

FOR LEASE

VIRGINIA REGIONAL COMMERCE PARK - BUILDING A

5401 VIRGINIA REGIONAL DRIVE

Suffolk, Virginia 23434

67,500 SF AVAILABLE NOW / 160,000 SF AVAILABLE OCTOBER 2018
UP TO 227,500 SF AVAILABLE



PROPERTY OVERVIEW

- + Hard to find Class A Warehouse / Distribution Space in proximity to the growing Port of Virginia marine terminals
- + Zero traffic lights and all highway between Virginia International Gateway marine terminal and the property
- + ESFR sprinkler system with 32' 9" clear height
- + Virginia Regional Commerce Park is conveniently at the intersection of two major highways, Routes 460 & 58, which connect directly to Interstates 95 & 85. To the east, Route 58 provides direct connection to The Port of Virginia Marine Terminals and all of Southeastern Virginia.



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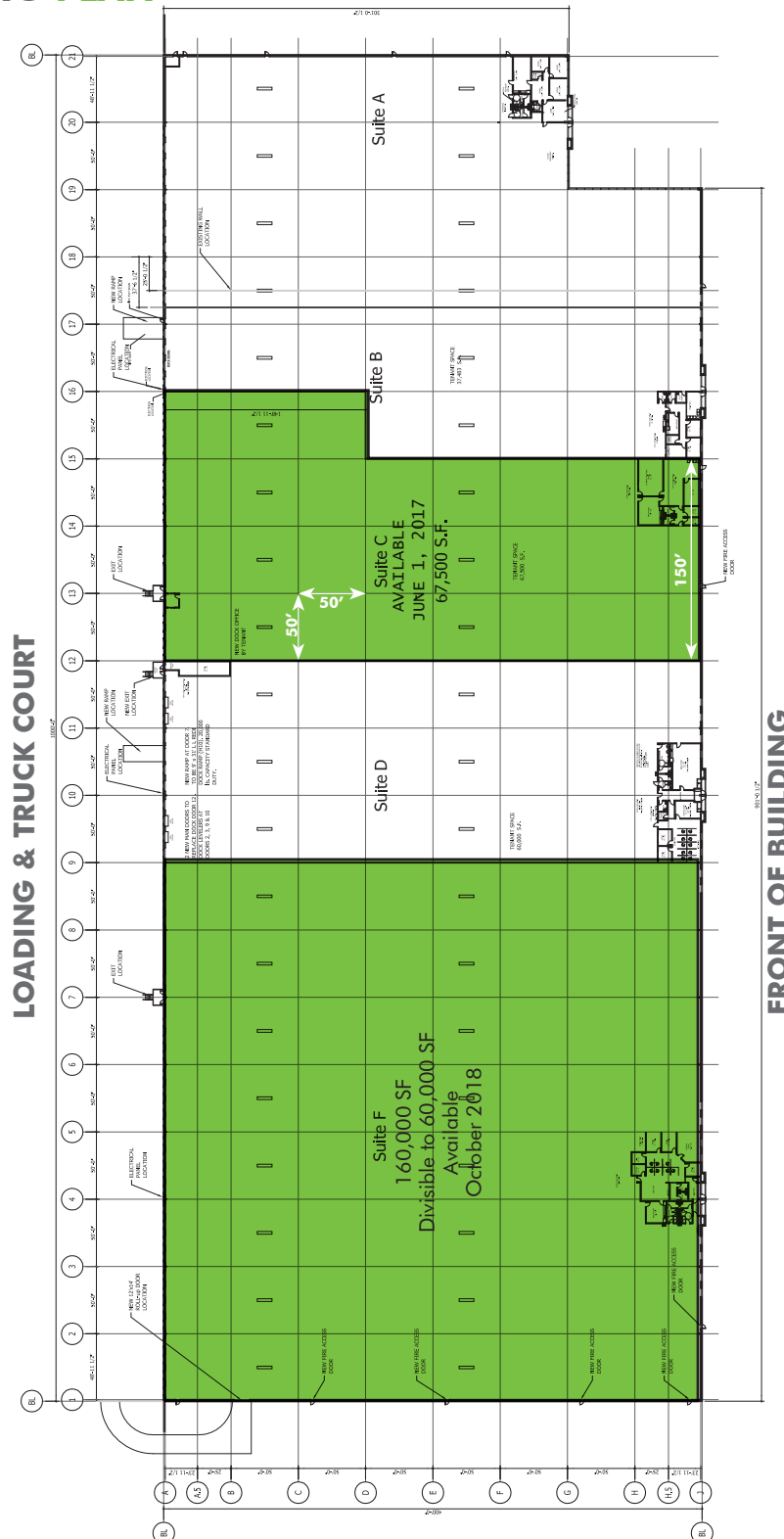
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BUILDING PLAN



