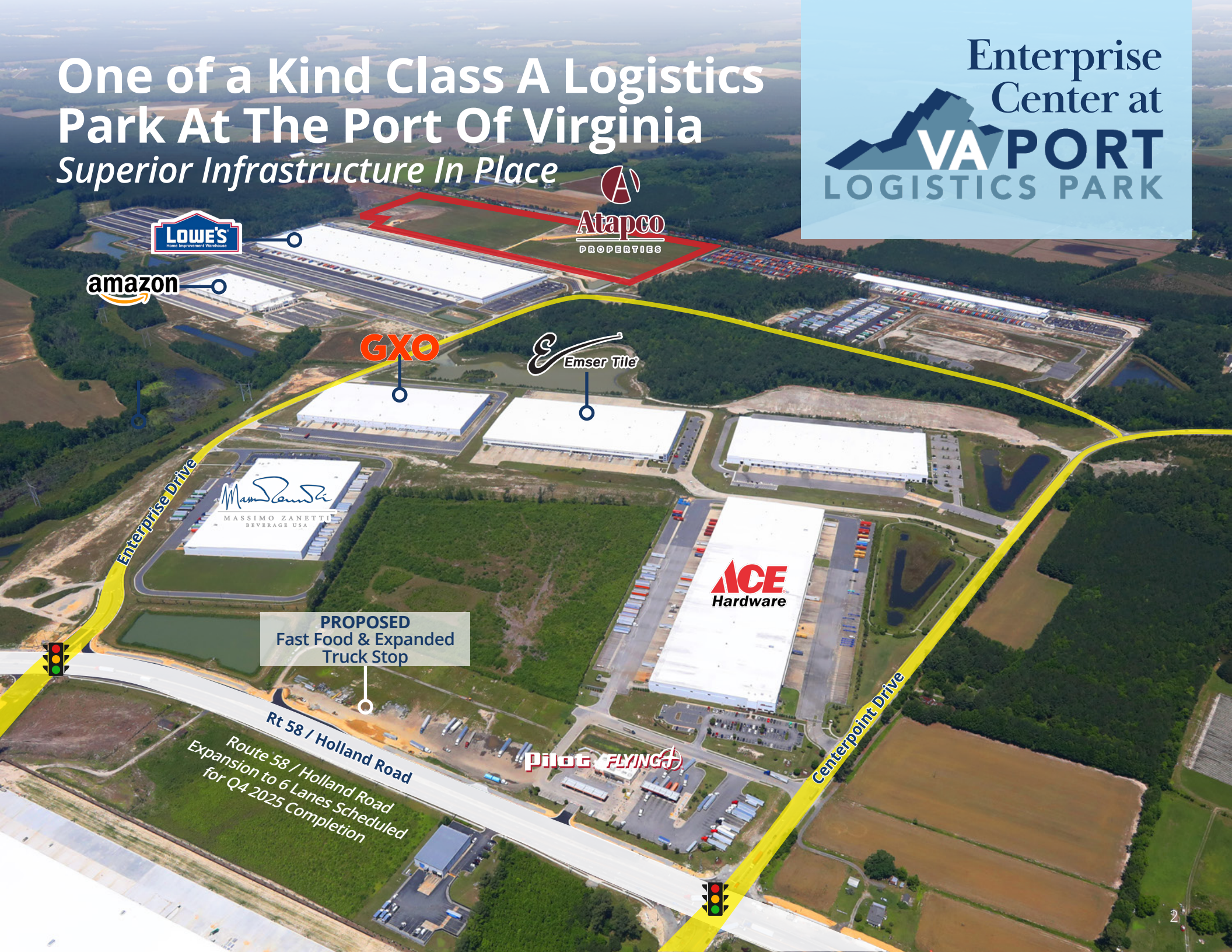
Chamie Burroughs
Senior Vice President
+1 757 217 1878
chamie.burroughs@colliers.com



One of a Kind Class A Logistics Park At The Port Of Virginia

Superior Infrastructure In Place

Enterprise
Center at
VA PORT
LOGISTICS PARK



amazon

GXO

Emser Tile

Massimo Zanetti
BEVERAGE USA

ACE
Hardware

PROPOSED
Fast Food & Expanded
Truck Stop

PILOT FLYING J

Rt 58 / Holland Road
Route 58 / Holland Road
Expansion to 6 Lanes Scheduled
for Q4 2025 Completion

