

# GREENBRIER COMMERCE CENTER

Q2 2025 Delivery

Class A Industrial Development For Lease

The Colliers logo is a blue rectangle with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

# GREENBRIER COMMERCE CENTER

*Delivering  
Q2 2025*

521 Woodlake Circle, Chesapeake, VA 23320 | Building Specs

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



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

# GREENBRIER COMMERCE CENTER

*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 |

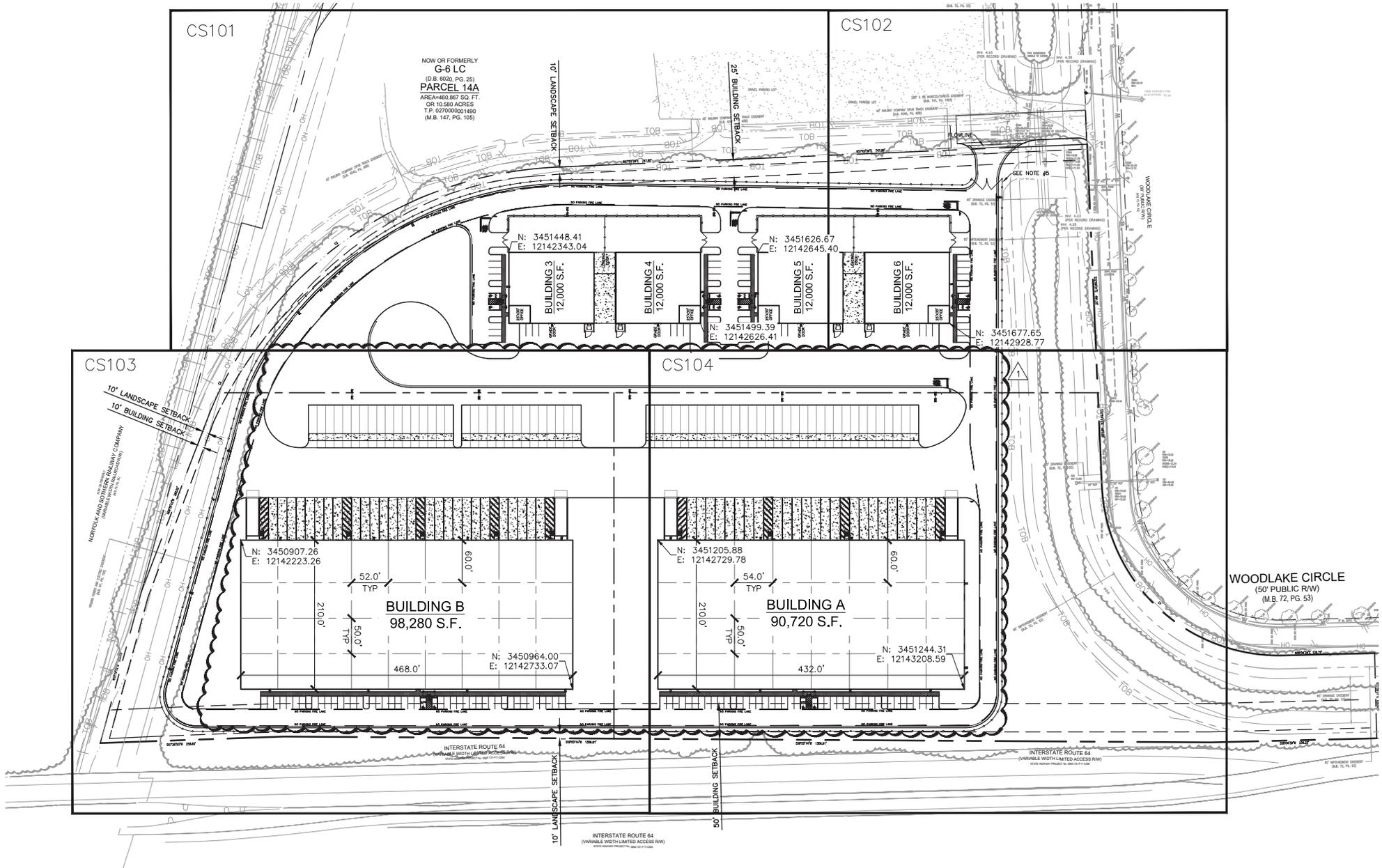
## Building B - Delivering Q1 2026

|                  |                            |
|------------------|----------------------------|
| 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 |