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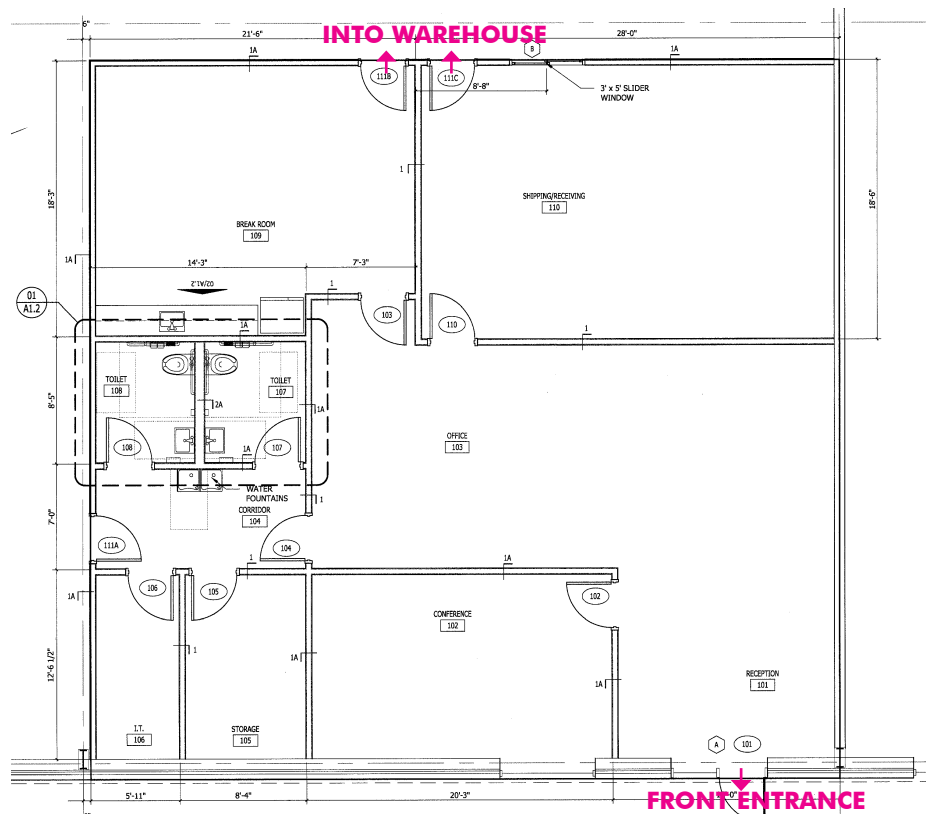
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AVAILABLE SUITE C

- + ± 67,500 SF total
- + ± 2,350 SF front office
- + ± 100 SF driver's lounge
- + ESFR Fire suppression, allows for efficient cubic (full height) storage
- + 13 dock doors, 5 with mechanical pit levelers, dock seals, dock lights
- + Ample paved trailer storage, with approximately 44 trailer positions
- + Four 2,870 CFM gas fired heaters in warehouse
- + Warehouse ventilation via 32,500 CFM roof ventilator fan, 60" x 60" leveler, and 32,500 CFM propeller wall fan
- + 32'9" to 37'10" clear height
- + 50' x 50' column spacing
- + 400 watt metal halide warehouse lighting
- + Utilities: City water/sewer, Dominion Virginia Power, Virginia Natural Gas, Charter Communications Internet

