

For Lease 460 Commerce Center

Available for Immediate Occupancy

New Light Manufacturing & Distribution Building

12375 William A. Gwaltney Way | Windsor, VA 23487

- Class A New Construction
- Potential Incentives:
 - Virginia Enterprise Zone
 - Foreign Trade Zone #20
 - Port of Virginia Economic and Infrastructure Development Grant Program
 - Economic Development Incentive Grant (EDIG)
- Direct Access to Port of Virginia Marine Terminals
- Zoning supports light manufacturing, warehousing, and distribution uses



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460 COMMERCE CENTER

Ready for Immediate Occupancy

Brand New
Q4 2025



Property Overview

Building Size	±352,000 SF
Office Space	2,684 SF spec office space to be delivered with Base Building
Clear Height	36' minimum
Column Spacing	±55' x 50' with 60' Loading Bays
Configuration	Cross Dock, ±1,100' x 320'
Dock Doors	80 installed (40 each side of building) 24 with pit levelers 36 Future (Knock-Outs)
Drive-Ins	Two (2) 12' x 14' drive-in doors
Floor	7" unreinforced 4000 psi
Truck Court	East Truck Court: 130' depth West Truck Court: 185' depth allowing for 75 trailer spaces
Sprinkler	ESFR
Lighting	LED with motion sensors, 30FC
Electrical	4000 amp, 480V, 3-phase
Trailer Parking	±135 spaces / or 75 spaces with ±1.8 Acres iOS
Employee Parking	±87 auto spaces

Shirley T. Holland Intermodal Park

460 Commerce Center is located within Shirley T. Holland Intermodal Park, a 1,200 acre county-owned industrial park, home to over 1.6 million square feet of buildings, including Keurig Dr Pepper (±330,000 SF), Safco Products Company (±302,000 SF) and World Market's Virginia Distribution Center (±1,002,614 SF).

