

FOR LEASE & FOR SALE

Warehouse A | 239,156 SF
SITE WORK UNDERWAY

Enterprise
Center at
VA PORT
LOGISTICS PARK



Enterprise Center at VA Port Logistics Park

2500 Enterprise Drive | Suffolk, VA 23434

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One of a Kind Class A Logistics Park At The Port Of Virginia

Superior Infrastructure In Place

Enterprise
Center at
VA PORT
LOGISTICS PARK



amazon



GXO



Massimo Zanetti
BEVERAGE USA

ACE
Hardware

PROPOSED
Fast Food & Expanded
Truck Stop

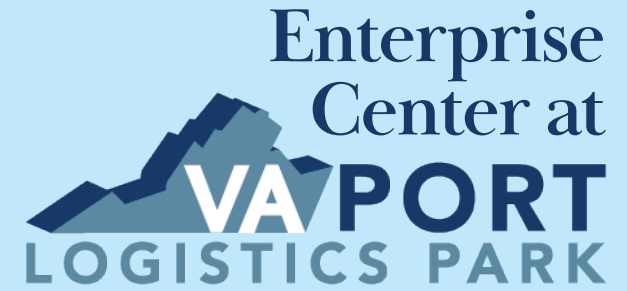
PILOT FLYING

Rt 58 / Holland Road
Route 58 / Holland Road
Expansion to 6 Lanes Scheduled
for Q4 2025 Completion