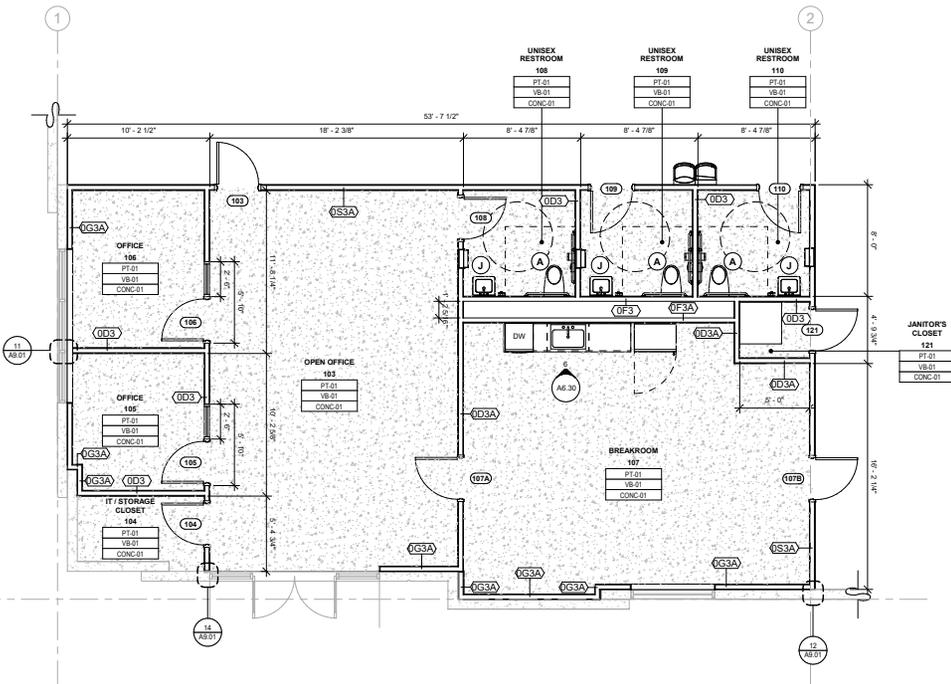
# GREENBRIER COMMERCE CENTER

## Site Plan

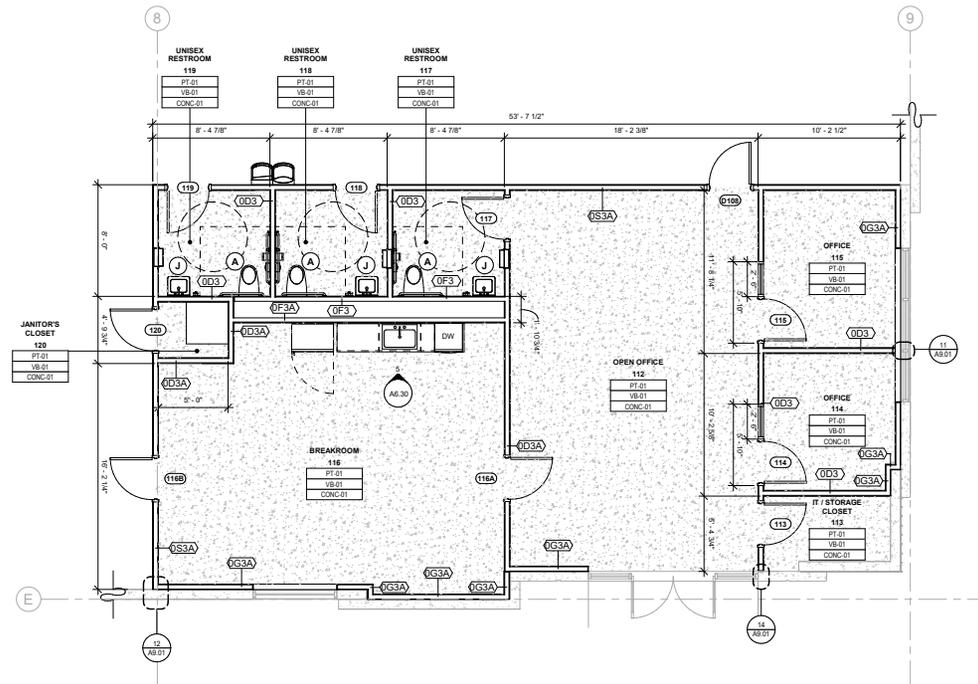


# GREENBRIER COMMERCE CENTER

## Spec Office Floor Plans



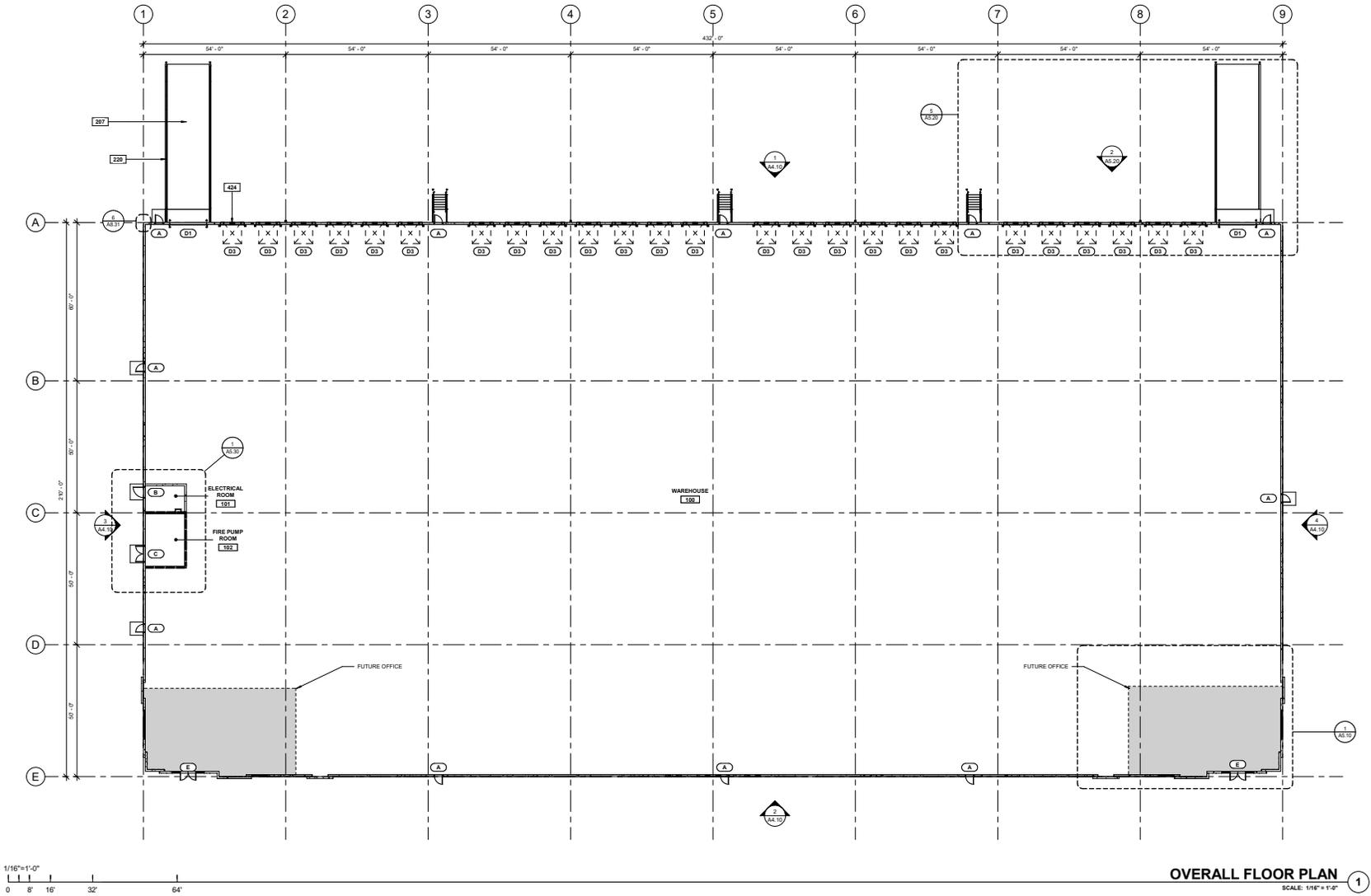
ENLARGED FLOOR PLAN - OFFICE A 2  
SCALE: 1/4" = 1'-0"



ENLARGED FLOOR PLAN - OFFICE B 1  
SCALE: 1/4" = 1'-0"

# GREENBRIER COMMERCE CENTER

## Building A Floor Plan



# GREENBRIER COMMERCE CENTER

## Why Greenbrier?

Located within one of the most desirable submarkets in Hampton Roads, Greenbrier Commerce Center provides a unique location inside the beltway with direct frontage and access to I-64. Given its close proximity to the Port of Virginia, the region's military facilities, and Downtown Norfolk, Greenbrier boasts the largest employee base in the area and continues to attract top talent for a variety of industries.