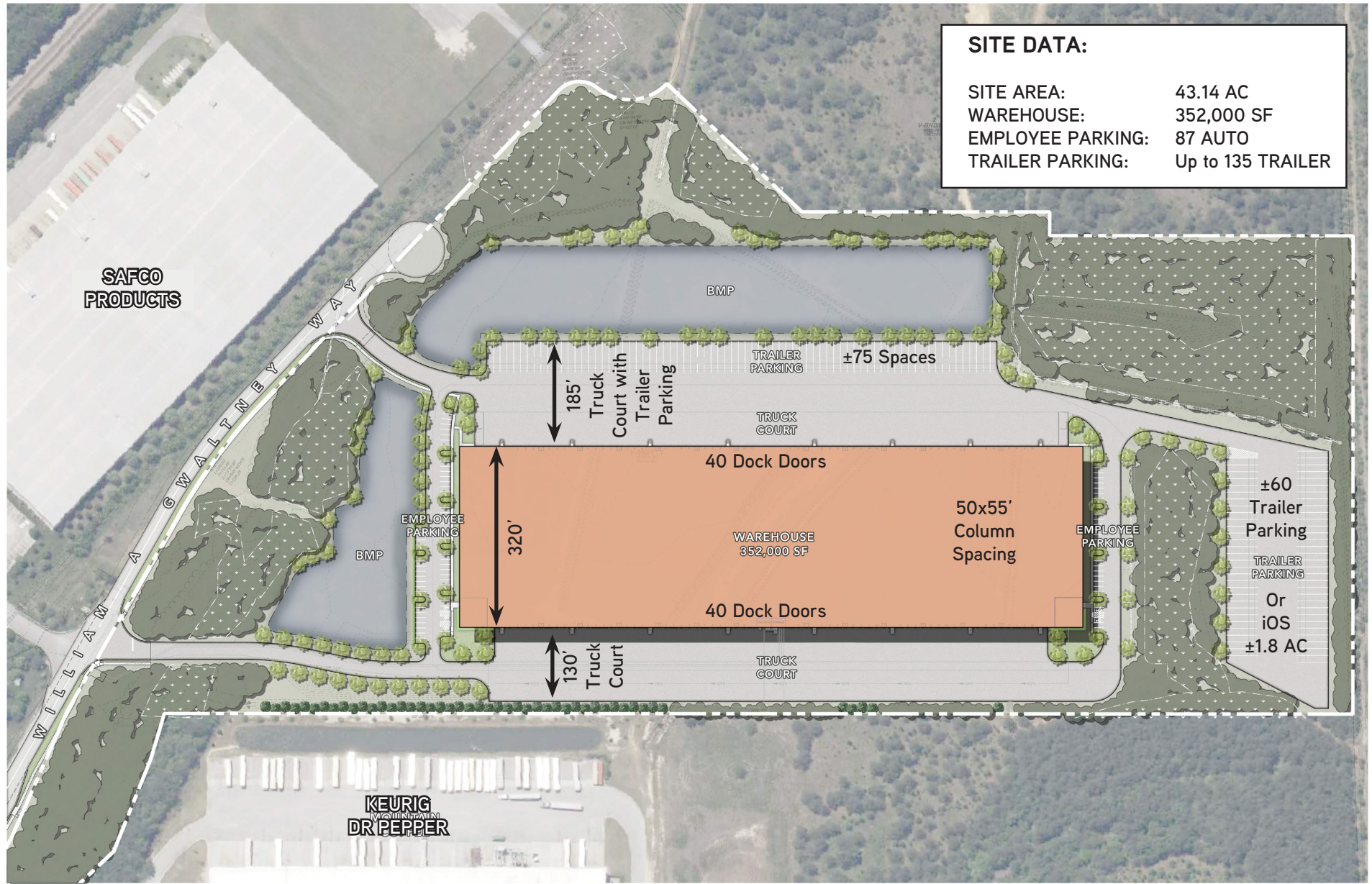
Lowest Tax Rate in Hampton Roads
(Save \$0.50 to \$0.85+/SF/Year on RE Taxes)

Utilities

- Electricity: Dominion Energy
- Natural Gas: Columbia Gas of Virginia
- Water & Sewer: Isle of Wight County
- Fiber / Broadband: Verizon & Spectrum