Centerpoint Drive

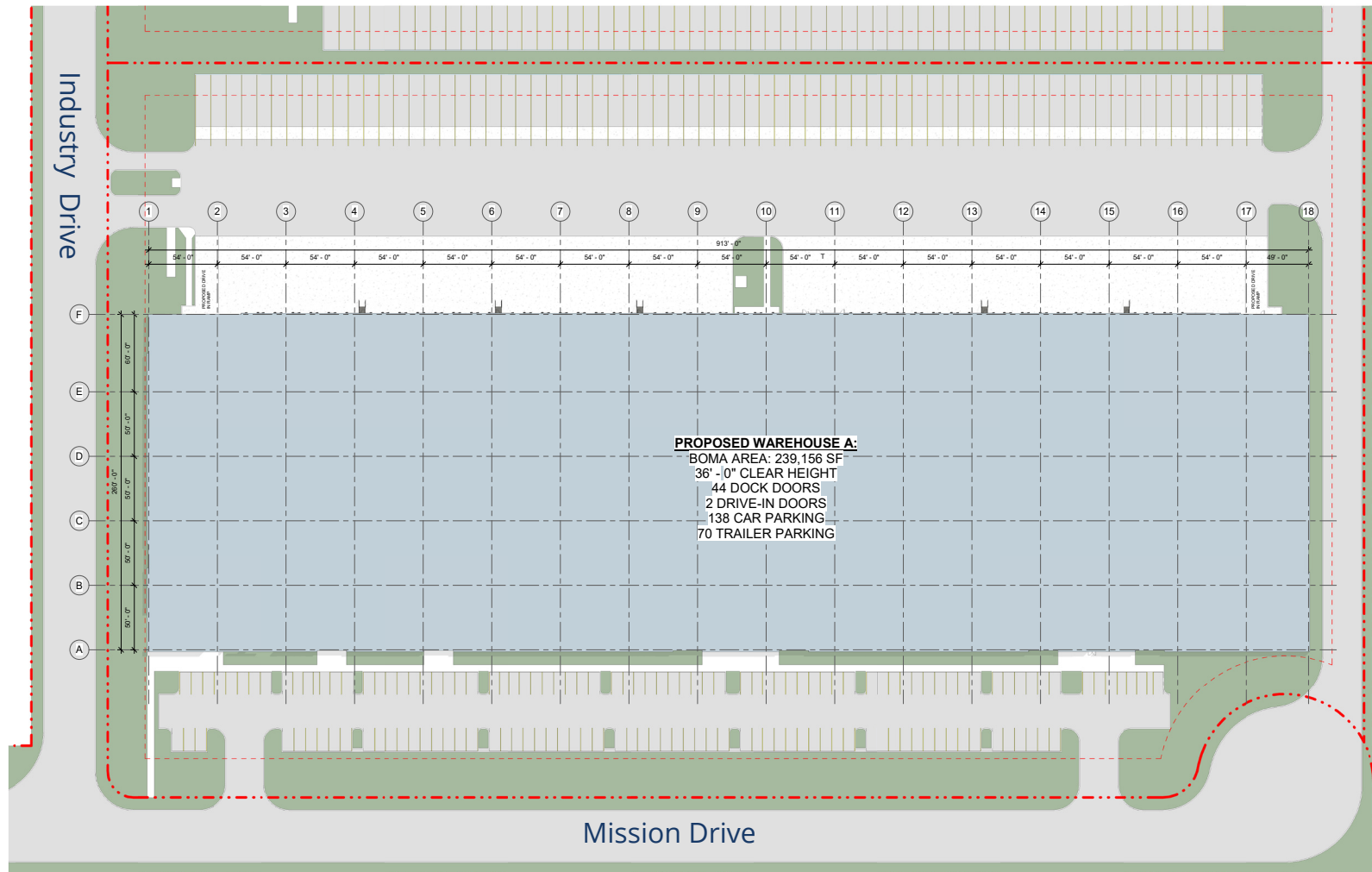
WAREHOUSE A

239,156 SF | Pad Preparation Underway



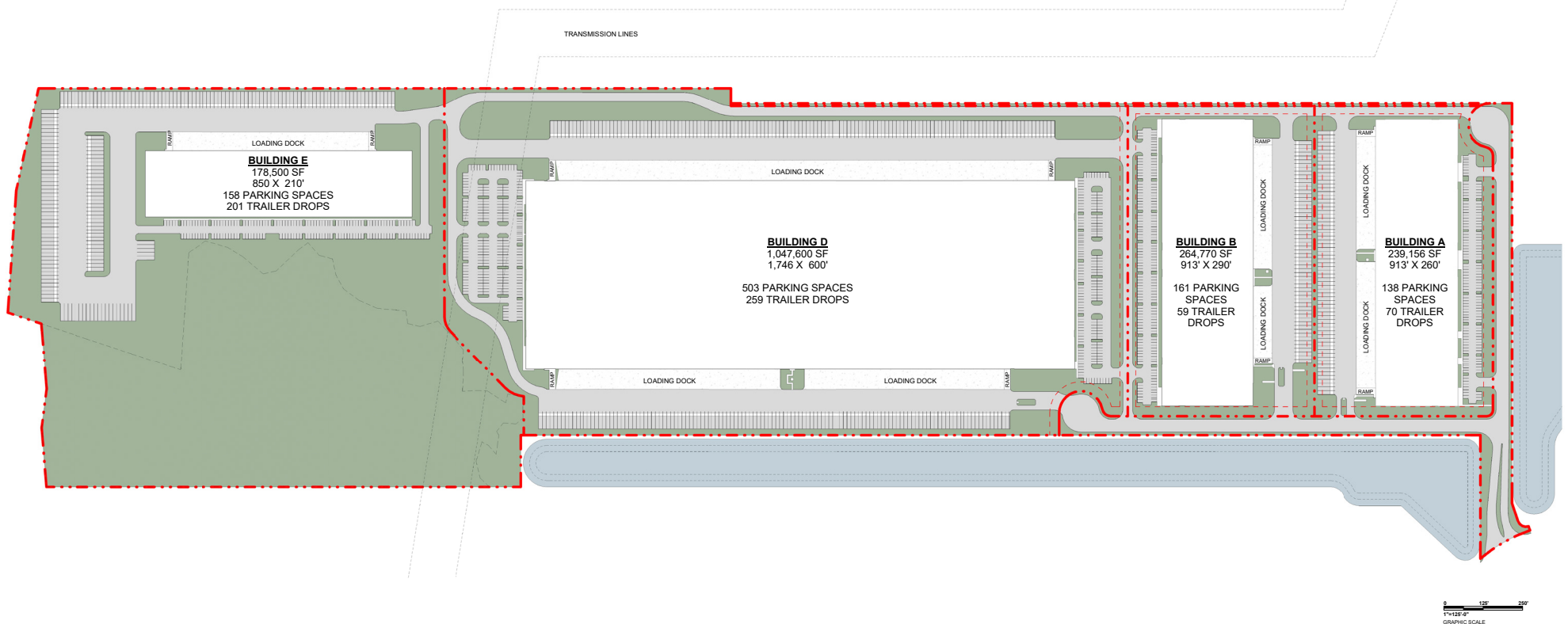
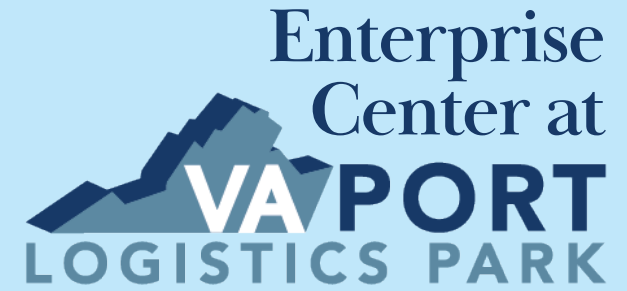
Features:

