

FOR LEASE & FOR SALE

2500 Enterprise Drive, Suffolk, VA 23434

Atapco Enterprise
Center at
VA PORT
LOGISTICS PARK



Freestanding Buildings Offering

178K SF | 197K SF | 239K SF | 529K SF | 696K SF | 1.04 M SF | 1.6 M SF

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

Superior Infrastructure In Place

Atapco Enterprise
Center at
VA PORT
LOGISTICS PARK



Atapco
PROPERTIES

LOWE'S
Home Improvement Warehouse

amazon

NFI

GXO

Emser Tile

Manzanita
MASSIMO ZANETTI
(BEVERAGE, USA)

ACE
Hardware

Pilot FLYING J

PROPOSED
Fast Food & Expanded
Truck Stop

Route 58 / Holland Road
expansion complete

58

SITE ADVANTAGES

Superior Infrastructure In Place

Atapco Enterprise
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LOGISTICS PARK



Electric

Dominion Virginia Energy
Load Letters for 19,000 amps for
up to 1.6M SF building



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
Load Letters for up to 25.6M BTU



Connectivity

Verizon & Spectrum Dedicated
Fibers, Spectrum Charter
Communications



Zoning

M-2 Heavy Industrial



Domestic Water

City of Suffolk
16" Water Main ± 65 PSI
4,097 GPM Fire Demand



$\pm 4500'$

of CSX Mainline Contiguous to Site

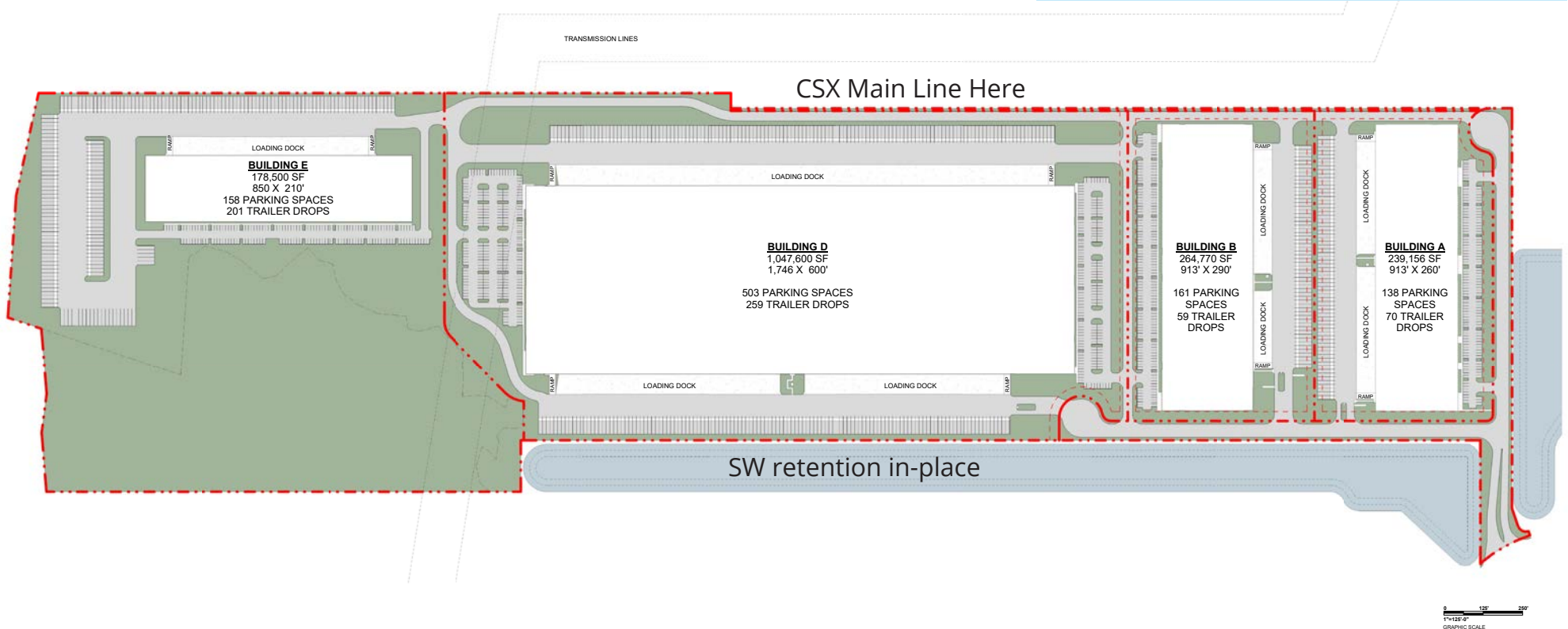


Heavy Weight

Overweight Containers
Allowed in Park

CONCEPTUAL

Site Plan



Superior Park Infrastructure

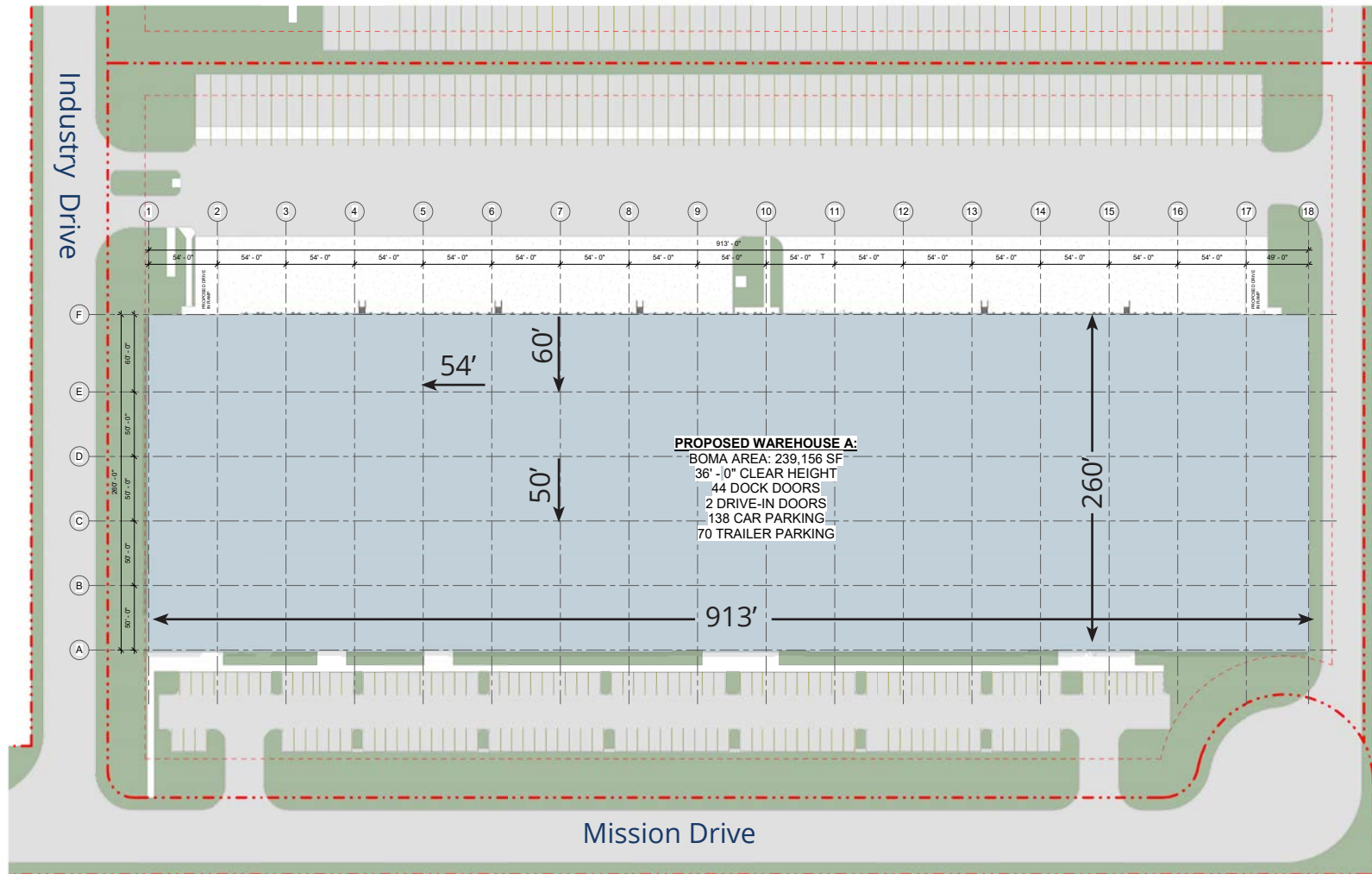
- Electric: Dominion Energy
 - Load Letters for 19,000 amps for up to 1.6M SF building
- Water: City of Suffolk
 - 16" Water Main
 - 4,097 GPM Fire Demand
- Gas: Virginia Natural Gas
 - 4" line, 60 psi
 - Load Letters for up to 25.6M BTU
- Sewer: City of Suffolk
 - 8" Gravity Sewer
- Fiber: Verizon & Spectrum dedicated fibers