Site Plan

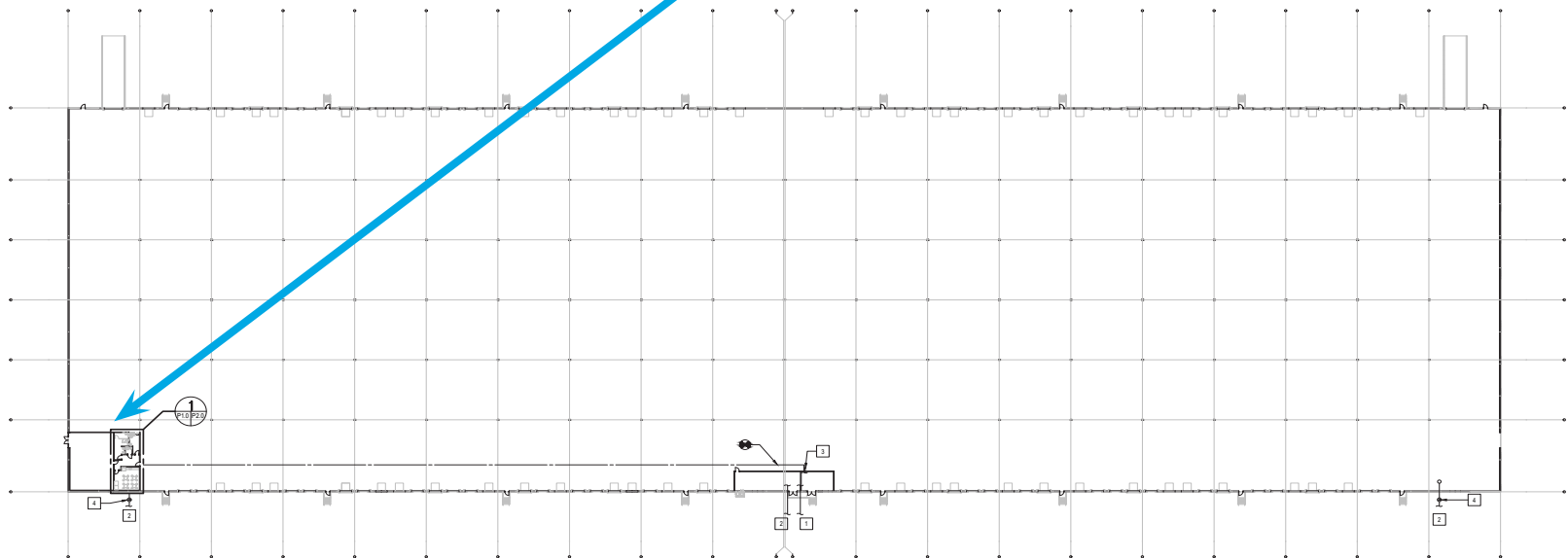
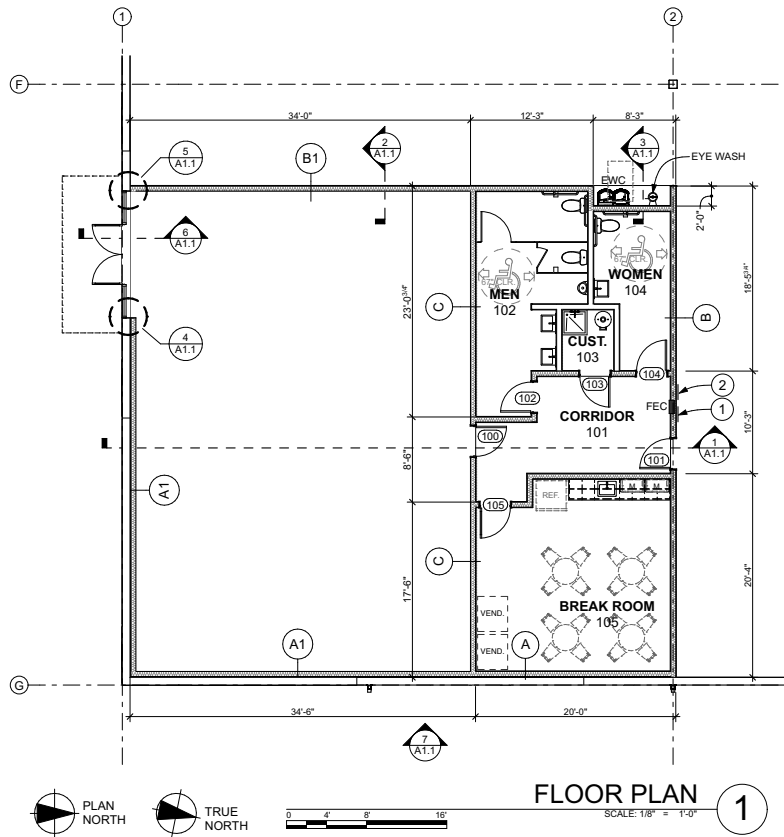
460 Commerce Center