- Zoning: M2 - Heavy Industrial
- Building Size: 239,156 SF
- Dimensions: 913' x 260'
- Concrete Tilt Wall Rear Load
- Loading: Up to 44 docks & 2 drive-in
- Parking: Trailer up to 70, Auto up to 138
- 36' Clear, ESFR and other Class A Design Specifications
- Sitework Underway, Q3 2025
 - Entrance Road (Mission Dr.) to be graded and stoned
 - Building A grading for pad and surcharge



WAREHOUSE A

Master Site Plan



Superior Park Infrastructure

- Electric: Dominion Energy
 - Load Letters for 19,000 amps for up to 1.6M SF building
- Gas: Virginia Natural Gas
 - 4" line, 60 psi
 - Load Letters for up to 25.6M BTU
- Sewer: City of Suffolk
 - 8" Gravity Sewer
- Fiber: Verizon & Spectrum dedicated fibers



Site Work Photos

Warehouse A *Building Pad*

2500 Enterprise Dr. | Suffolk, VA



AMENITIES MAP

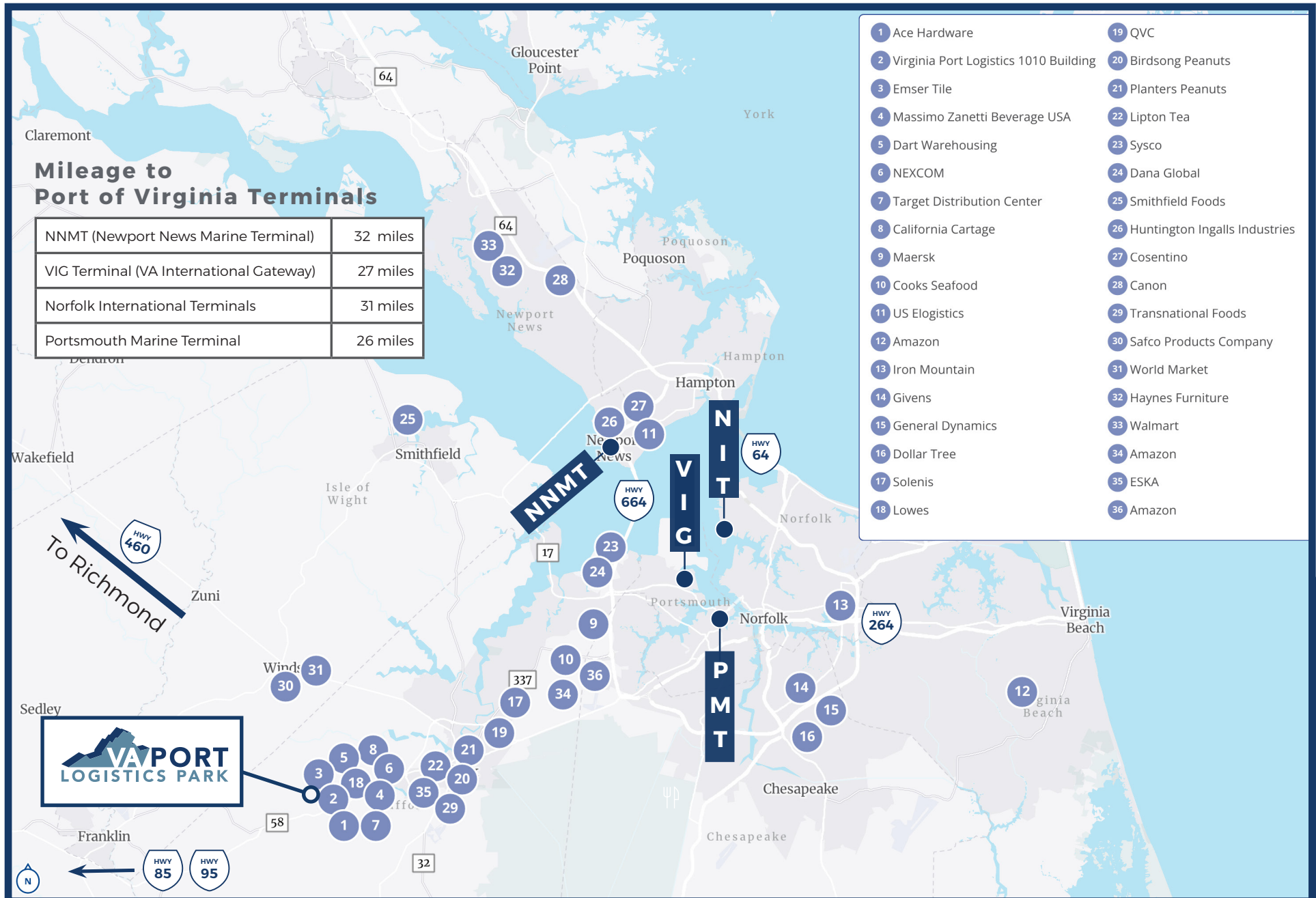
ROUTE 58/HOLLAND ROAD EXPANDED TO 6 LANES



Completed Q1 2026 with a safer 6-lane divided design featuring a median that promotes efficient, free-flowing truck and automobile traffic.