**1.8 M**

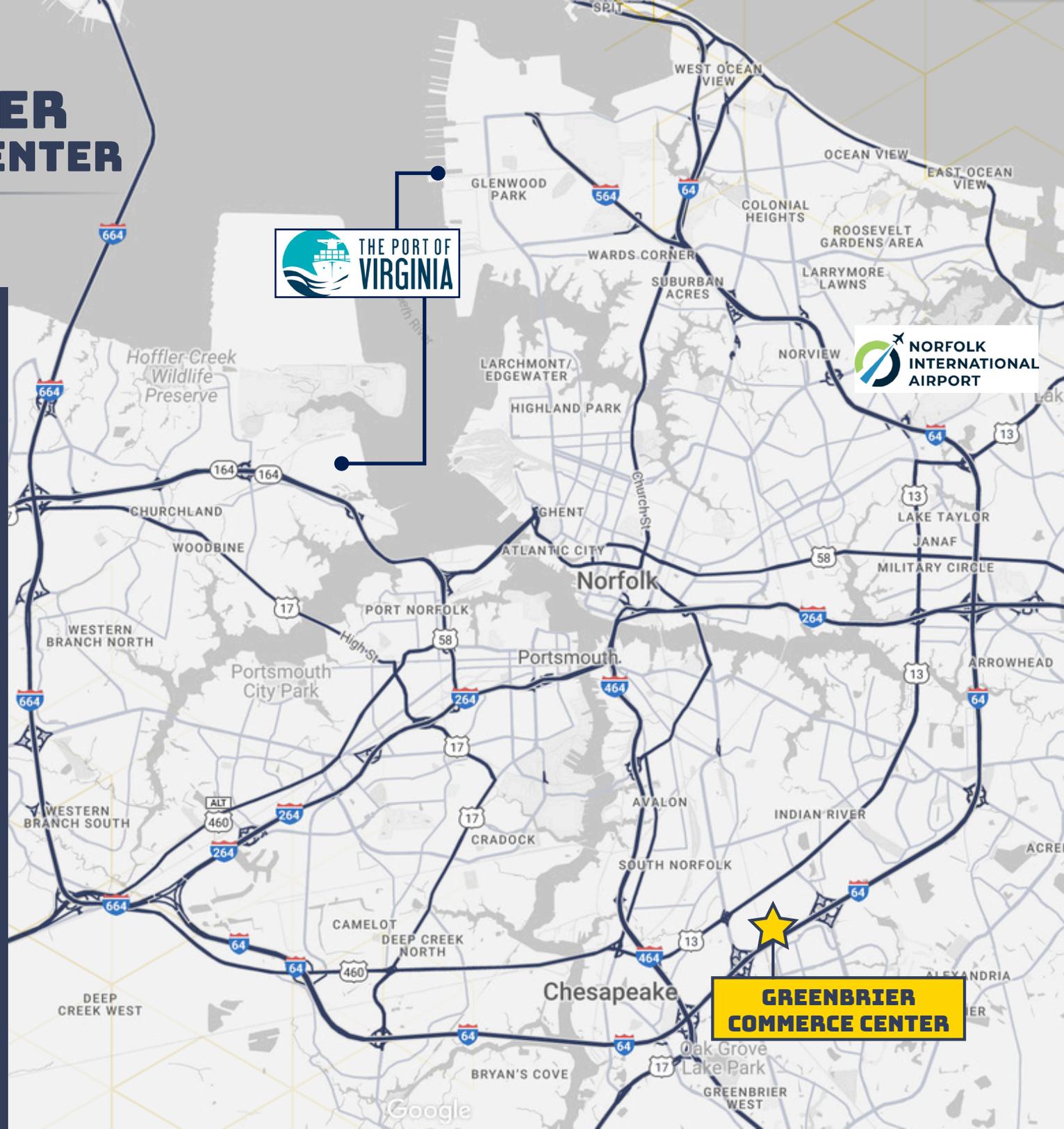
MSA Population

**130 M**

consumers within  
a day's drive

**3<sup>RD</sup>**

largest state-maintained  
transportation network, including  
interstate routes I-95, I-81, I-64,  
I-85, I-77, and I-66

