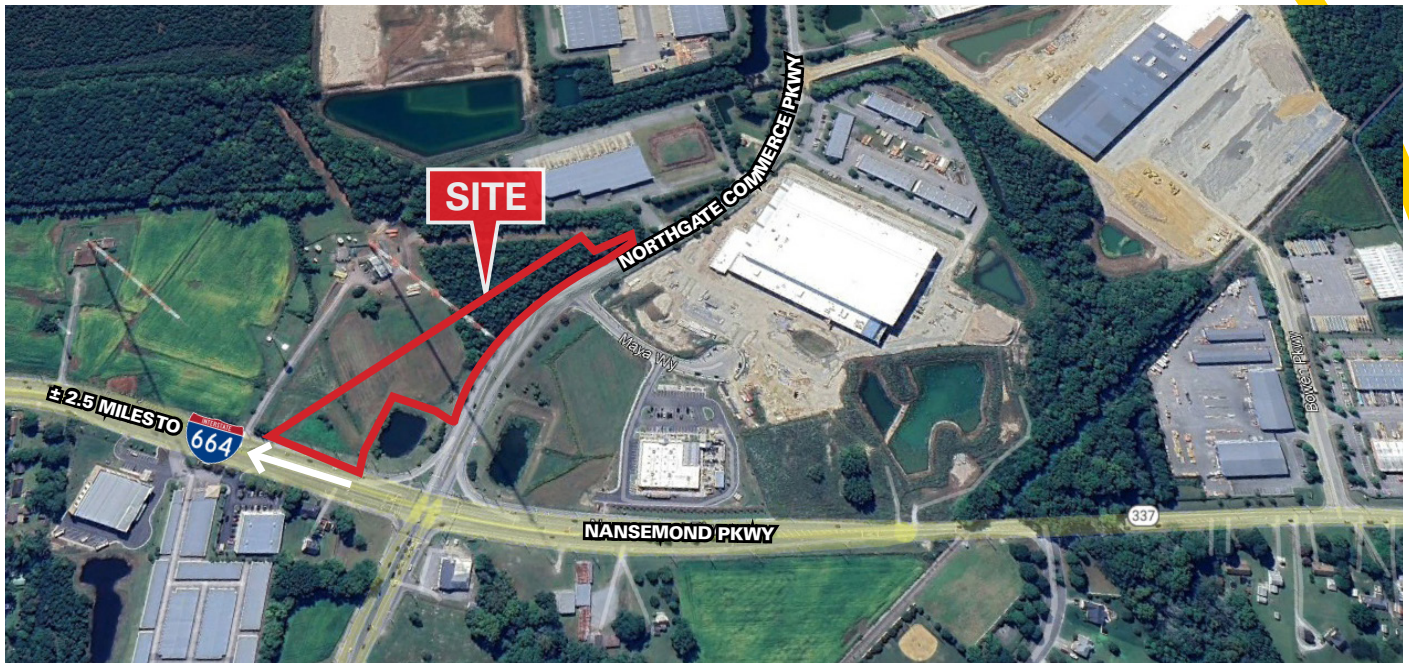


INDUSTRIAL LAND FOR SALE PORT OF VIRGINIA

LOCATED AT ENTRANCE TO NORTHGATE COMMERCE PARKWAY

1945 NORTHGATE COMMERCE PARKWAY, SUFFOLK, VA



± 5.4 ACRES OF LAND AVAILABLE

- ± 5.4 Acre Site
- M-2 Industrial Zoning
- Central Hampton Roads "Beltway" location
- Amongst the lowest drayage rates in the region
- Adjacent to Amazon's 3.8 million sf Fulfillment Center
- ± 7.5 Miles to Freight Terminals
- ± 2.5 Miles west of I-664
- Immediate access to I-64, I-264, U.S. 58, and U.S. 460
- Institutionally owned by Industrial Realty Group (IRG)
- Corporate Neighbors Include (Past and Present):
 - Amazon
 - ProLogis
 - Ferguson Enterprises
 - Schneider Logistics
 - 84 Lumber
 - Suffolk Cold Storage
 - Averitt Express
 - Duke Realty
 - Exeter Property Group
 - Pacorini Global Services
 - Cooke Seafood USA
- Distance to Marine Terminals (straight line):
 - Virginia International Gateway: ± 7.5 miles
 - Portsmouth Marine Terminal: ± 8.5 miles
 - Norfolk International Terminal: ± 11.5 miles
 - Newport News Marine Terminal: ± 11.5 miles