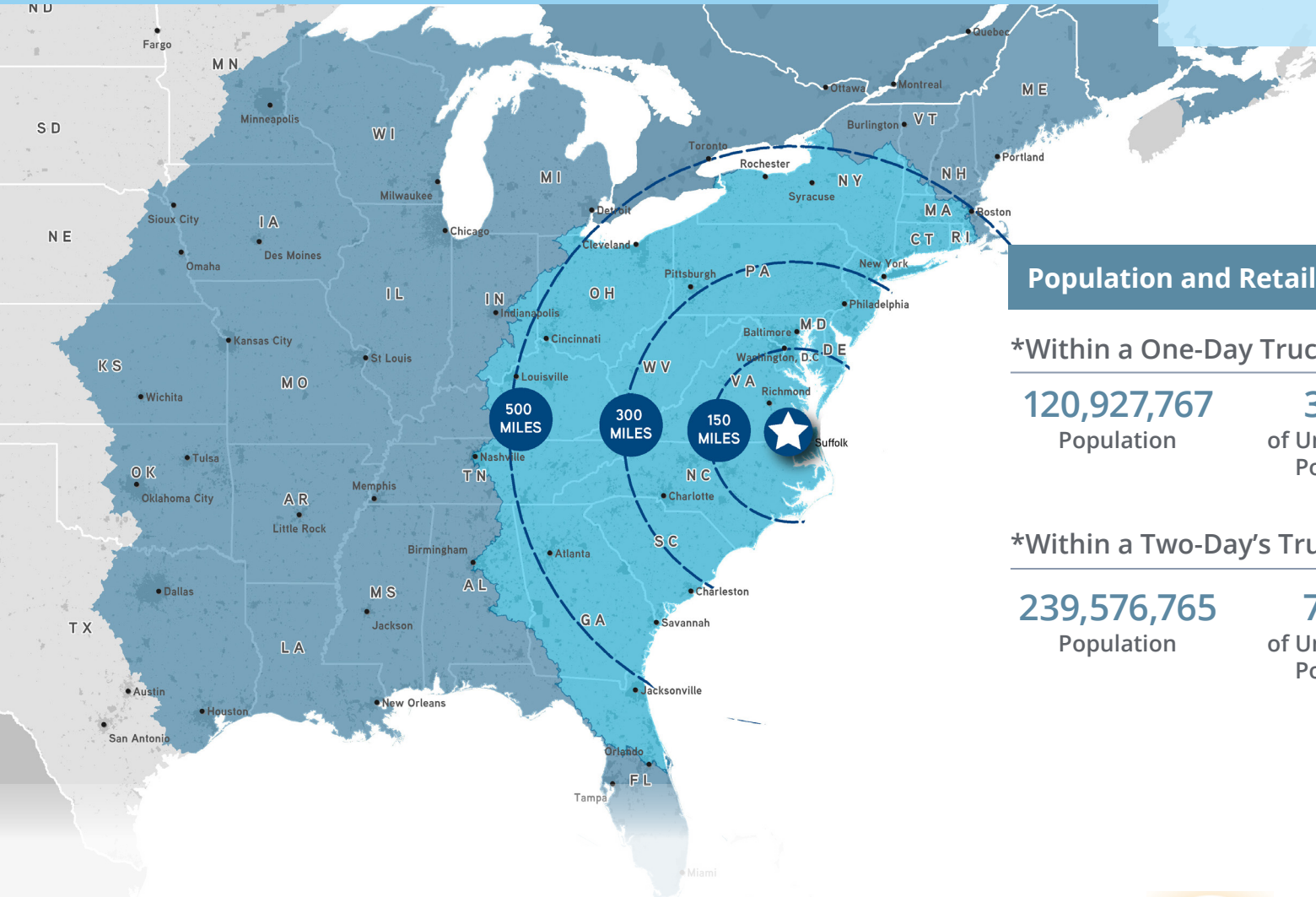
REGIONAL MAP & LOGISTICS USERS



POPULATION AND RETAIL

Goods Consumer Spending

Enterprise
Center at
VAPORT
LOGISTICS PARK



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive

120,927,767
Population

36.4%
of United States
Population

\$1.14B
in Retail Goods
Consumer Spending

*Within a Two-Day's Truck Drive

239,576,765
Population

72.2%
of United States
Population

\$2.18B
in Retail Goods
Consumer Spending

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