

**FOR SUBLEASE**



**271 BENTON ROAD | SUFFOLK, VA 23434**

# 271 Benton Road

Suffolk, VA 23434

Isle of Wight County (City of Suffolk) | Hampton Roads Submarket

**913,421 SF**

Total (2 Buildings)

**36' Clear**

Ceiling Height

**192**

Dock Doors

**Cross Dock**

Configuration

## OVERVIEW

Virginia Distribution Center is a 913,421 SF high-bay industrial development located at 271 Benton Road in Suffolk, Virginia in the Hampton Roads submarket. This cross-dock, new construction facility consists of two buildings with 36' clear heights and modern dock-high loading. Strategically positioned to serve the mid-Atlantic distribution corridor with access to the Port of Virginia, one of the deepest and fastest-growing ports on the East Coast.

**SUBLEASE TERM**

Through May 2034

**CONTACT**

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## BUILDING SPECS

<b>Total Building SF</b>	913,421 SF (2 Buildings)
<b>Building 1</b>	±450,000 SF (2 suites)
<b>Building 2</b>	±350,000 SF (2 suites)
<b>Configuration</b>	Cross-Dock, New Construction
<b>Column Spacing</b>	53' x 50'
<b>Dock Doors</b>	192 total
<b>Drive-In Doors</b>	2
<b>Truck Court Depth</b>	190'
<b>Auto Parking</b>	174 spaces
<b>Trailer Parking</b>	551 spaces
<b>Ceiling Height</b>	36' clear
<b>Sprinkler</b>	ESFR

## NOTABLE DISTANCES

<b>INTERSTATE</b>		
I-664		10 miles
I-64		15 miles
I-95		80 miles
<b>SHIPPING HUBS</b>		
FedEx		10 miles
UPS		12 miles
<b>INTERMODAL</b>		
Norfolk Southern		15 miles
<b>AIRPORT</b>		
Norfolk Intl (ORF)		25 miles
<b>PORT</b>		
Port of Virginia		20 miles

## SITE PLAN

