



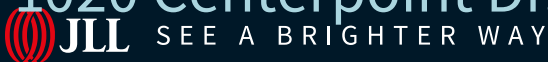
Immediate Availability
Best Value in the Market

Class A warehouse for sublease

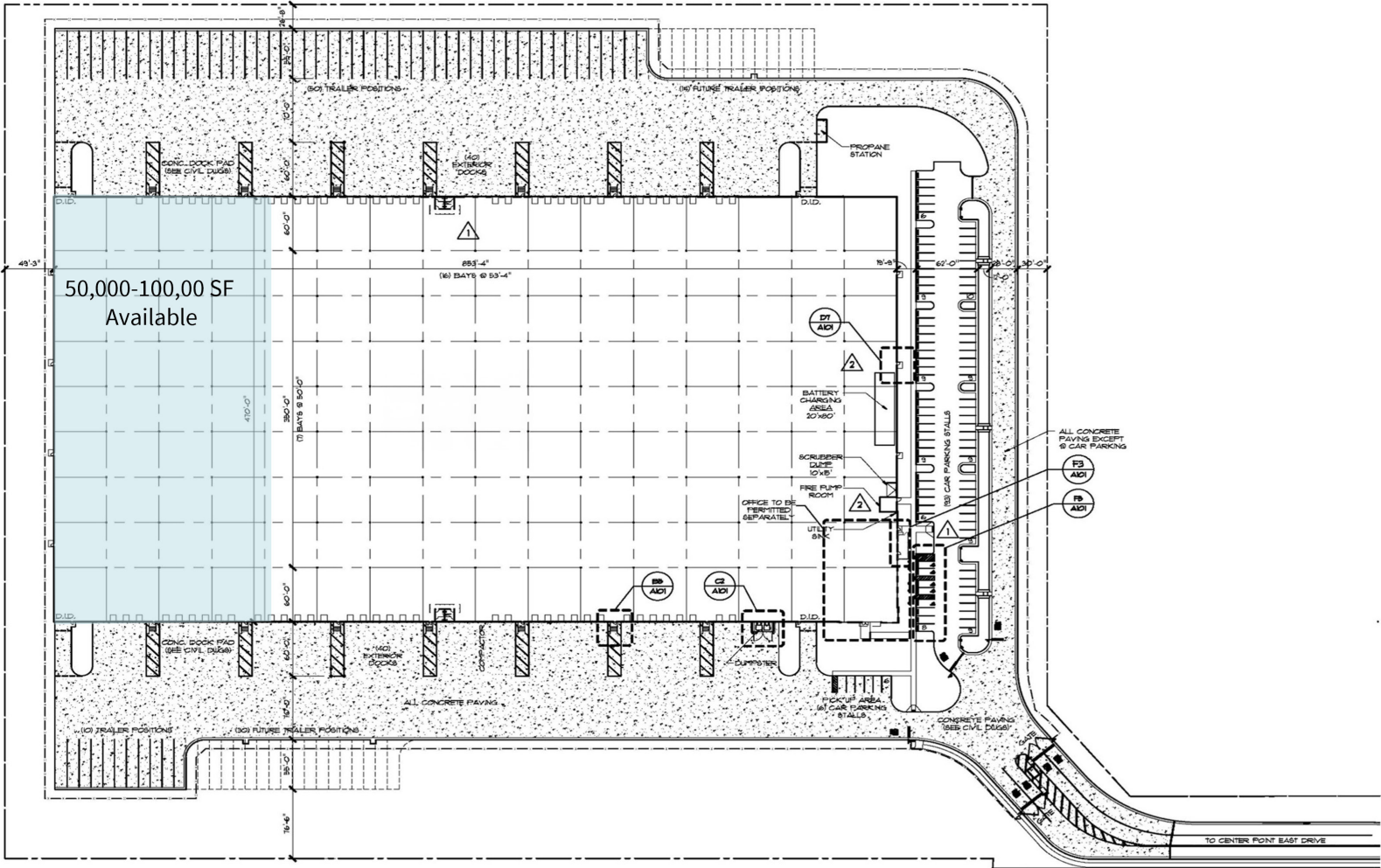
\$ 5.75 PSF NNN

Virginia Port Logistics Park

1020 Centerpoint Dr., Suite 200 | Suffolk, VA 23434



Site plan

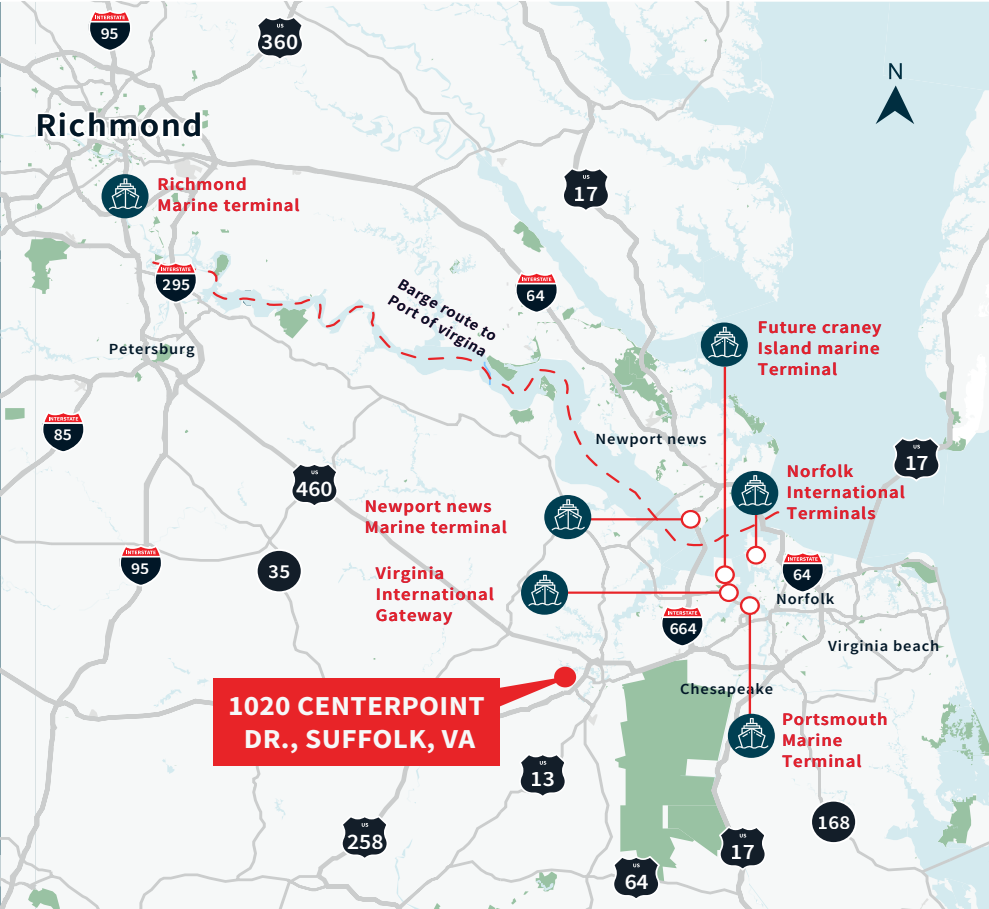


PROPERTY FEATURES					
Availability	Immediately	Clear Height	32'	Drive-in	Two 12' x 14' doors
Size	50,000-100,000sf	Column Spacing	50' x 53' 4" Typical and 50' x 60' Speed Bay.	Lighting	LED light fixtures with motion sensors
Building Depth	468'	Truck Court	185'	Sprinklers	ESFR
		Dock Doors	20 dock doors with 35,000 lb. capacity levelers	Floor	7" 4000-PSI

Location

PORT OF VIRGINIA

- Port of Virginia will be the deepest and widest port in the East Coast by the end of 2025
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Hampton Roads Bay Bridge Tunnel expansion completion in 2027 will double capacity for interstate-bound cargo via I-64
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



3rd Largest Port
on the East Coast



6th Largest Port
in the U.S.



Authorized to Dredge
55 Feet Deep to service
growing fleet of Ultra
Large Container Vessels



33% of Cargo arrives and
deports the port by rail, the
largest percentage of any
U.S. East Coast Port



374,000 jobs or
9.4% of the state's
resident workforce



Over 16 billion in
recent and upcoming
infrastructure
improvement



32 miles
NNMT (Newport News
Marine Terminal)



31 miles
Norfolk International
Terminals



27 miles
VIG Terminal (VA
International Gateway)



26 miles
Portsmouth Marine
Terminal

1020 Centerpoint Dr., Suite 200 / Suffolk, VA 23434



JLL

Wesley Edwards

Senior Vice President

wesley.edwards@jll.com

757-287-4953

Justin Gruendling

Associate

justin.gruendling@jll.com

732-770-5534