



352,000 SF
Divisible

460 Commerce Center | For Lease

Brand New Class A Warehouse Facility

12375 William A. Gwaltney Way | Windsor, VA

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Property Highlights

460 Commerce Center is a newly constructed, Class A manufacturing and distribution facility located within the **Shirley T. Holland Intermodal Park in Windsor**. Designed for high-volume logistics and light manufacturing users, the building offers immediate occupancy, modern functionality, and efficient access to the Port of Virginia and the Mid-Atlantic region.

- ±352,000 SF Class A cross-dock manufacturing and distribution facility
- ±2,684 SF of Brand New office ready to occupy (Expandable)
- 36' minimum clear height
- 80 dock doors, many equipped with pit levelers and seals
- Two (2) 12'x14' drive-in doors
- ESFR high volume fire suppression
- 130'-185' truck courts with up to ±135 trailer parking spaces or ±1.8 acres of IOS
- 4,000 amps, 480V, three-phase power with fiber connectivity
- Immediate occupancy with lowest real estate tax rate in Hampton Roads and proximity to all Port of Virginia terminals



Utilities

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

460 COMMERCE CENTER

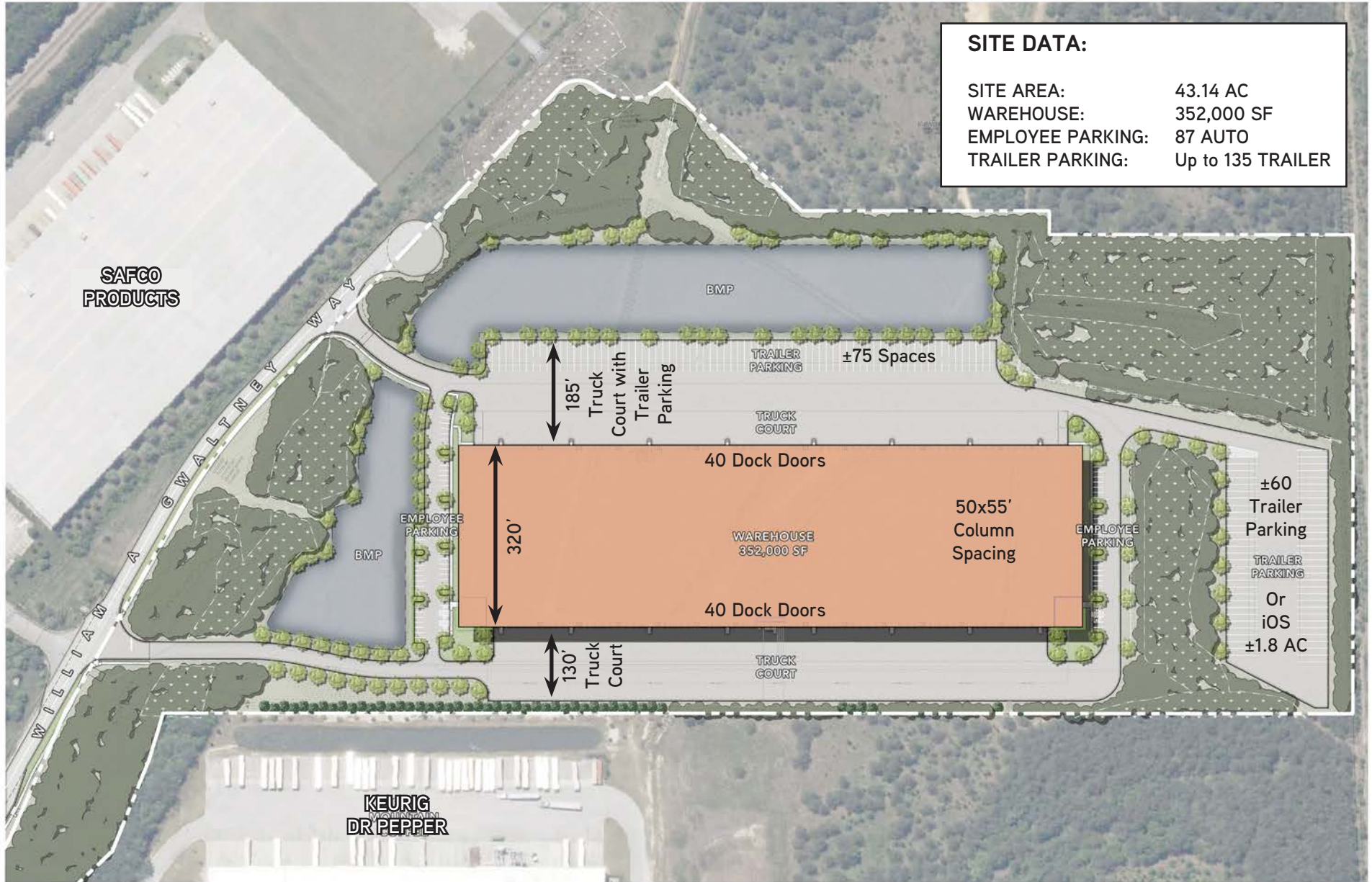
Ready for Immediate Occupancy

Brand New
Available Now



Site Plan

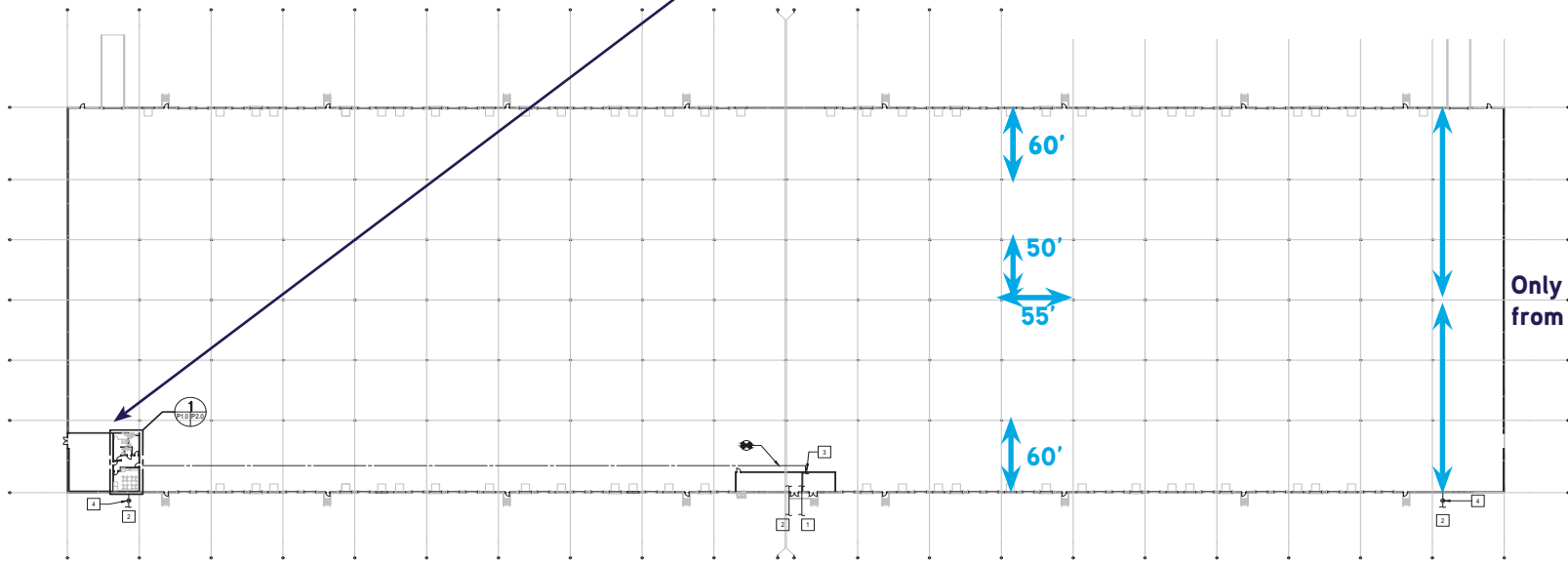
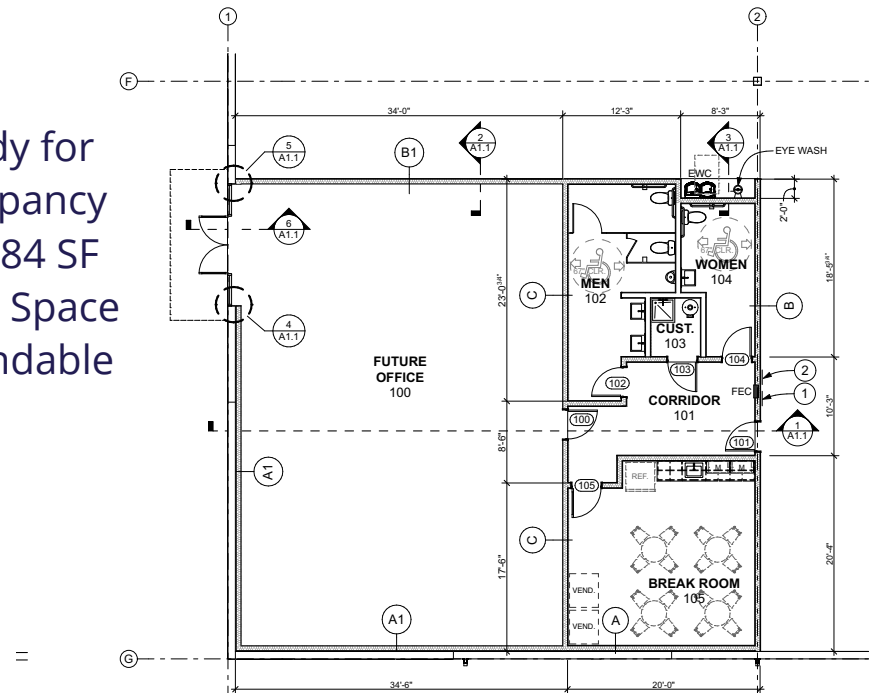
460 Commerce Center



