

FOR LEASE

HIGH-BAY CROSS-DOCK NEW CONSTRUCTION

271 Benton Road, Suffolk, VA



VIRGINIA DISTRIBUTION CENTER (VDC)

Up to $\pm 977,388$ Sq. Ft. (Subdividable)

- Up to $\pm 977,388$ SF – Cross-Dock (Subdividable)
- $\pm 5,000$ SF Office (Expandable)
- New Construction
- ESFR / Minimum Clear Height $\pm 36'$ / LED Lighting with auto-sensors
- Column Spacing - $54' \times 50'$ with $60'$ Speed Bays
- Up to 192 - $9' \times 10'$ Dock Level Loading Doors with Dock Seals and Task Lights
 - 50% with in-ground pit levelers (40,000 lb)
 - 50% with edge-of-dock levelers
- Three (3) $14' \times 16'$ Powered Grade Level Loading Doors
- Trailer Parking - Up to ± 551 – $12' \times 55'$ trailer parking spaces with concrete dolly loading pads
 - Expandable by ± 13 Acres for additional trailer parking/IOS
- Car parking - Up to ± 174 car parking spaces
- Building Dimensions $\pm 1,755' \times 630'$
- 7" reinforced concrete floors
- 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) Eligibility
- Institutionally owned by Industrial Realty Group (IRG)

For more information:

CHARLES L. DICKINSON, SIOR

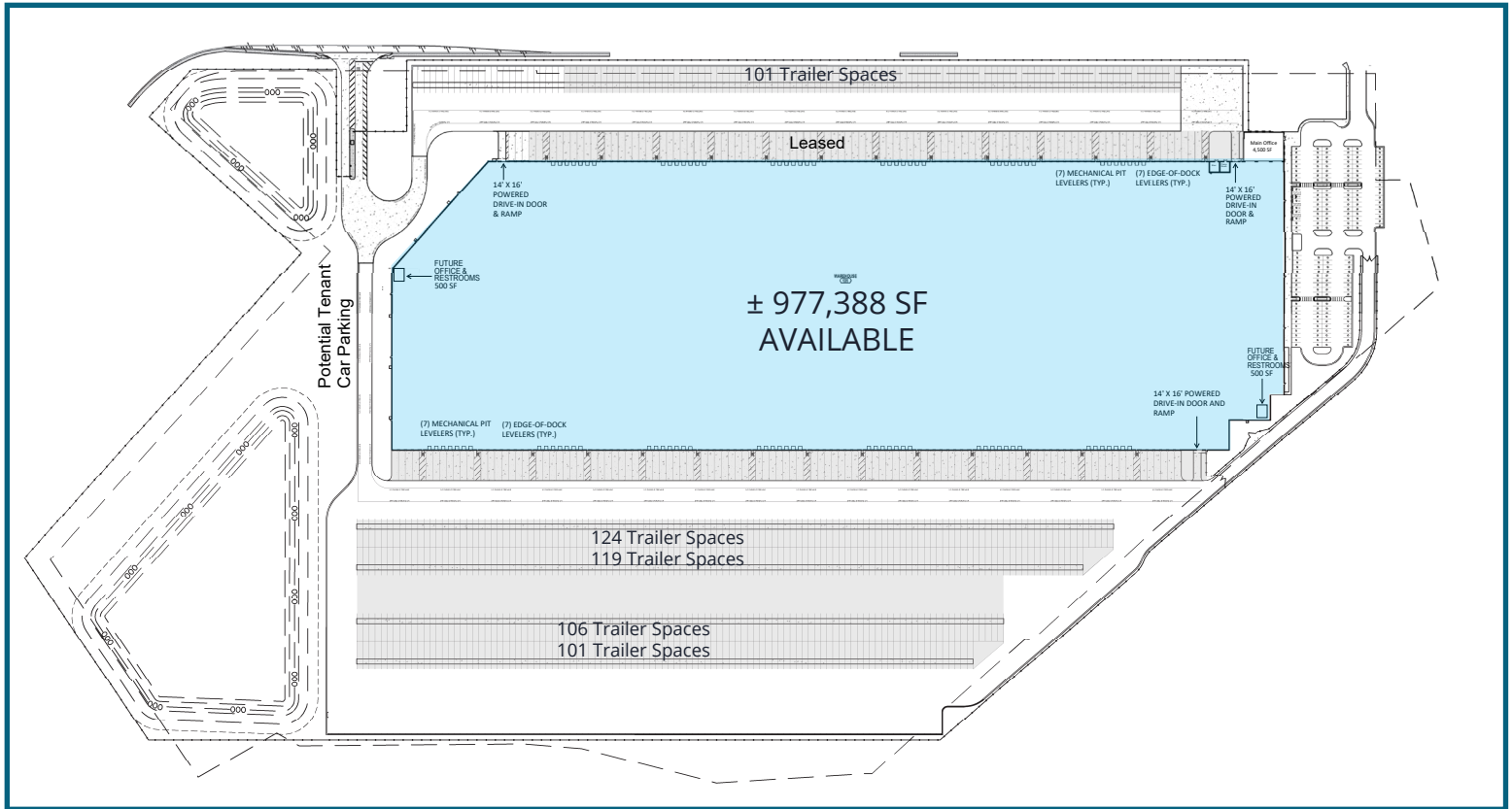
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HARVEY LINDSAY