Sale Price: \$375,000 per acre

CONTACT:

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charlesdickinson@harveylindsay.com

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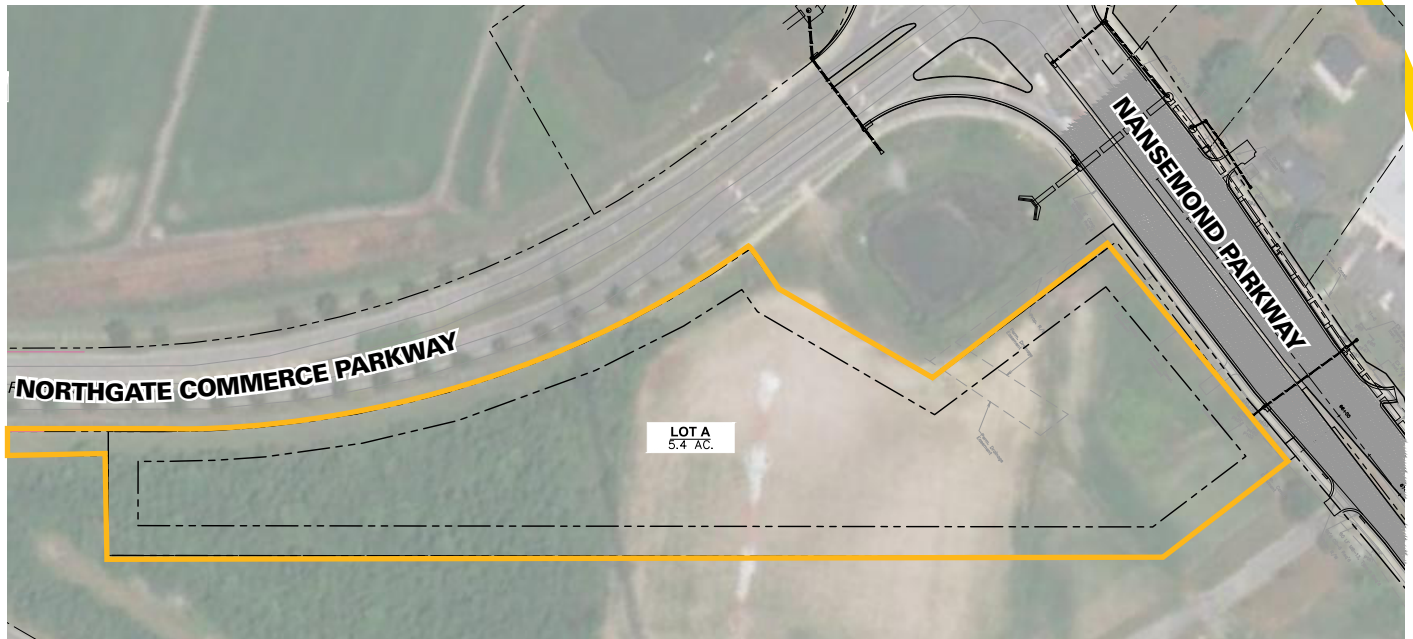
A Tradition of Forward Thinking

INDUSTRIAL LAND FOR SALE PORT OF VIRGINIA

LOCATED AT ENTRANCE TO NORTHGATE COMMERCE PARKWAY

SITE PLAN

± 5.4 ACRES OF INDUSTRIAL ZONED LAND



Distance to Marine Terminals (Approximate)

