

FOR LEASE & FOR SALE

1.6 MILLION SF | BUILD-TO-SUIT
OPPORTUNITY

Enterprise
Center at
VA PORT
LOGISTICS PARK



Enterprise Center at VA Port Logistics Park

2500 Enterprise Drive | Suffolk, VA 23434

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Largest Build-to-Suit Site 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

SITE ADVANTAGES

Superior Infrastructure In Place

Enterprise
Center at
VA PORT
LOGISTICS PARK



Electric

Dominion Virginia Power



Sanitation

City of Suffolk
8" Main Sanitary Sewer



FTZ

Foreign Trade Zone & ICE Coffee
Futures Certified Warehouse
Eligibility



Gas

Virginia Natrual Gas
4" 60 PSI Service Gas Line



Connectivity

Verizon & Spectrum Dedicated
Fibers, Spectrum Charter
Communications



Zoning

M-2 Heavy Industrial



Domestic Water

City of Suffolk
16" Water Main +/-65 PSI



+/- 4500'

of CSX Mainline Contiguous to Site



Heavy Weight

Overweight Containers
Allowed in Park

Ready for up to 1,612,529 SF



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AMENITIES MAP

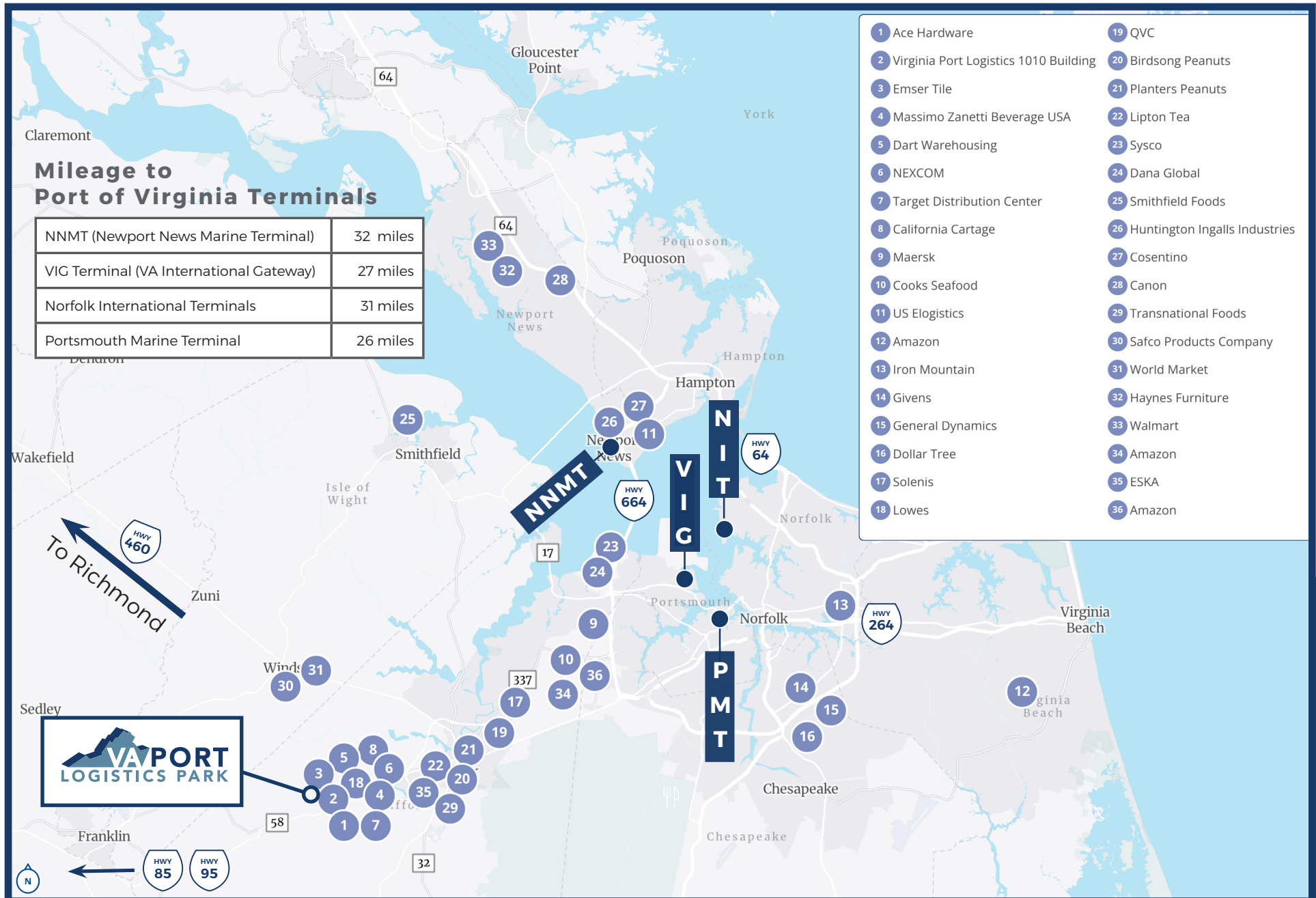
ROUTE 58/HOLLAND ROAD EXPANDED TO 6 LANES