SITE DATA:	
SITE AREA:	43.14 AC
WAREHOUSE:	352,000 SF
EMPLOYEE PARKING:	87 AUTO
TRAILER PARKING:	Up to 135 TRAILER

Brand New Office

Ready for
Occupancy
±2,684 SF
Office Space
Expandable



Only 160' to centerline
from loading doors.



Market Aerial

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

Mileage to Port of Virginia Terminals

- 1 Ace Hardware
- 2 Virginia Port Logistics 1010 Building
- 3 Emser Tile
- 4 Massimo Zanetti Beverage USA
- 5 Dart Warehousing
- 6 NEXCOM
- 7 Target Distribution Center
- 8 California Cartage
- 9 Maersk
- 10 Cooks Seafood
- 11 Ferguson Enterprises
- 12 Amazon
- 13 Iron Mountain Info
- 14 Givens
- 15 General Dynamics
- 16 500 Volvo Pkwy
- 17 Solenis
- 18 Sara Lee
- 19 QVC
- 20 Birdsong Peanuts
- 21 Planters Peanuts
- 22 Lipton Tea
- 23 Sysco
- 24 Dana Global
- 25 Smithfield Foods
- 26 Huntington Ingalls Industries
- 27 Cosentino
- 28 Canon
- 29 Keurig Dr Pepper
- 30 Safco Products Company
- 31 World Market
- 32 Haynes Furniture
- 33 Walmart
- 34 Amazon
- 35 Amazon
- 36 Amazon