WAREHOUSE A

239,156 SF | Pad Preparation Underway

Features:

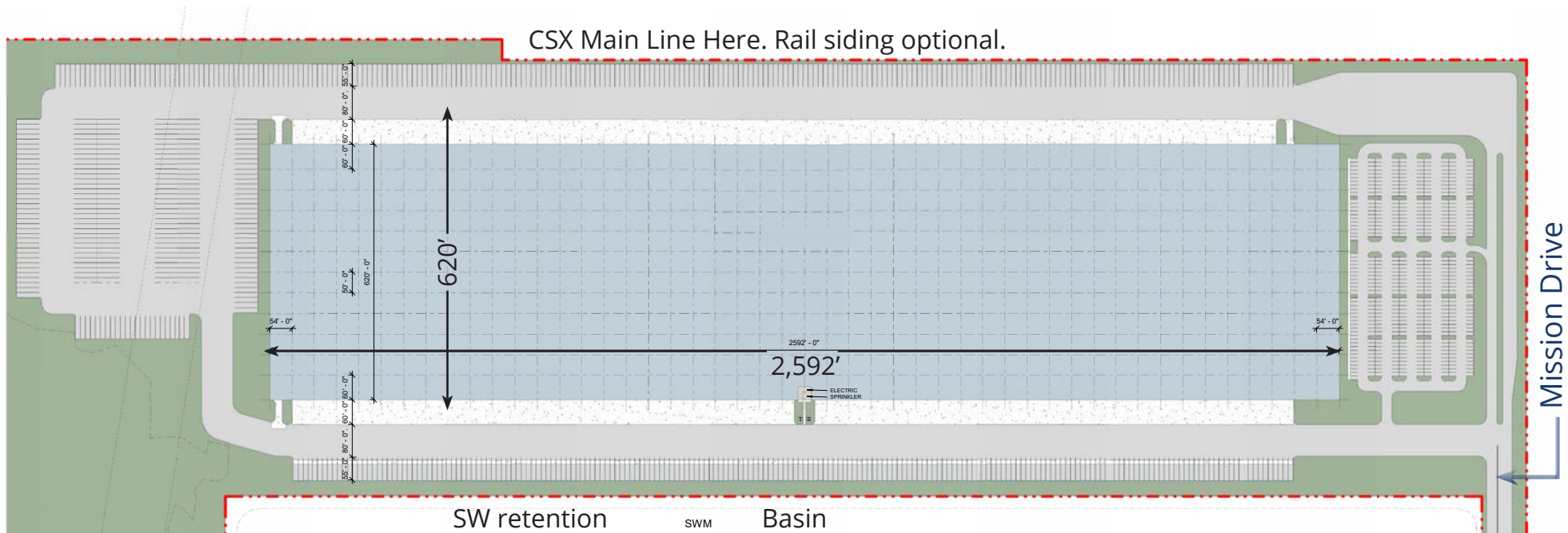
- Zoning: M2 - Heavy Industrial
- Building Size: 239,156 SF
- Dimensions: 913' x 260'
- Concrete Tilt Wall Rear Load
- Loading: Up to 44 docks & 2 drive-in
- Parking: Trailer up to 70, Auto up to 138
- 36' Clear, ESFR and other Class A Design Specifications
- Sitework Underway Now
 - Entrance Road (Mission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



