

GREENBRIER COMMERCE CENTER

Q2 2025 Delivery

Class A Industrial Development For Lease

Colliers

GREENBRIER COMMERCE CENTER

*Delivering
Q2 2025*

521 Woodlake Circle, Chesapeake, VA 23320 | Building Specs

Available SF	±45,360 SF – 189,000 SF	Zoning	PUD, light industrial (M-1)
Land Area	16.2 AC	Construction	Concrete tilt-wall with textured paint, 6" non-reinforced slab/4,000 PSI, 60 mil TPO mechanical fastened roof
Dock Doors	51 (9' x 10')	Lighting	LED lighting (25 FC)
Drive-Ins	4 (12' x 14')	Sprinklers	ESFR fire suppression
Trailer Parking	64	Dock Packages	Pit levelers, edge of dock levelers, bumpers, seals
Vehicle Parking	85	Power	2,000 AMP, 480V, 3-Phase



*Greenbrier Commerce Center brings
a high quality industrial product
to a highly desirable location*

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*Delivering
Q2 2025*

Building A Construction Progress | As of April 1, 2025



Greenbrier Commerce Center



Greenbrier Commerce Center construction is underway with Building A delivering Q2 2025 and Building B delivering Q1 2026. The project will deliver +/- 189,000 SF of Class A industrial product in two facilities with interstate exposure along I-64.