CANADA

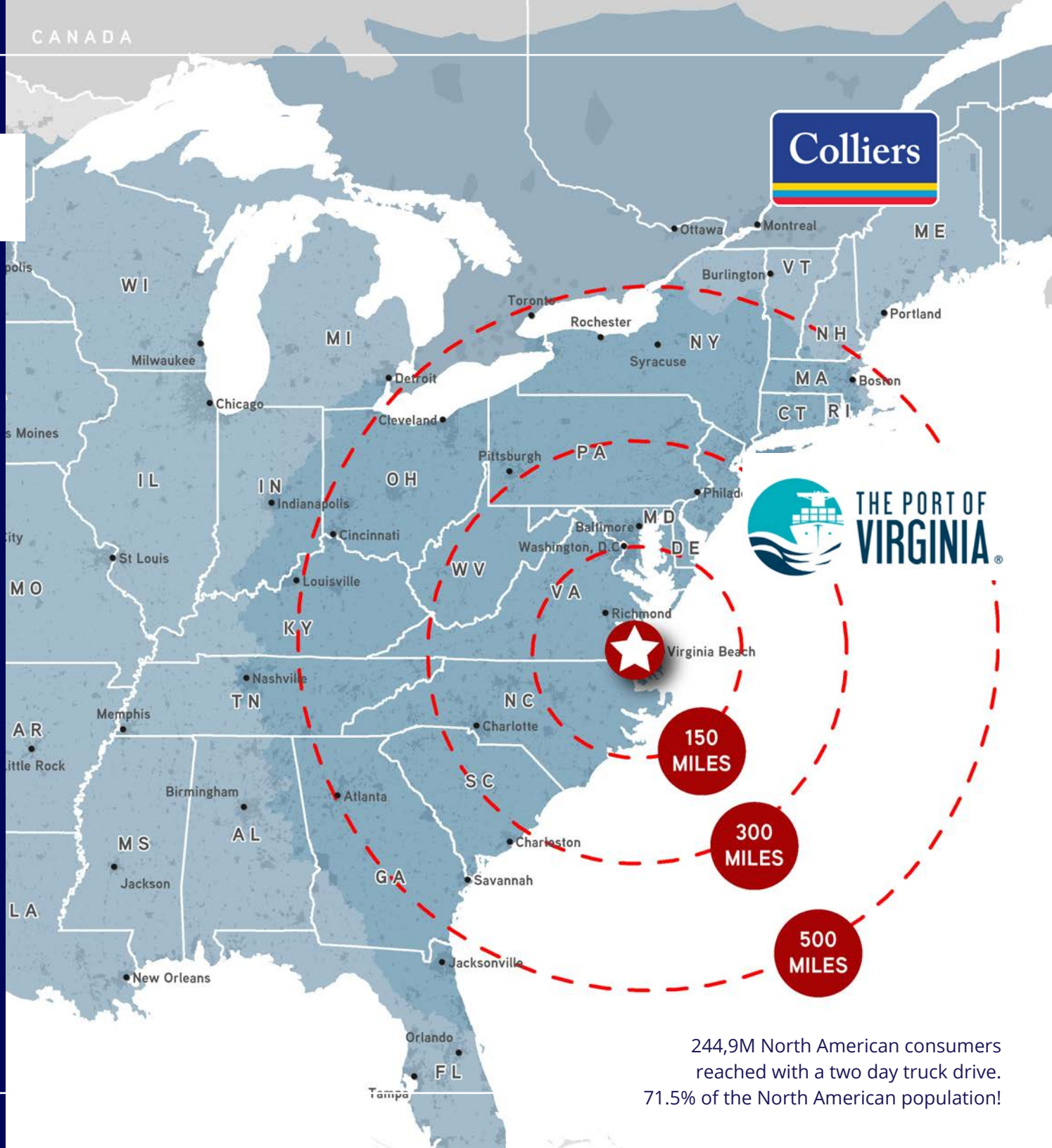


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244,9M North American consumers reached with a two day truck drive.
71.5% of the North American population!