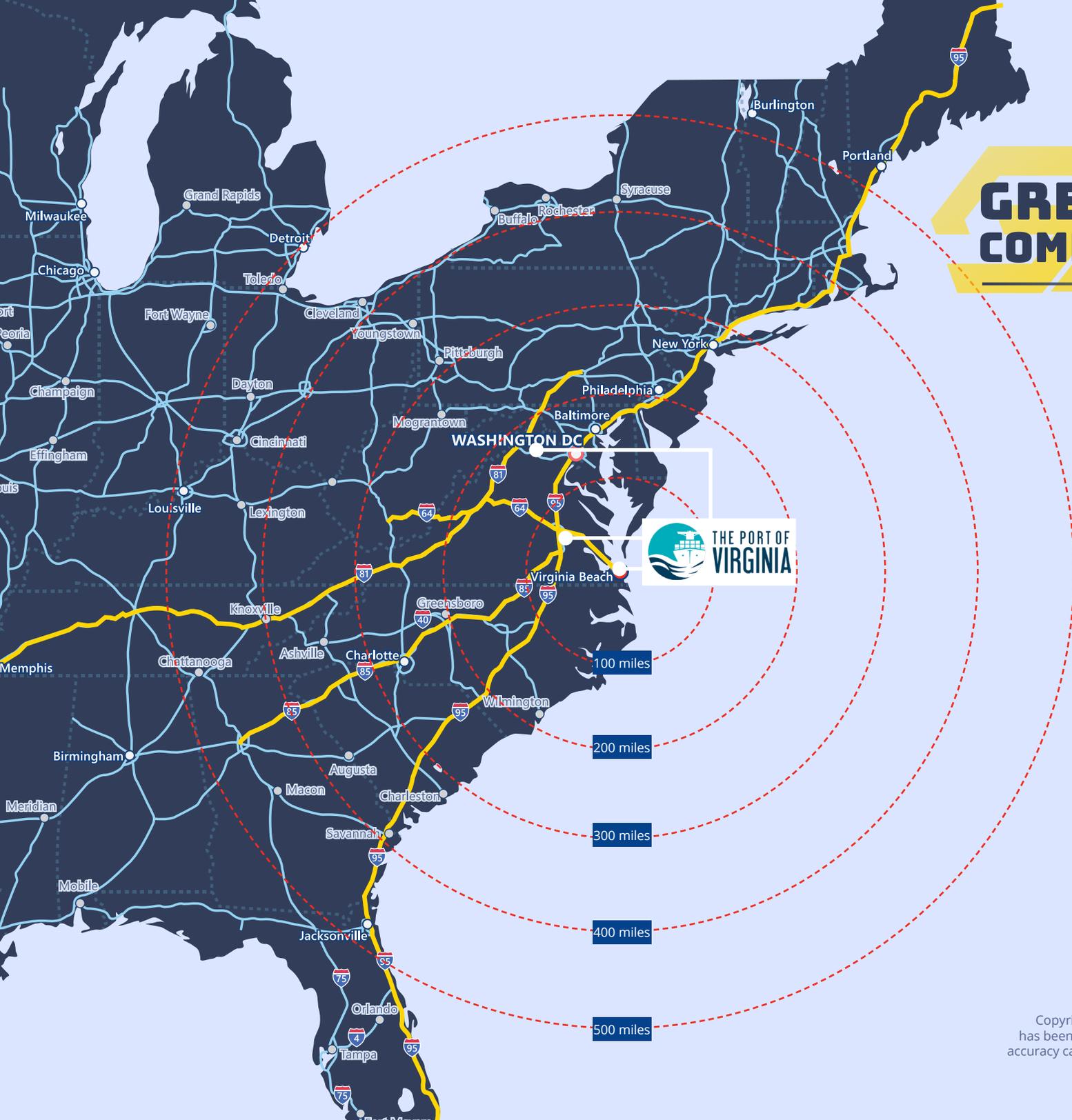


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