Centerpoint Drive

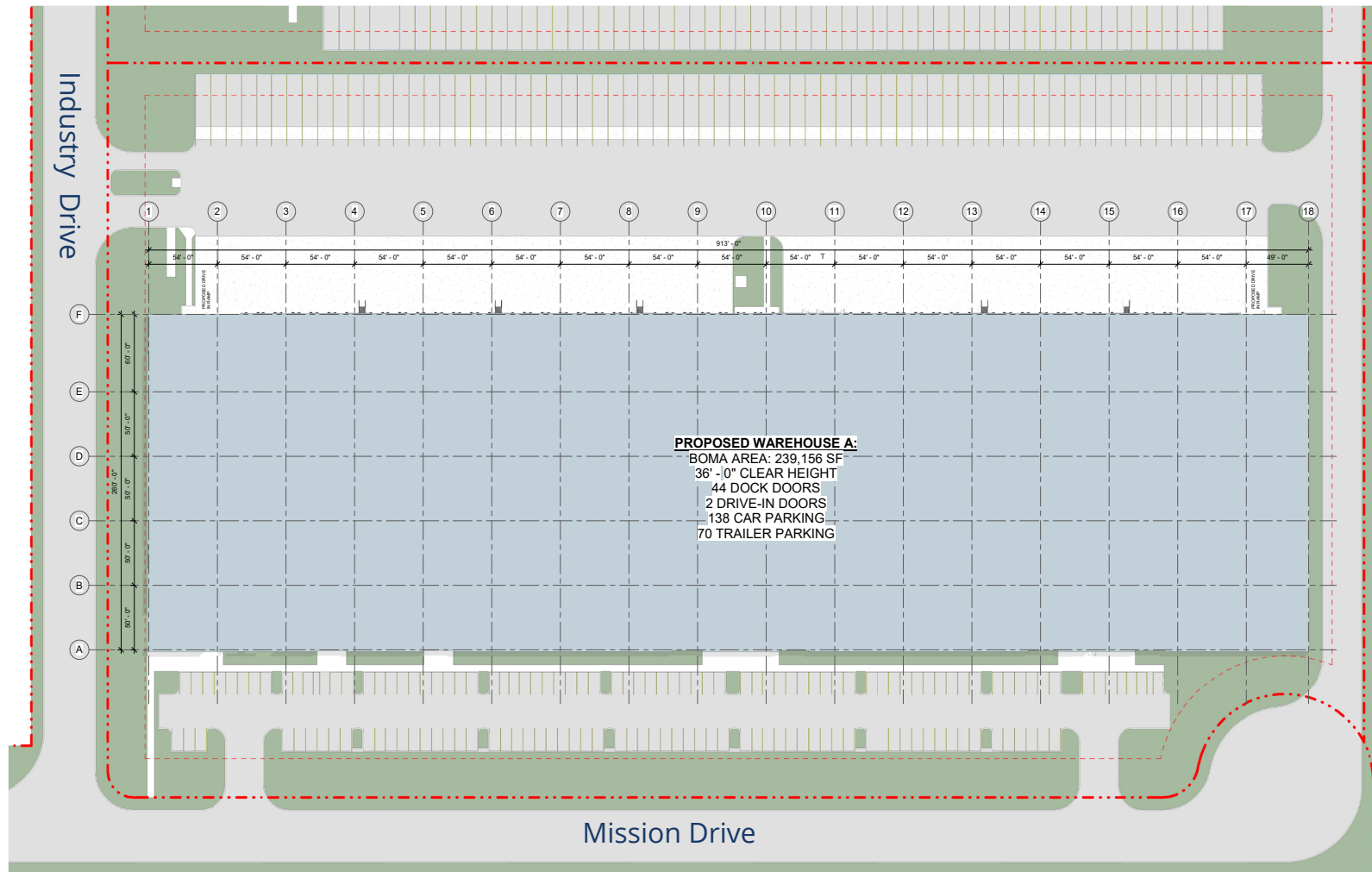
WAREHOUSE A

239,156 SF | Pad Preparation Underway



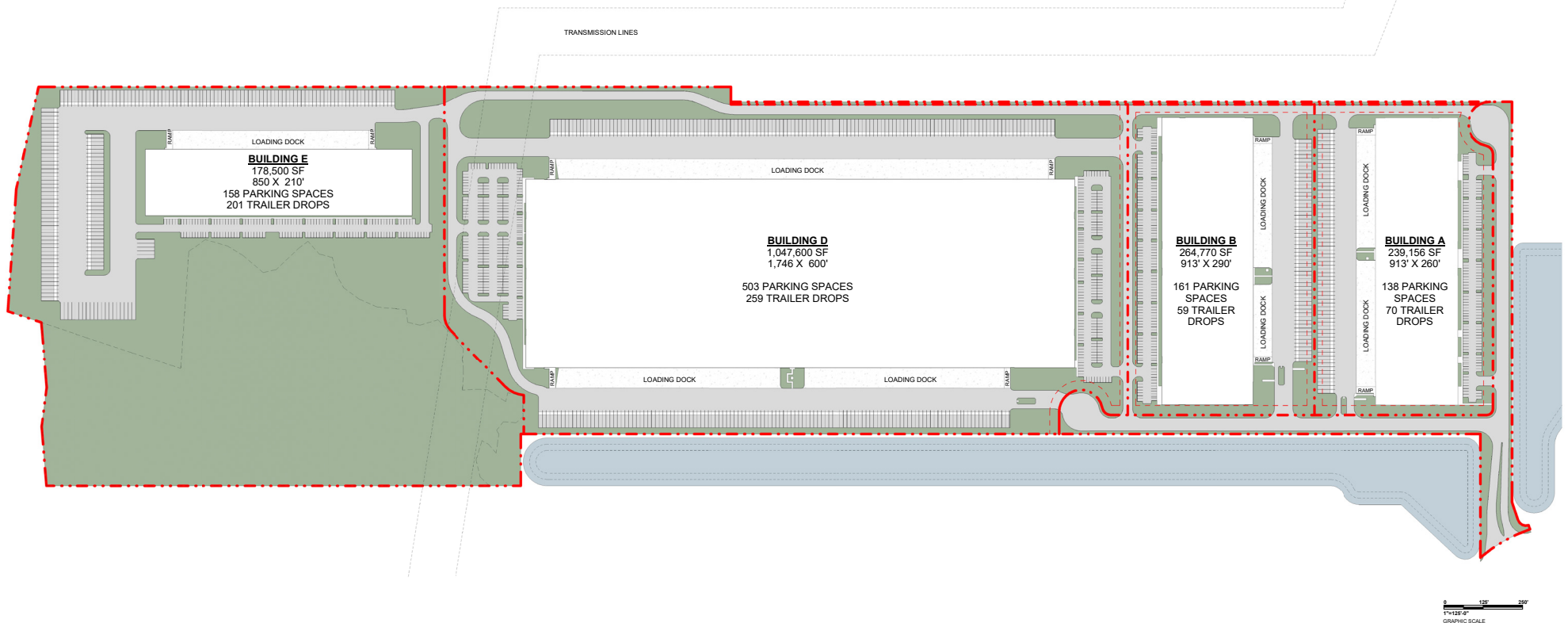
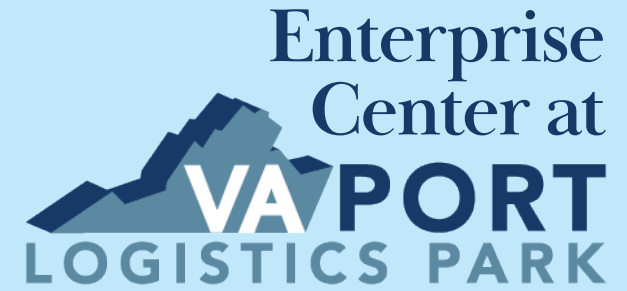
Features:

- Zoning: M2 - Heavy Industrial
- Building Size: 239,156 SF
- Dimensions: 913' x 260'
- Concrete Tilt Wall Rear Load
- Loading: Up to 44 docks & 2 drive-in
- Parking: Trailer up to 70, Auto up to 138
- 36' Clear, ESFR and other Class A Design Specifications
- Sitework Underway, Q3 2025
 - Entrance Road (Mission Dr.) to be graded and stoned
 - Building A grading for pad and surcharge



WAREHOUSE A

Master Site Plan



Superior Park Infrastructure

- Electric: Dominion Energy
 - Load Letters for 19,000 amps for up to 1.6M SF building
- Gas: Virginia Natural Gas
 - 4" line, 60 psi
 - Load Letters for up to 25.6M BTU
- Sewer: City of Suffolk
 - 8" Gravity Sewer
- Fiber: Verizon & Spectrum dedicated fibers