OFFICE AREA
±2,350 SF

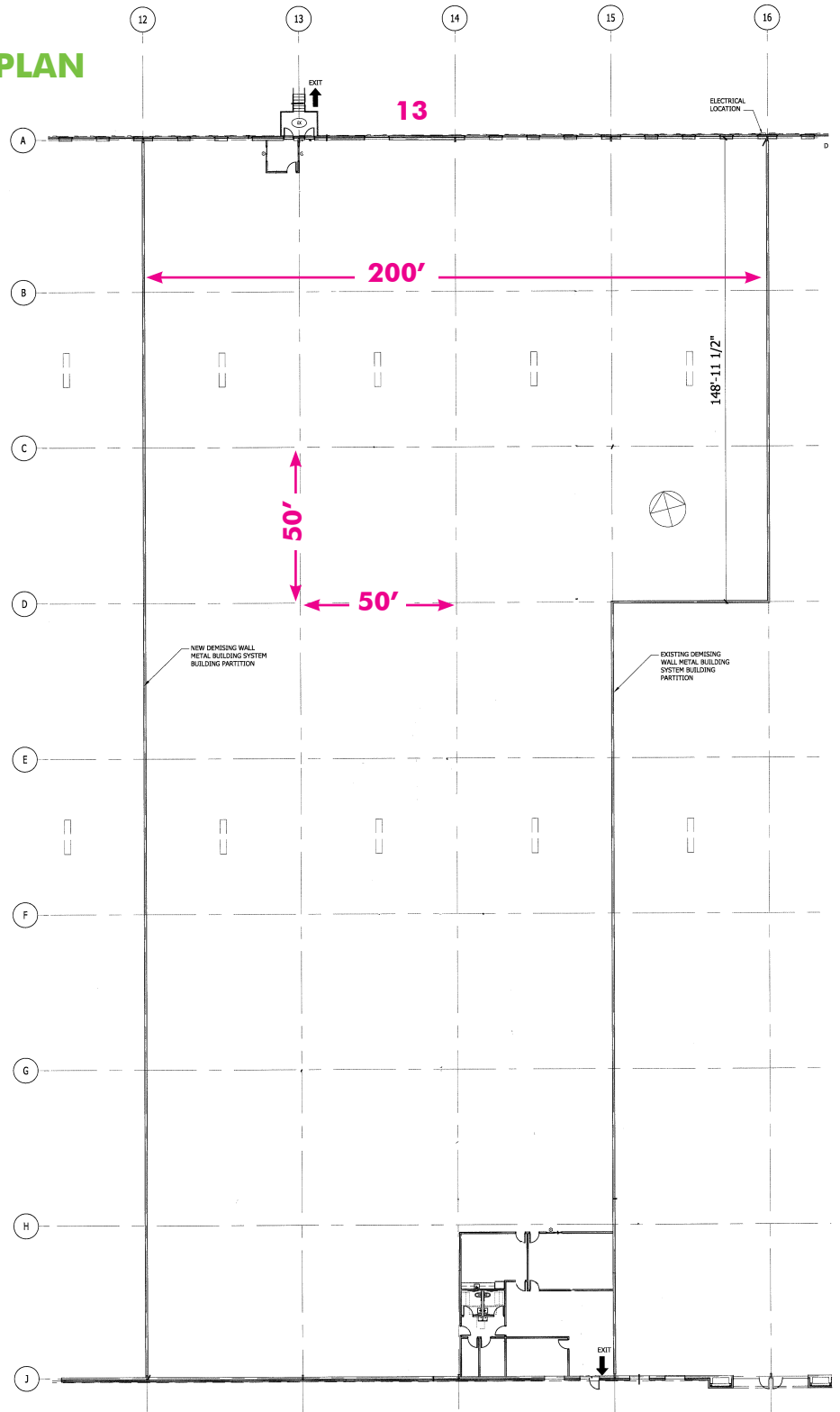


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SUITE C FLOOR PLAN



1/16" = 1'-0"