CONCEPTUAL PLAN

For up to 1,612,529 SF

Single Building Option



- Building Size: 1,612,529 SF
- Dimensions: 620' x 2,592'
- Concrete Tilt Up Cross Dock
- Parking: Trailer up to 682, Auto up to 500
- 40' Clear, ESFR and other Class A Design Specifications
- SW Retention prepared off-site

Site Work Photos

Warehouse A *Building Pad*

2500 Enterprise Dr. | Suffolk, VA



AMENITIES MAP

ROUTE 58/HOLLAND ROAD EXPANDED TO 6 LANES

Enterprise
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LOGISTICS PARK

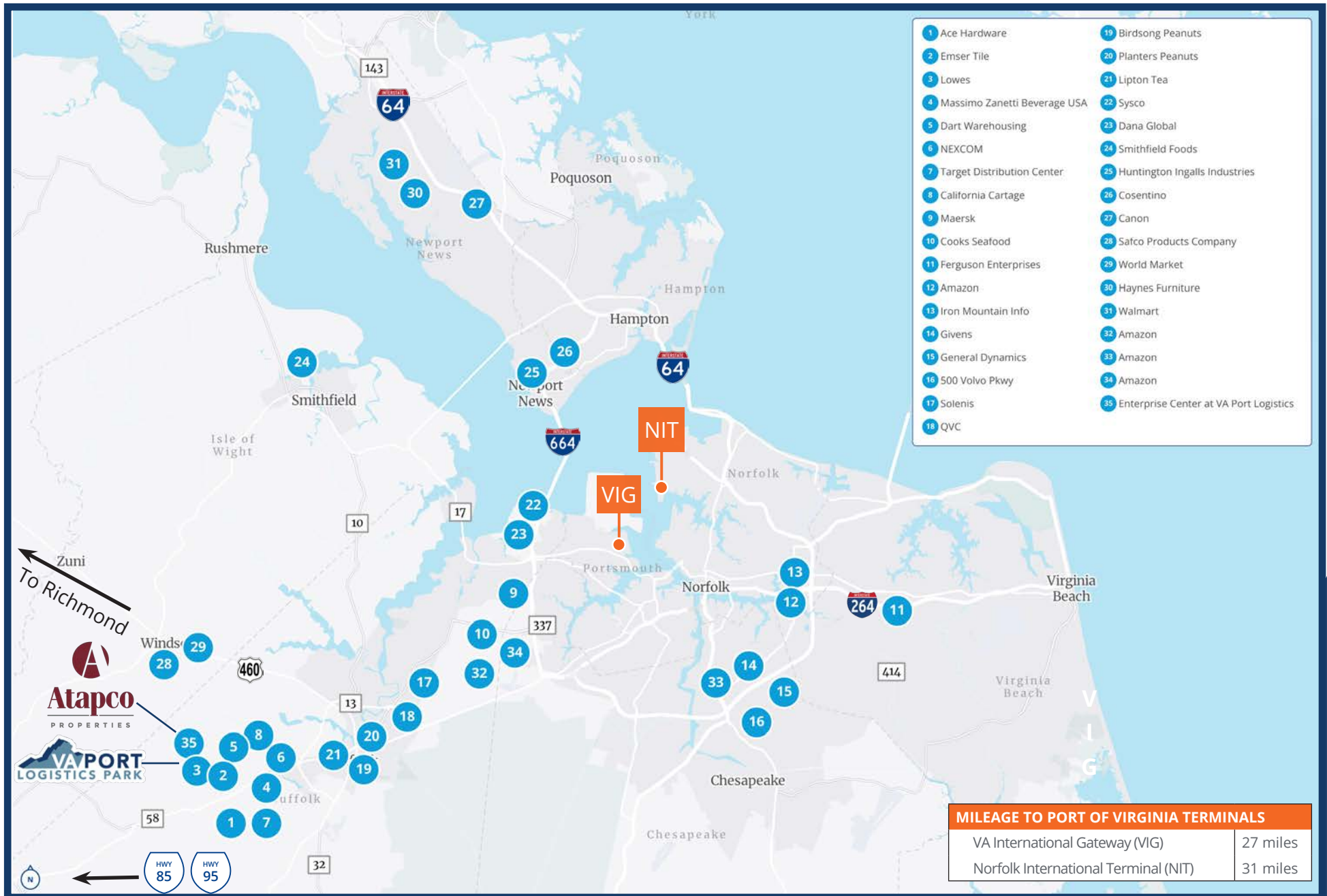


Proposed Fast Food &
Expanded Truck Stop

Future Convenience & Retail

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

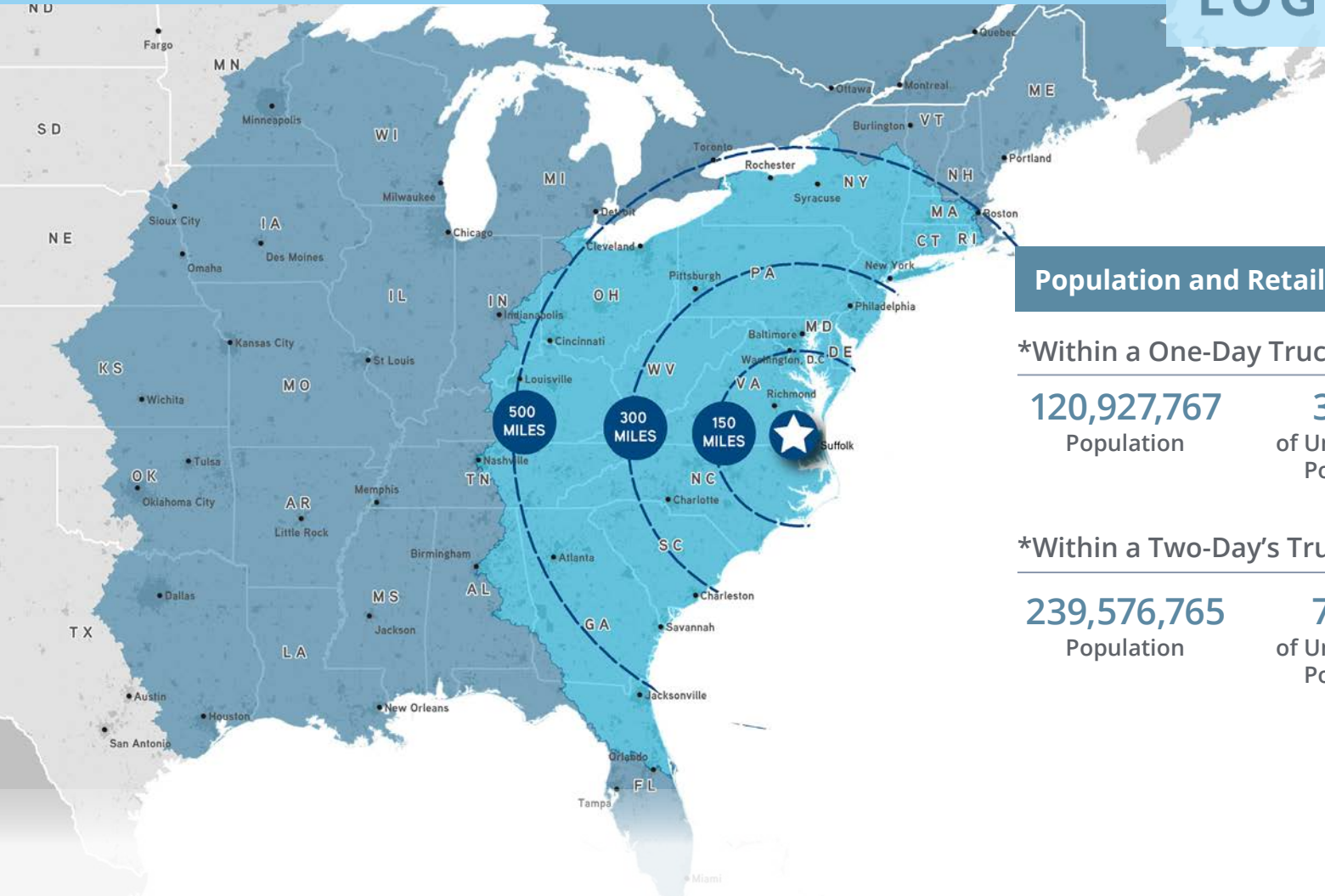
REGIONAL MAP & LOGISTICS USERS



POPULATION AND RETAIL

Goods Consumer Spending

Atapco 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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