

# FOR LEASE INDUSTRIAL PORT OF VIRGINIA

1965 Northgate Commerce Parkway  
Suffolk, VA 23435



**± 37,500 Sq. Ft. (New Construction)**

## ABOUT PROPERTY

- ± 37,500 Sq. Ft. (Subdividable)
- Office space built to suit
- Nine (9) 10' x 10' Dock Doors with Dock Seals and Canopies, Six (6) with in-ground pit levelers
- Column Spacing: Varies ± 25' x ± 75'
- 150' Bay Depth
- Ceiling Height: ± 32'
- Zoned M-2 (Heavy Industrial)
- 3-Phase/1,200 Amps Electrical Power
- ESFR Fire Suppression System
- Ample Parking Available
- Central Hampton Roads "Beltway" Location
- Located in Northgate Commerce Park
- Immediate access to I-664, I-64, I-264, Rt. 164 US-58 & US-460
- Adjacent to Amazon's 3.8 Million Square Foot Fulfillment Center
- LEASE RATE: ~~\$12.50~~ \$11.75 psf NNN
- NNN fees: ± \$2.20 psf



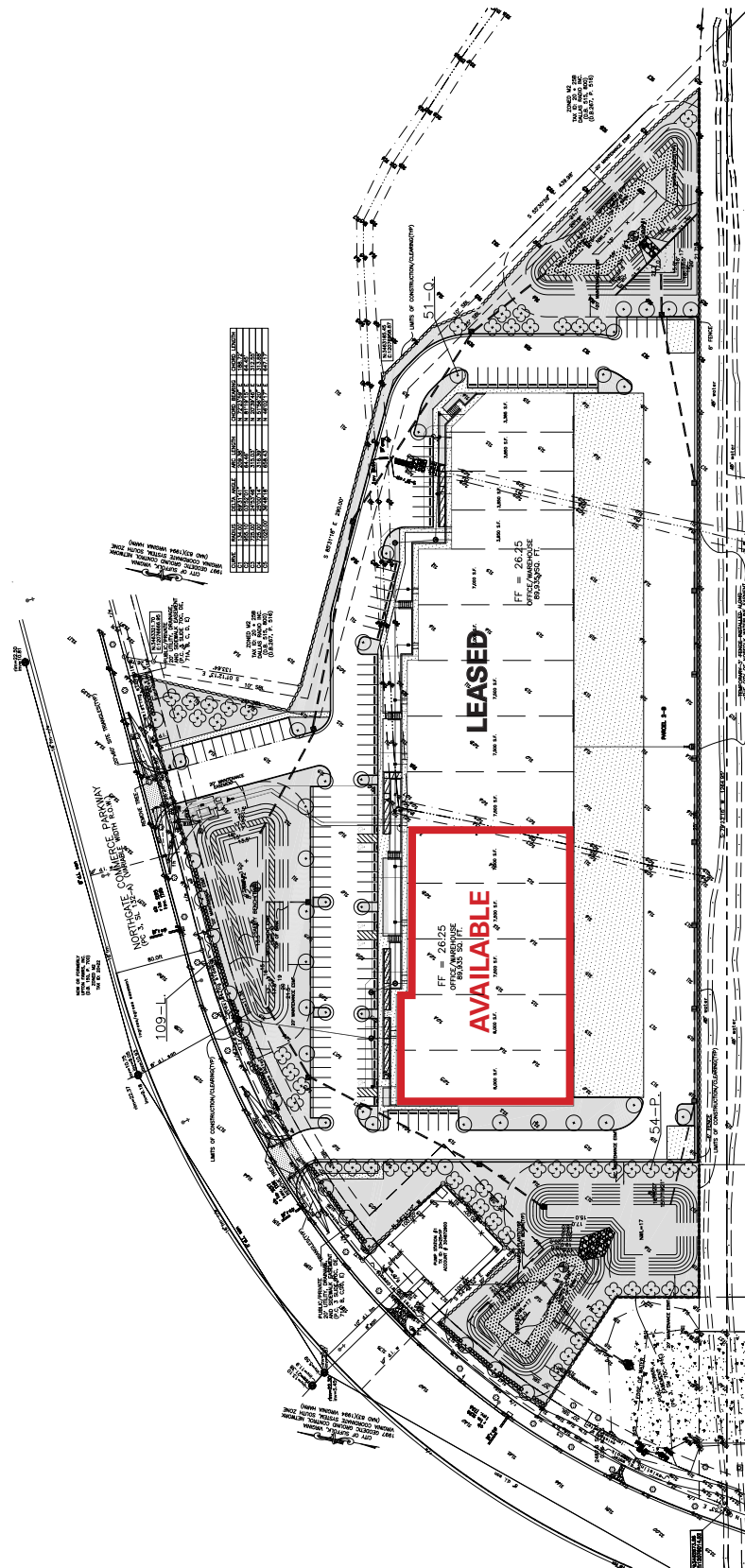
### For more information:

CHARLES L. DICKINSON, SIOR  
757.640.9468  
CharlesDickinson@HarveyLindsay.com



999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700  
[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

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COMMERCIAL REAL ESTATE

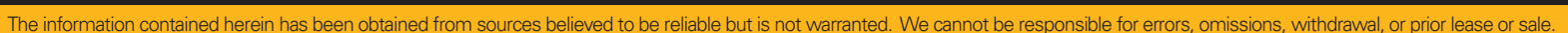


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## DRIVING DISTANCES



### APPROXIMATE DISTANCES

|                                |              |
|--------------------------------|--------------|
| Norfolk Naval Ship Yard        | ± 13.5 Miles |
| Portsmouth Marine Terminal     | ± 14.1 Miles |
| Virginia International Gateway | ± 9.9 Miles  |
| Norfolk International Terminal | ± 18.4 Miles |
| Craney Island (Future)         | ± 11.4 Miles |
| Newport News Marine Terminal   | ± 15.2 Miles |
| US-58                          | ± 6.5 Miles  |
| US-13 Bypass                   | ± 6.4 Miles  |

|                                |              |
|--------------------------------|--------------|
| Norfolk International Airport  | ± 23.2 Miles |
| Little Creek - Joint Exp. Base | ± 25.3 Miles |
| Norfolk Naval Base             | ± 23.8 Miles |
| Oceana Naval Air Station       | ± 34.6 Miles |
| NN Shipbuilding & Langley AFB  | ± 15.5 Miles |
| Downtown Suffolk               | ± 9.8 Miles  |
| I-95                           | ± 68.1 Miles |
| I-64/I-264/I-664               | ± 6.4 Miles  |

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M.F. DiScala  
& Company, Inc.

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SITE AERIAL



#### M.F. DISCALA & COMPANY

Established in 1923, M.F. DiScala & Company is a full-service real estate owner and developer with a portfolio of properties across the United States.

In partnership with a large Midwest insurance company, M.F. DiScala & Company has acquired numerous quality on the East Coast and continues to expand.

The most recent project in Hesperia, CA consists of a 9 million-square-foot distribution center in development with Covington Capitol.

For more information, please visit our webpage at [www.DiScala.com](http://www.DiScala.com)

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