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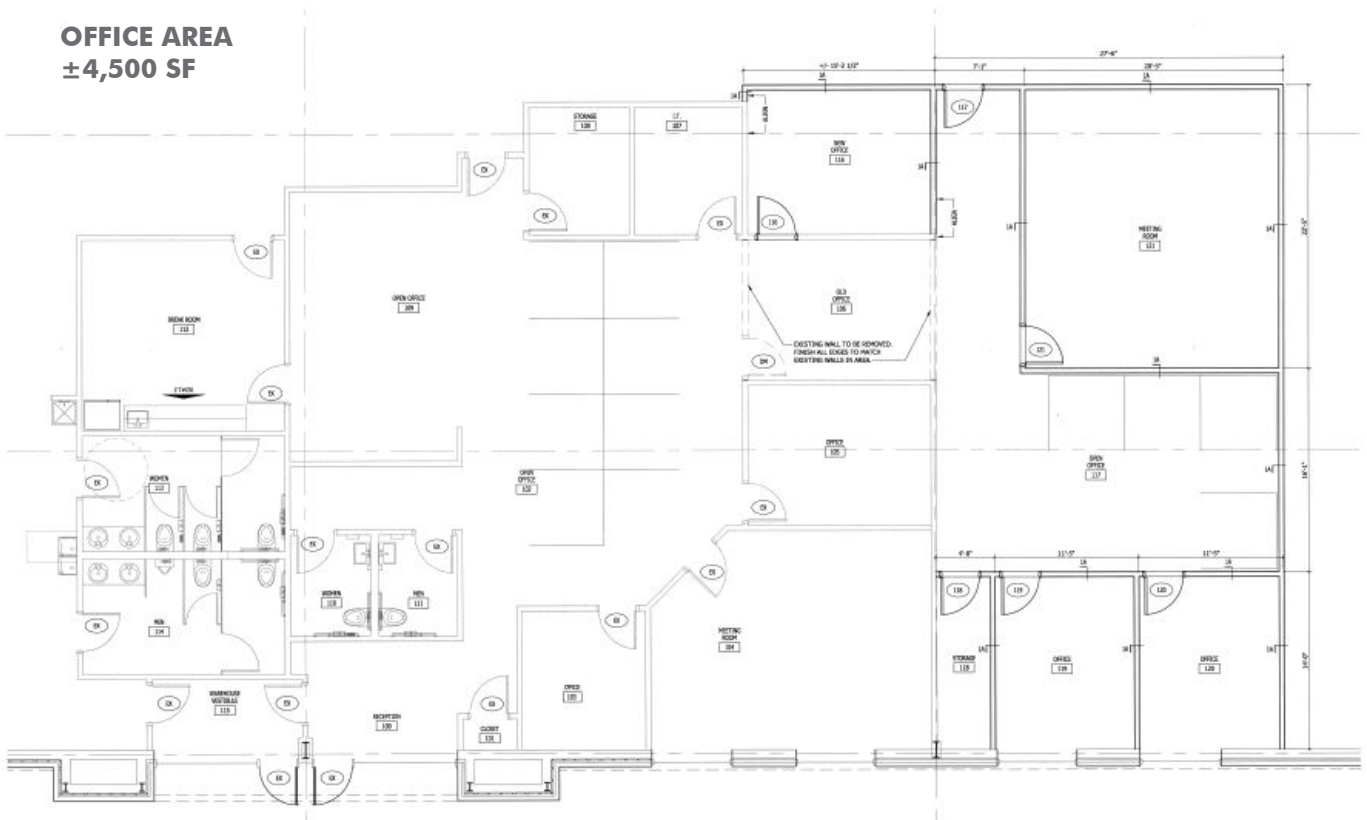
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AVAILABLE SUITE F

- + Available October 2018
- + ±160,000 SF, divisible to ±60,000 SF
- + ±4,500 SF of office area
- + Loading:
 - Thirty (30) dock loading doors with edge of dock levelers
 - One (1) 12'x14' grade level door
 - Dock lights in between dock doors
 - All edge of dock levelers except 1
 - Dock seals on all except 1
 - Bumpers on all
- + Fenced truck court, with approximately 90 trailer positions
- + T-5 warehouse lighting
- + Gas Heat in warehouse
- + ESFR sprinkler system
- + Ceiling Height 32'9" - 37'10"