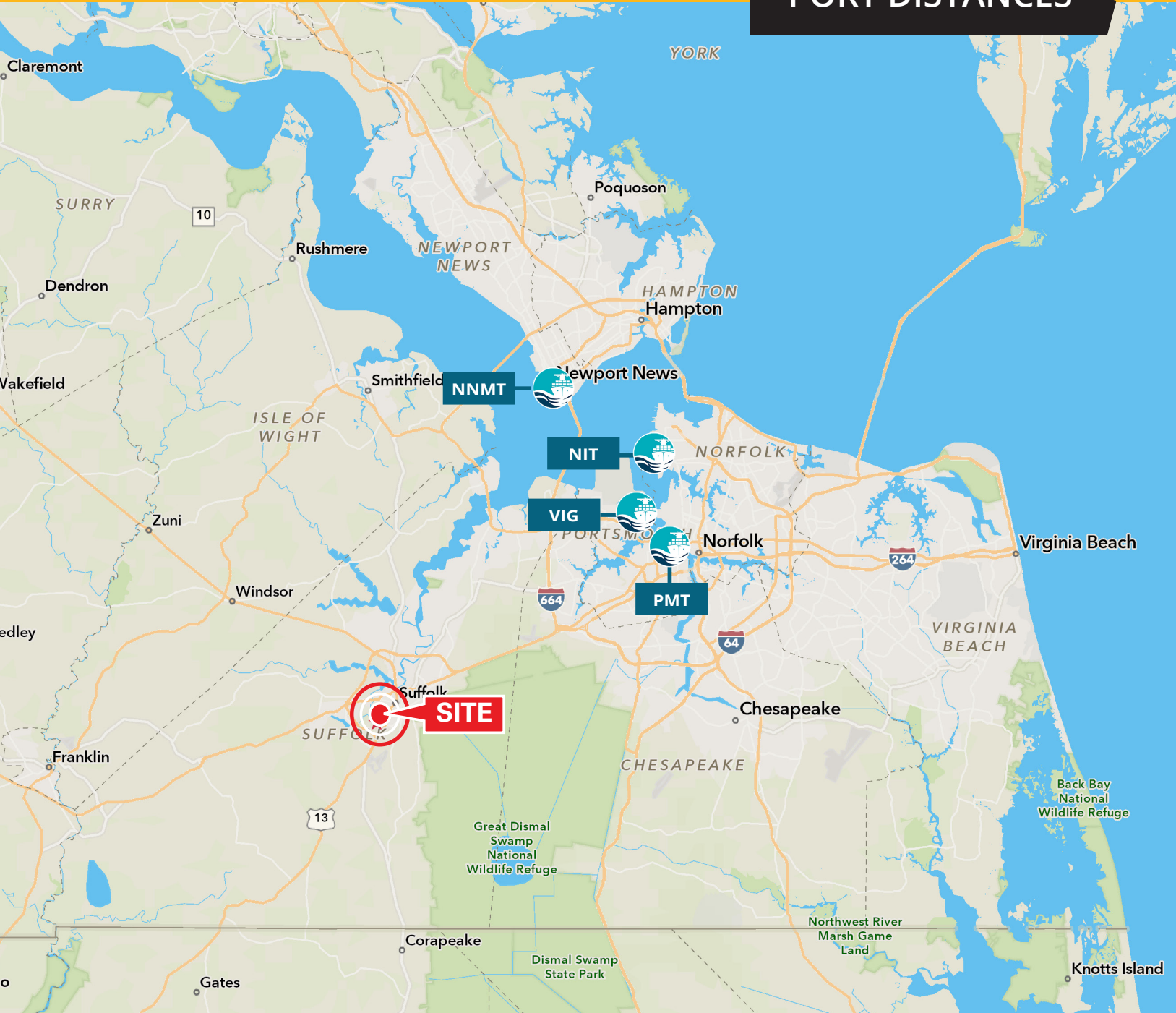
COMMERCIAL REAL ESTATE

www.harveylindsay.com



271 Benton Road, Suffolk, VA 23434

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

For more information:
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