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



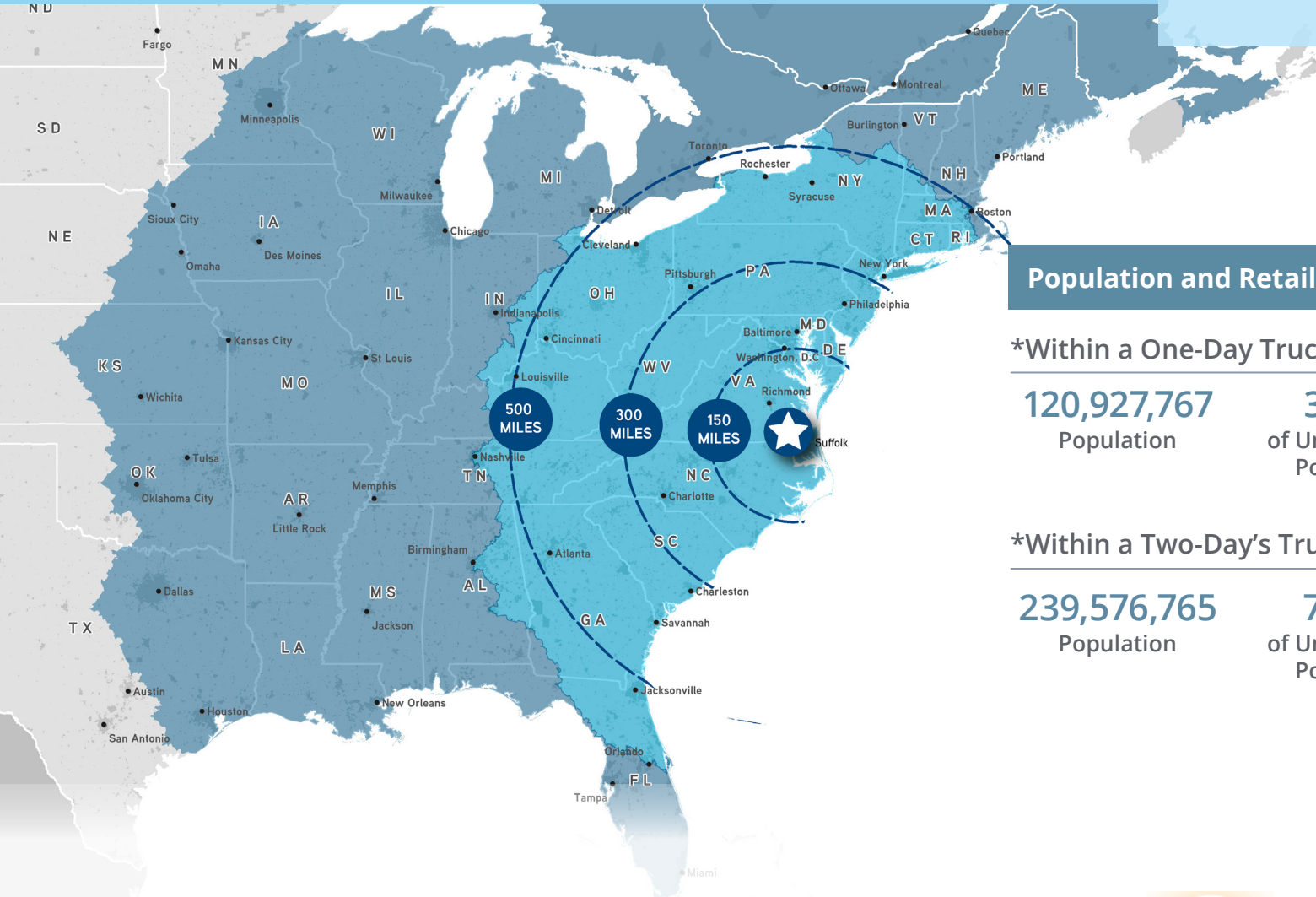
REGIONAL MAP & LOGISTICS USERS



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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