OFFICE AREA ±4,500 SF

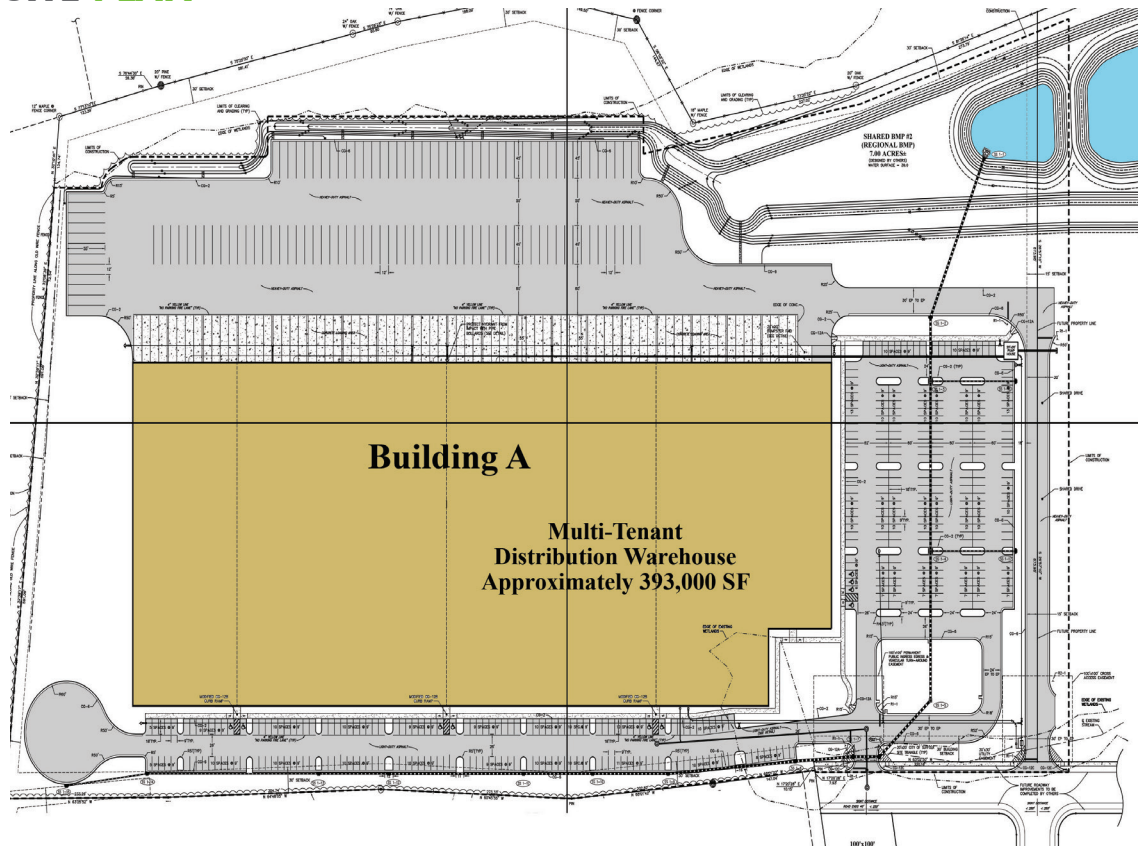


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SITE PLAN

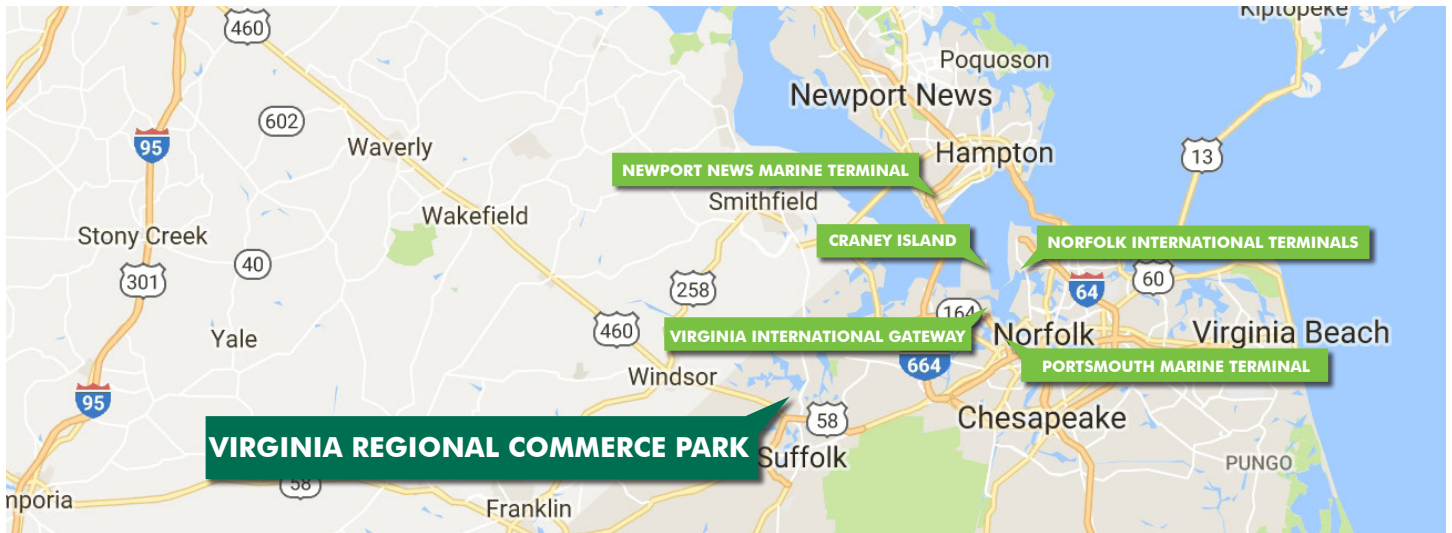


VIRGINIA REGIONAL COMMERCE PARK ADVANTAGES

1. Zero traffic lights and all interstate between Virginia International Gateway and the site
2. +/- 7 miles closer to the marine terminals than other competing sites in Suffolk and Isle of Wight.
3. Rear loaded design allows for enhanced security
4. 49 trailer spaces in addition to 55 dock positions
5. Superior access to Routes 58 & 460 and Interstates 95 and 85
6. Signalized access to the park
7. Capable Institutional owner/developer, Panattoni Development Company
8. Experienced project team:
 - Alston Construction
 - Panattoni Development Company
 - Kimley-Horn and Associates

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