Site Work Photos

Warehouse A *Building Pad*

2500 Enterprise Dr. | Suffolk, VA



AMENITIES MAP

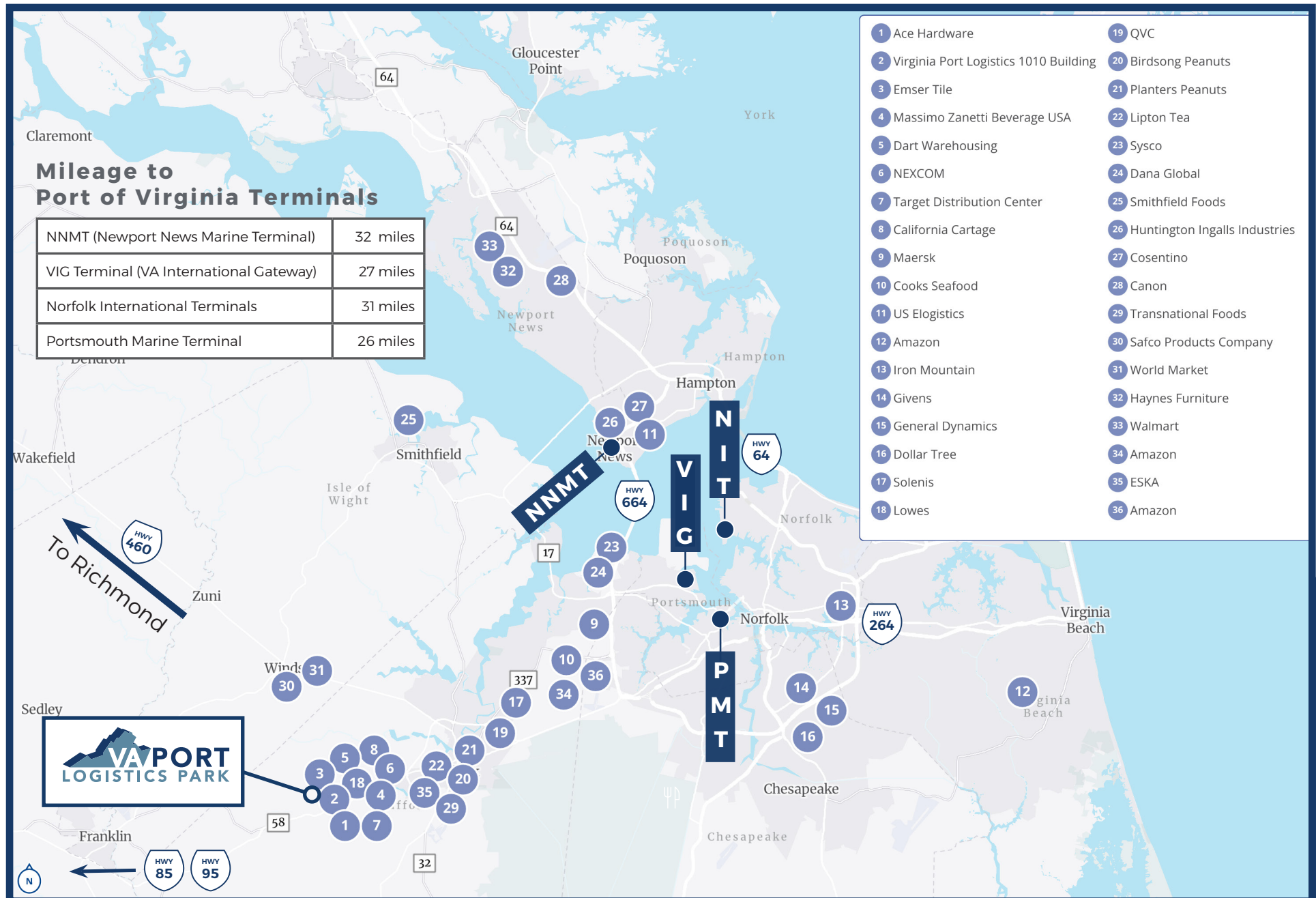
Route 58/Holland Road Corridor Improvements