Virginia International Gateway	± 7.5 Miles
Portsmouth Marine Terminal	± 8.5 Miles
Newport News Marine Terminal	± 14.3 Miles
Norfolk International Terminal	± 17.3 Miles
Norfolk Southern Lambert's Point Dock	± 7.9 Miles

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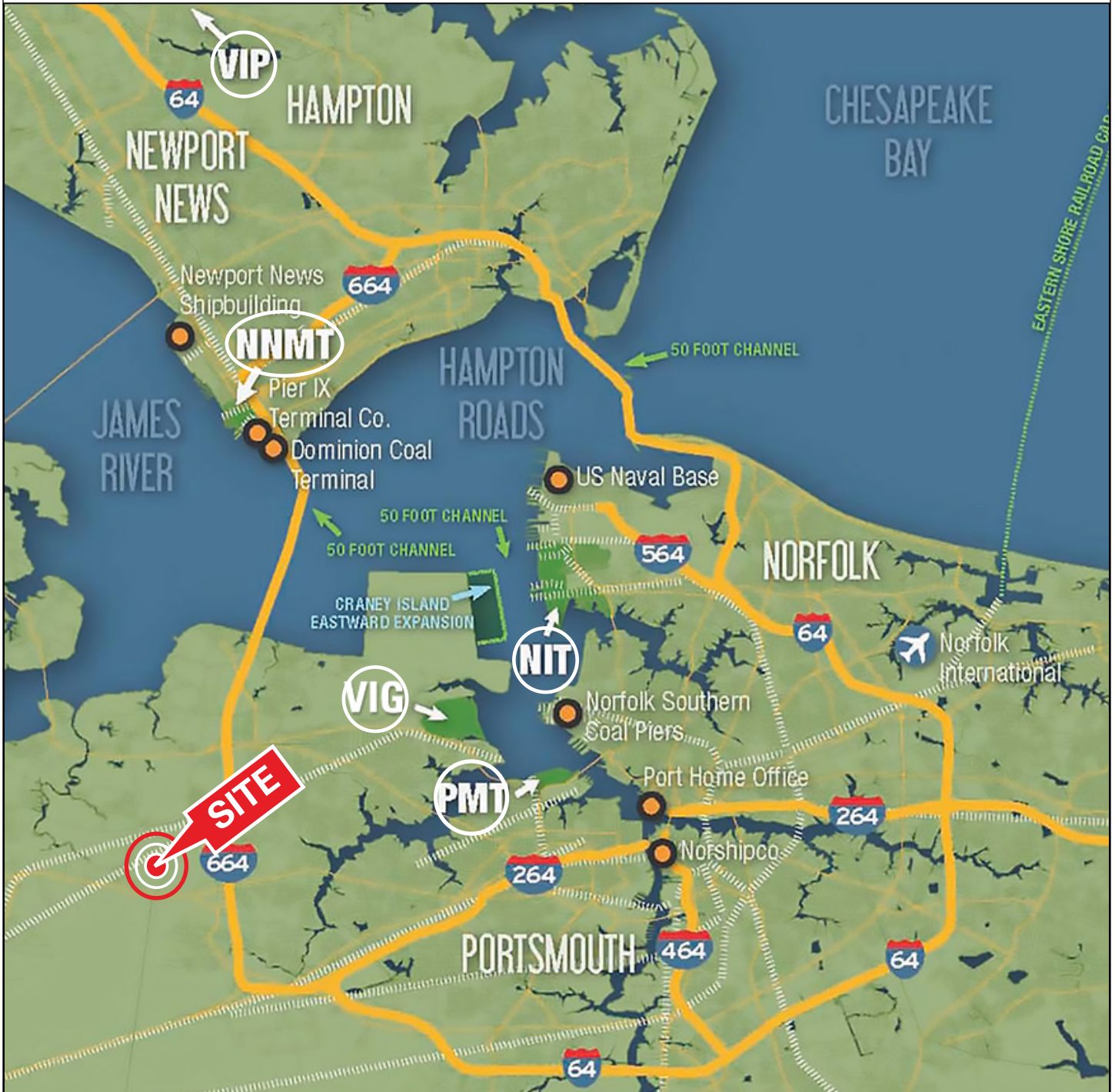
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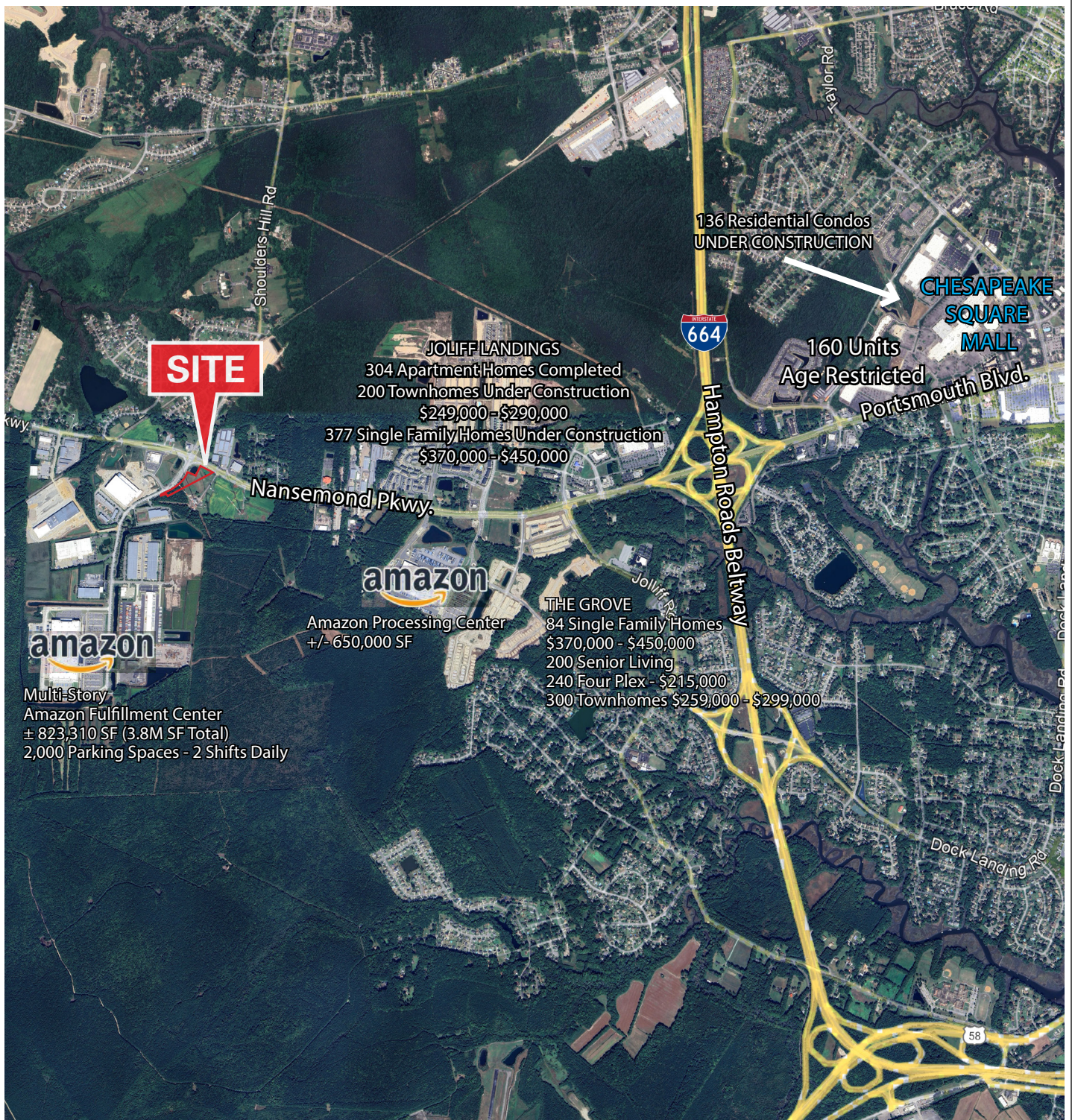
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