

FOR LEASE

HIGH-BAY INDUSTRIAL DEVELOPMENT NEW CONSTRUCTION

271 Benton Road, Suffolk, VA



VIRGINIA DISTRIBUTION CENTER (VDC)

- ± 64,000 SF - Immediate Occupancy - New Construction
- ESRF / Clear Height ± 36' / LED Lighting with auto-sensors
- Column Spacing - 50' x 54' with 60' Speed Bays
- Three (3) 9' x 10' Dock Level Loading Doors with Dock Seals and Task Lights
 - One (1) Dock Door with in-ground pit leveler (40,000 lb)
 - Two (2) Dock Doors with edge-of-dock levelers (40,000 lb)
- One (1) 12' x 14' Grade Level Loading Door
- Two (2) Existing single use, unisex restrooms
- Office - Built - to - Suit
- Trailer Parking Available
- Zoned M-2 (Heavy Industrial)
- Excellent access to Arterial Highways via Route 58 Bypass (1/2 mile)
- One stoplight to Virginia International Gateway (VIG)
- Foreign Trade Zone (FTZ) and ICE Coffee Futures Eligibility
- Institutionally owned by Industrial Realty Group (IRG)

For more information:

CHARLES L. DICKINSON, SIOR

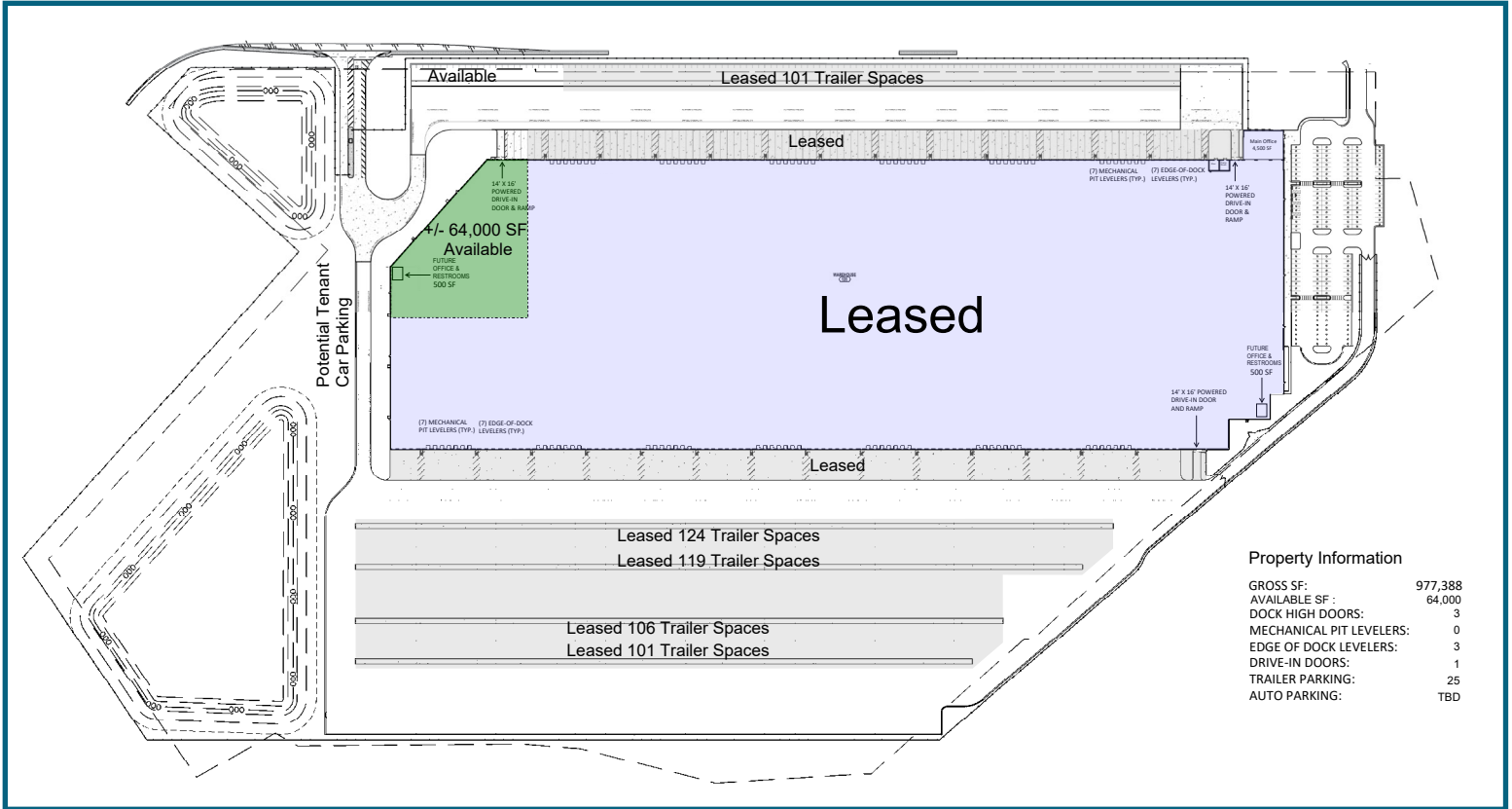
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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

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SITE AERIAL AND PORT DISTANCES



APPROXIMATE DISTANCES

Norfolk Naval Ship Yard	± 21 Miles
Portsmouth Marine Terminal	± 21 Miles
Virginia International Gateway	± 22 Miles
Norfolk International Terminal	± 26 Miles
Craney Island (Future)	± 22 Miles
Newport News Marine Terminal	± 27 Miles
US-58	± 3 Miles
US-13 Bypass	± 0.5 Miles

Norfolk International Airport	± 28 Miles
Little Creek - Joint Exp. Base	± 32 Miles
Norfolk Naval Base	± 27 Miles
Oceana Naval Air Station	± 37 Miles
NN Shipbuilding & Langley AFB	± 28 Miles
Downtown Suffolk	± 2 Miles
I-95	± 55 Miles
I-64/I-264/I-664	± 11 Miles

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