Enterprise
Center at
VA PORT
LOGISTICS PARK

*Expanding to 6-Lane Divided Roadway
Q4 2025 Scheduled Completion*



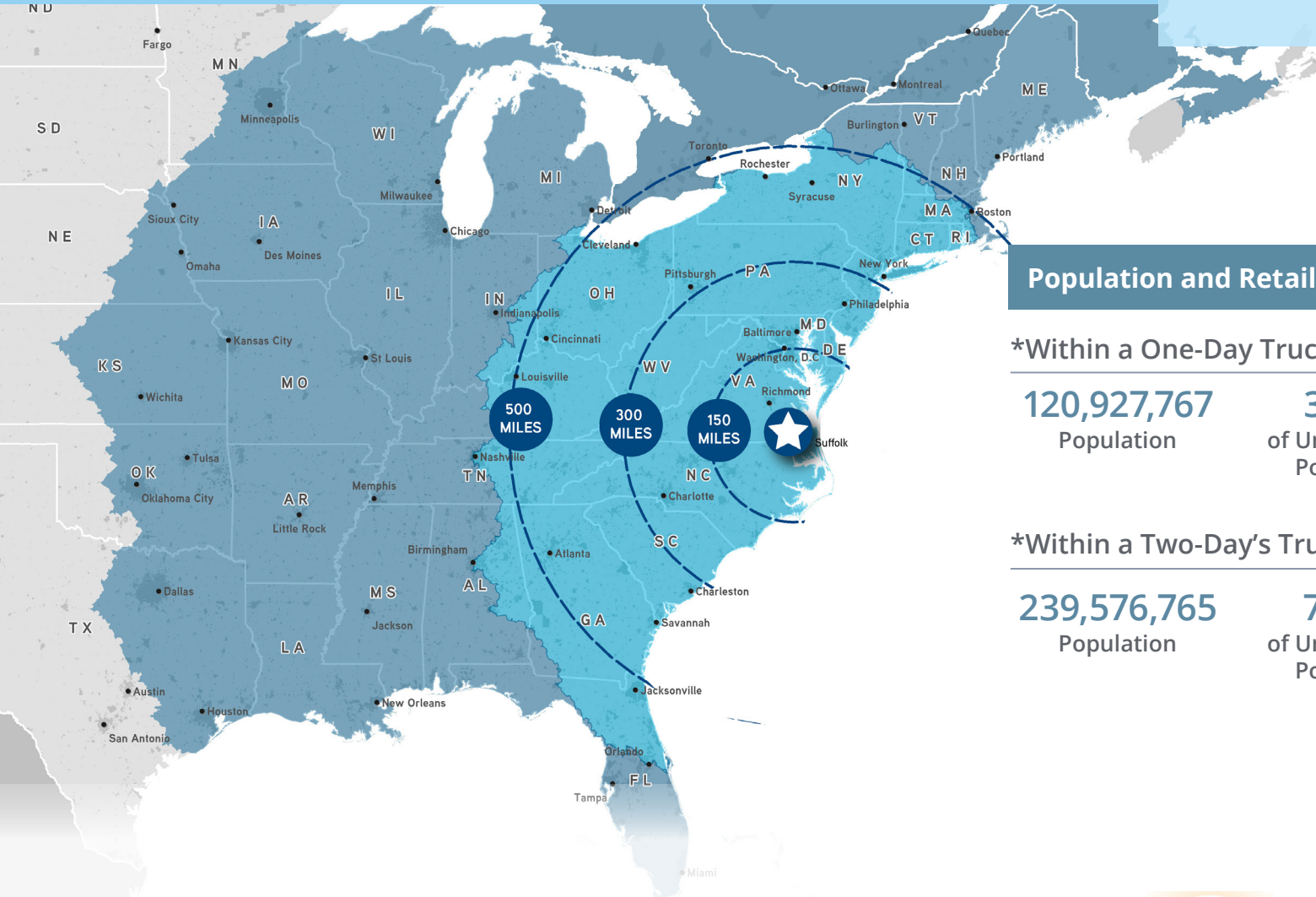
REGIONAL MAP & LOGISTICS USERS



POPULATION AND RETAIL

Goods Consumer Spending

Enterprise
Center at
VAPORT
LOGISTICS PARK



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive

120,927,767
Population

36.4%
of United States
Population

\$1.14B
in Retail Goods
Consumer Spending

*Within a Two-Day's Truck Drive

239,576,765
Population

72.2%
of United States
Population

\$2.18B
in Retail Goods
Consumer Spending

Lang Williams, SIOR
Executive Vice President
+1 757 679 9106
lang.williams@colliers.com

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+1 757 288 3438
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