Spec Office

460 Commerce Center

Ready for Occupancy
±2,684 SF Office Space
Expandable

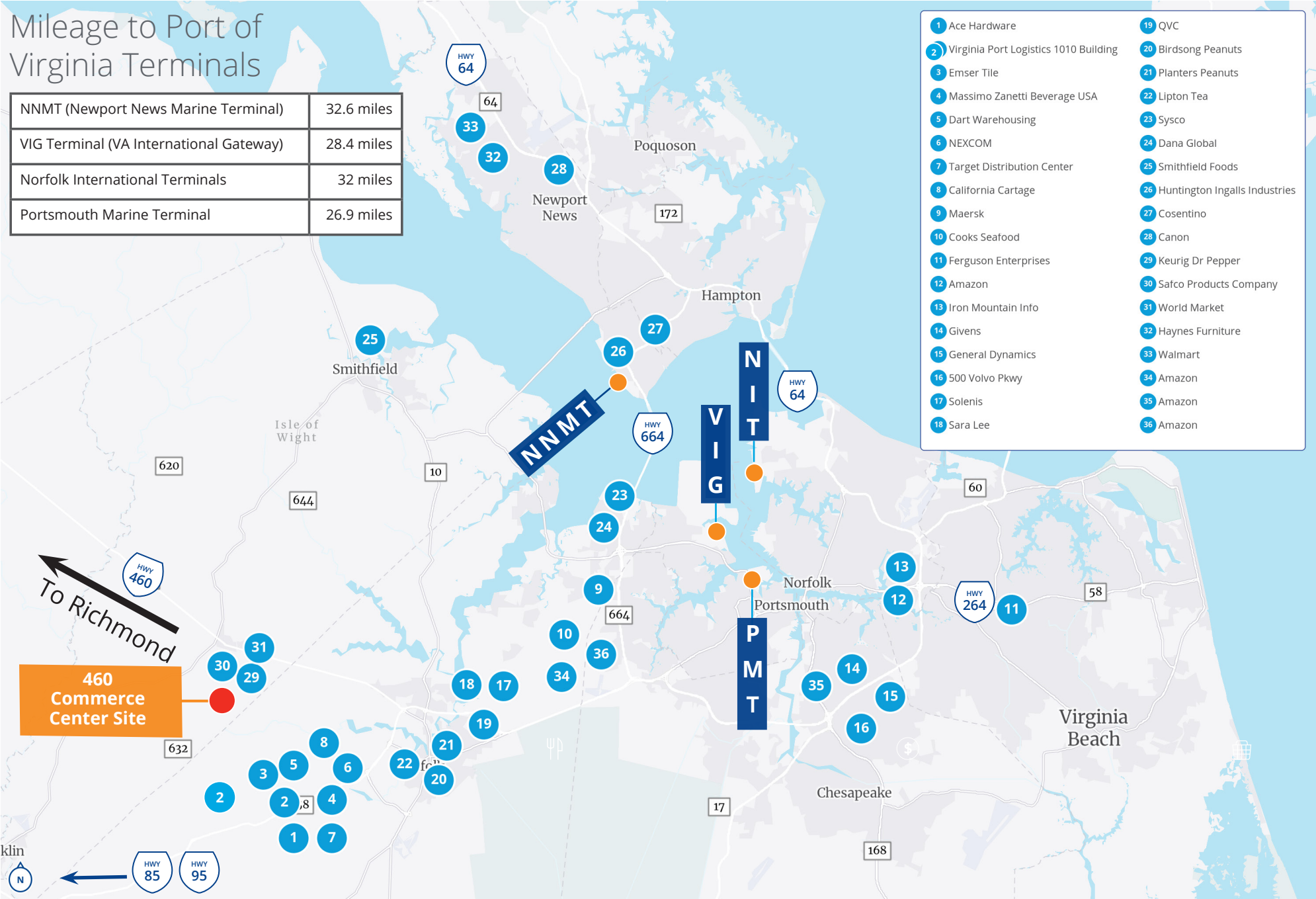


OVERALL PLUMBING PLAN
SCALE: 1/32" = 1'-0"

Area Map

Mileage to Port of Virginia Terminals

NNMT (Newport News Marine Terminal)	32.6 miles
VIG Terminal (VA International Gateway)	28.4 miles
Norfolk International Terminals	32 miles
Portsmouth Marine Terminal	26.9 miles