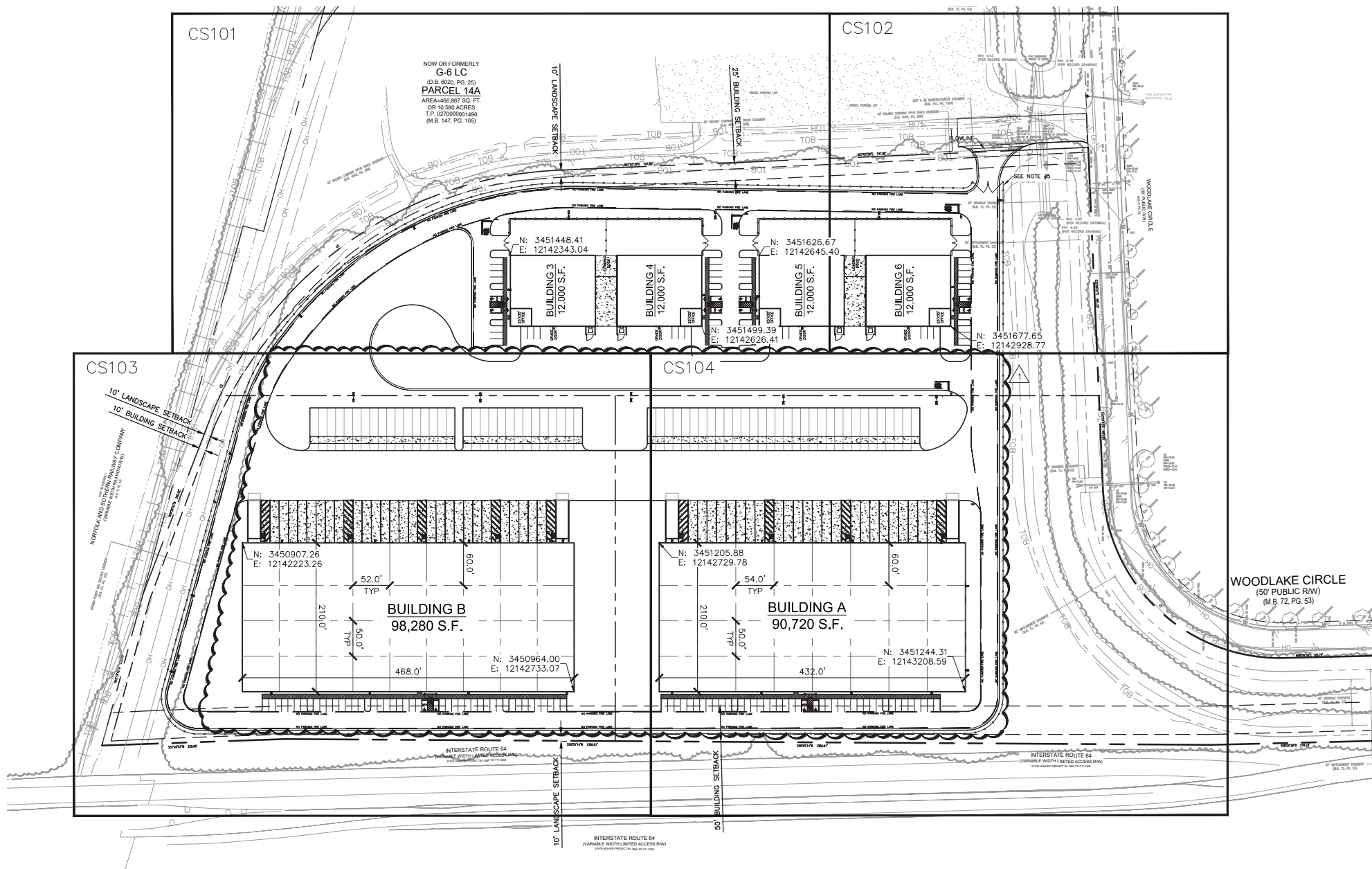
Building A - Delivering Q2 2025

Size	90,720 SF
Dimensions	432' x 210'
Clear Height	32'
Column Spacing	54' x 50', 60' speed bay
Dock Doors	25 (9' x 10')
Drive-In Doors	2 (12' x 14')
Truck Court	140'
Trailer Parking	32
Employee Parking	41
Lease Rate	Contact broker for pricing

Building B - Delivering Q1 2026

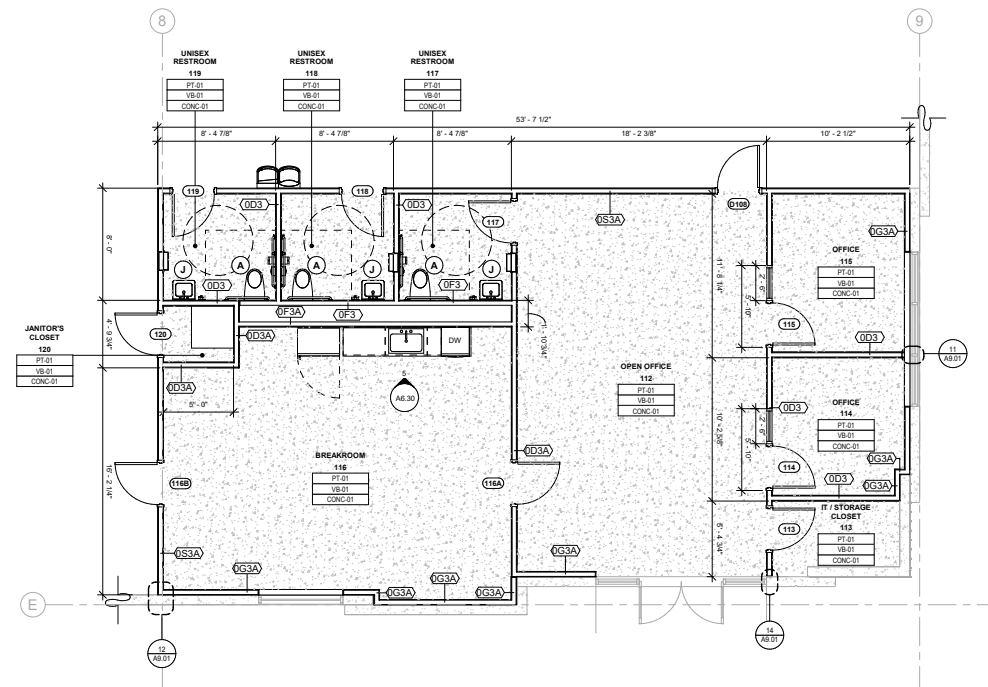
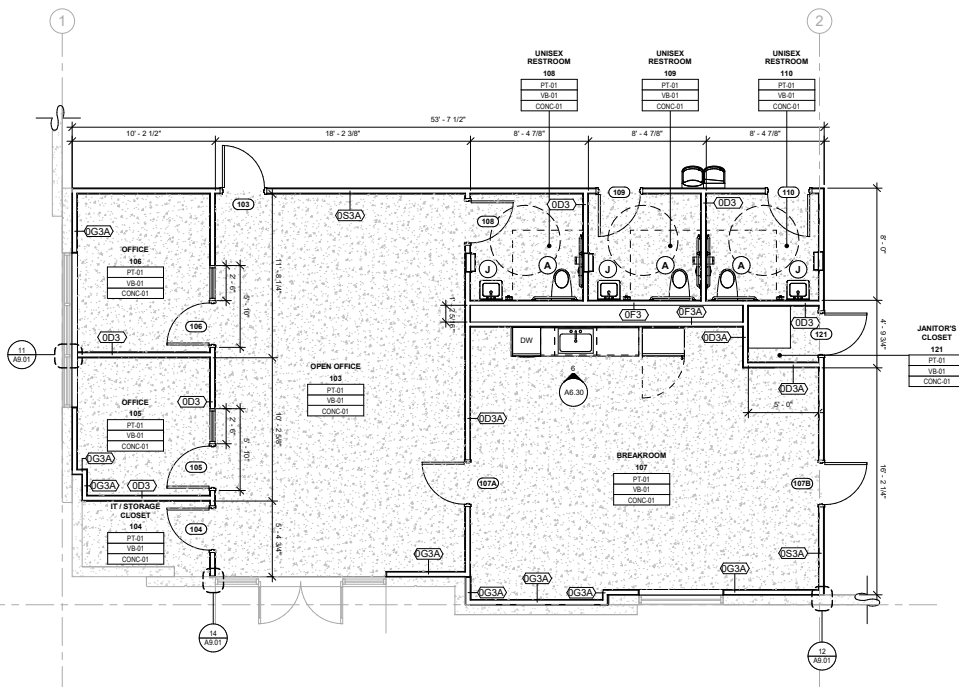
Size	98,280 SF
Dimensions	468' x 210'
Clear Height	32'
Column Spacing	52' x 50', 60' speed bay
Dock Doors	27 (9' x 10')
Drive-In Doors	2 (12' x 14')
Truck Court	140'
Trailer Parking	32
Employee Parking	44
Lease Rate	Contact broker for pricing