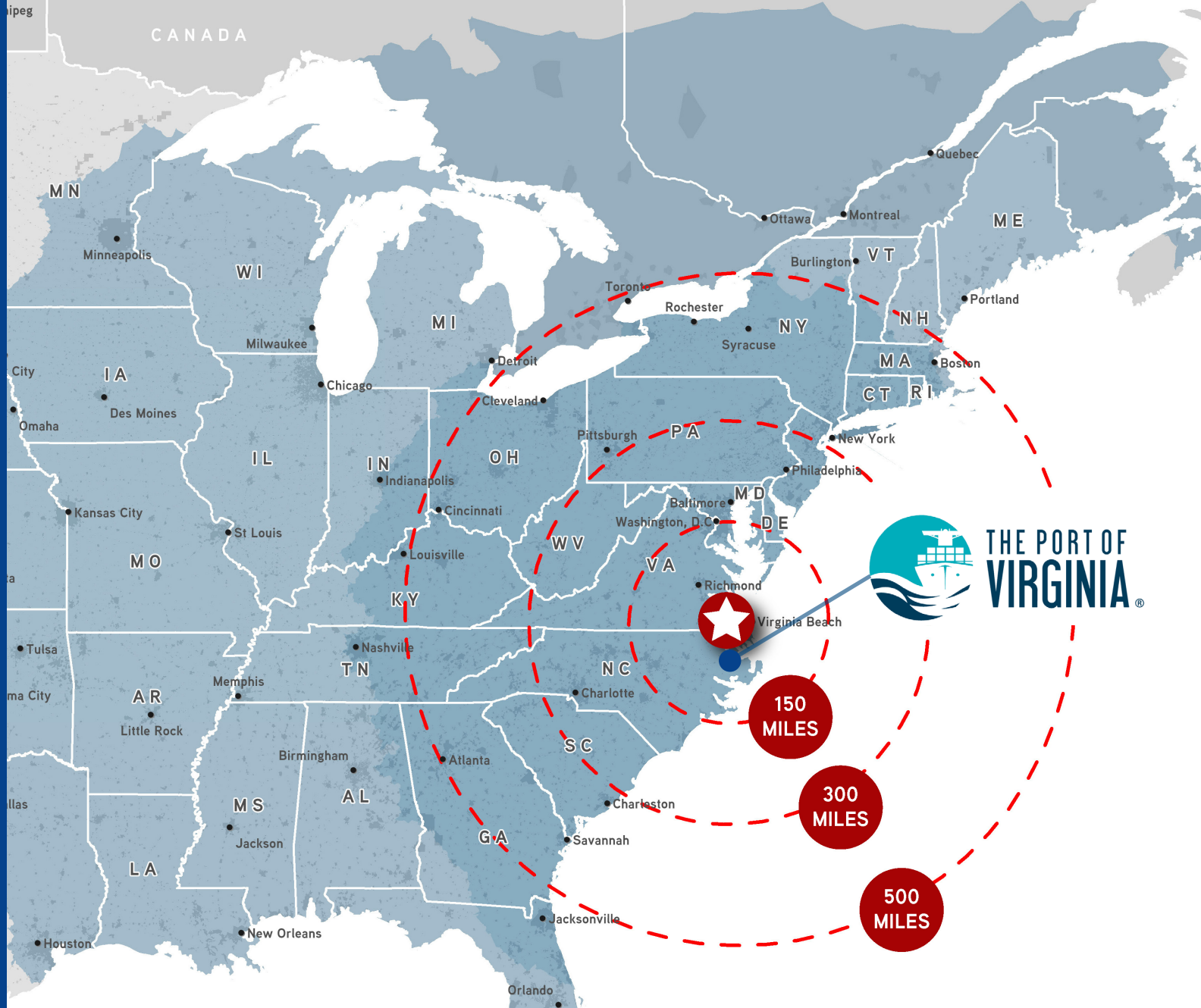


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