Site Plan



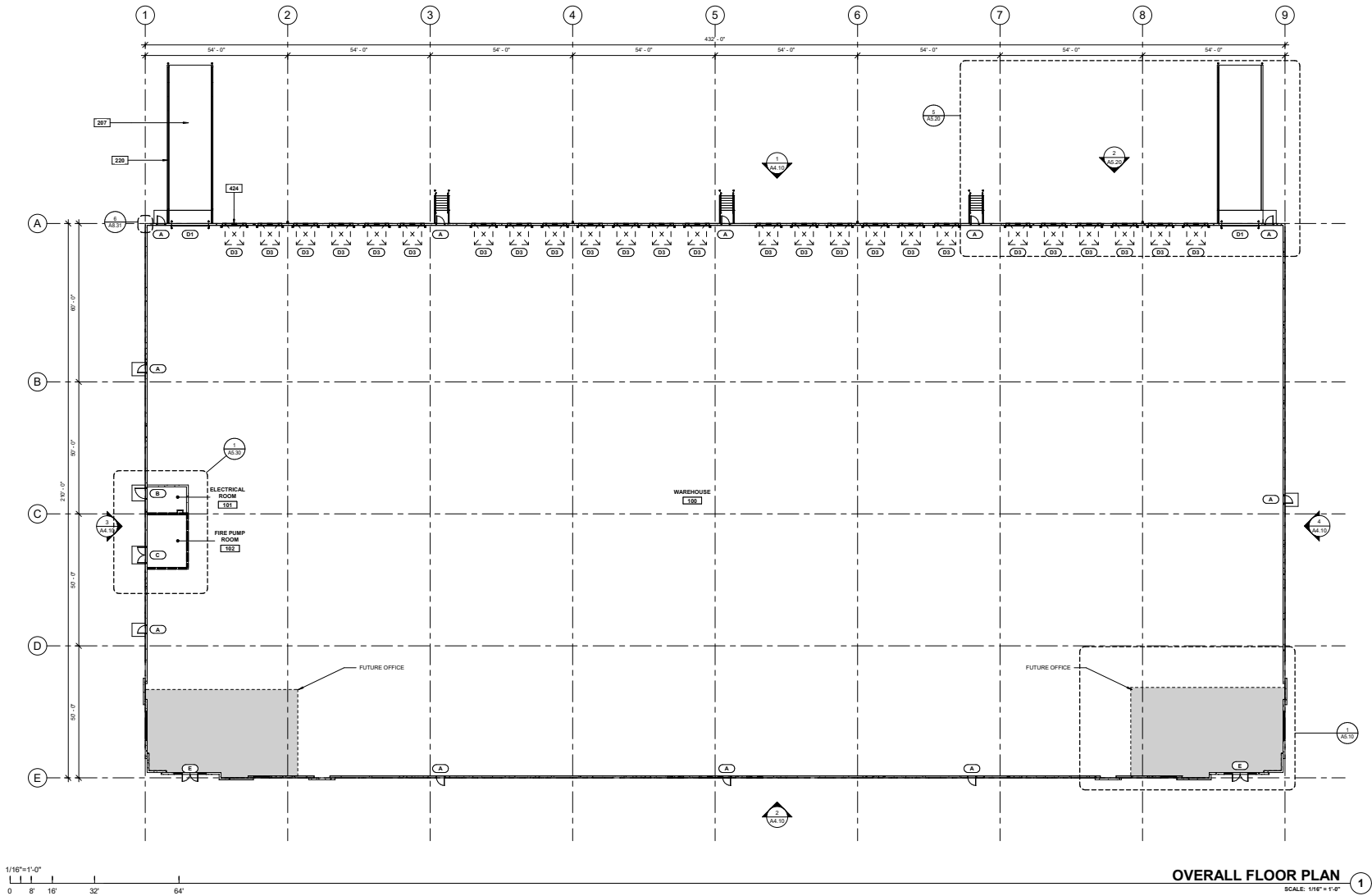
GREENBRIER COMMERCE CENTER

Spec Office Floor Plans



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Building A Floor Plan



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100 miles

200 miles

300 miles

400 miles

500 miles

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