

Virginia Commerce Center

Building 200 - Up to 342,640 Sq. Ft. Available

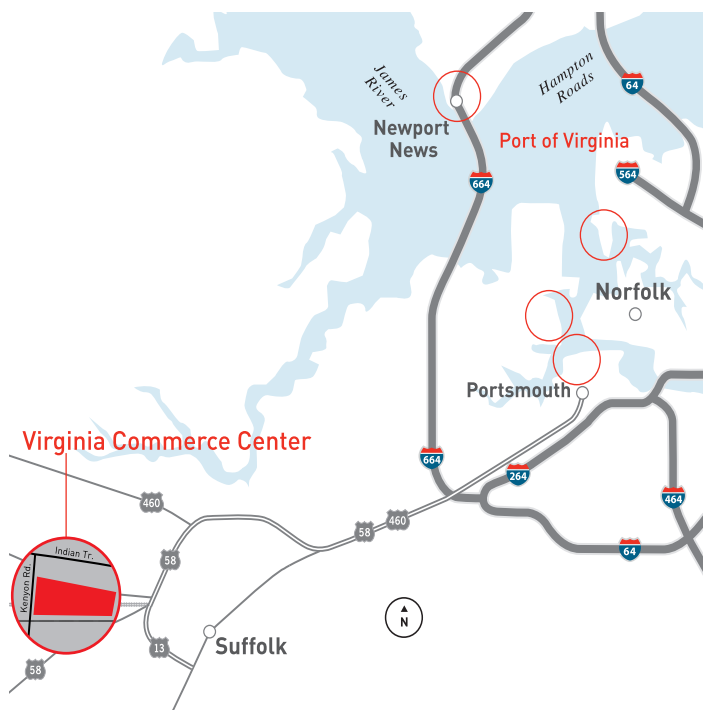
301 Kenyon Road, Suffolk VA 23434



AVAILABLE FOR LEASE

Building 200 at Virginia Commerce Center Class A Front-Load Distribution Warehouse

Virginia Commerce Center is McDonald's 101-acre master-planned business park in Suffolk, Virginia. The park offers convenient access to The Port of Virginia and Hampton Roads via US-58 Bypass, I-64, I-264 and I-664, with direct access west on US-58 to I-95 and I-85. Construction is complete on Building 200, a 342,640 square foot front-load distribution warehouse. Building 200 is suitable for single or multi-tenant occupancy and offers ample car parking and trailer parking. One additional building is planned for future construction in the park.

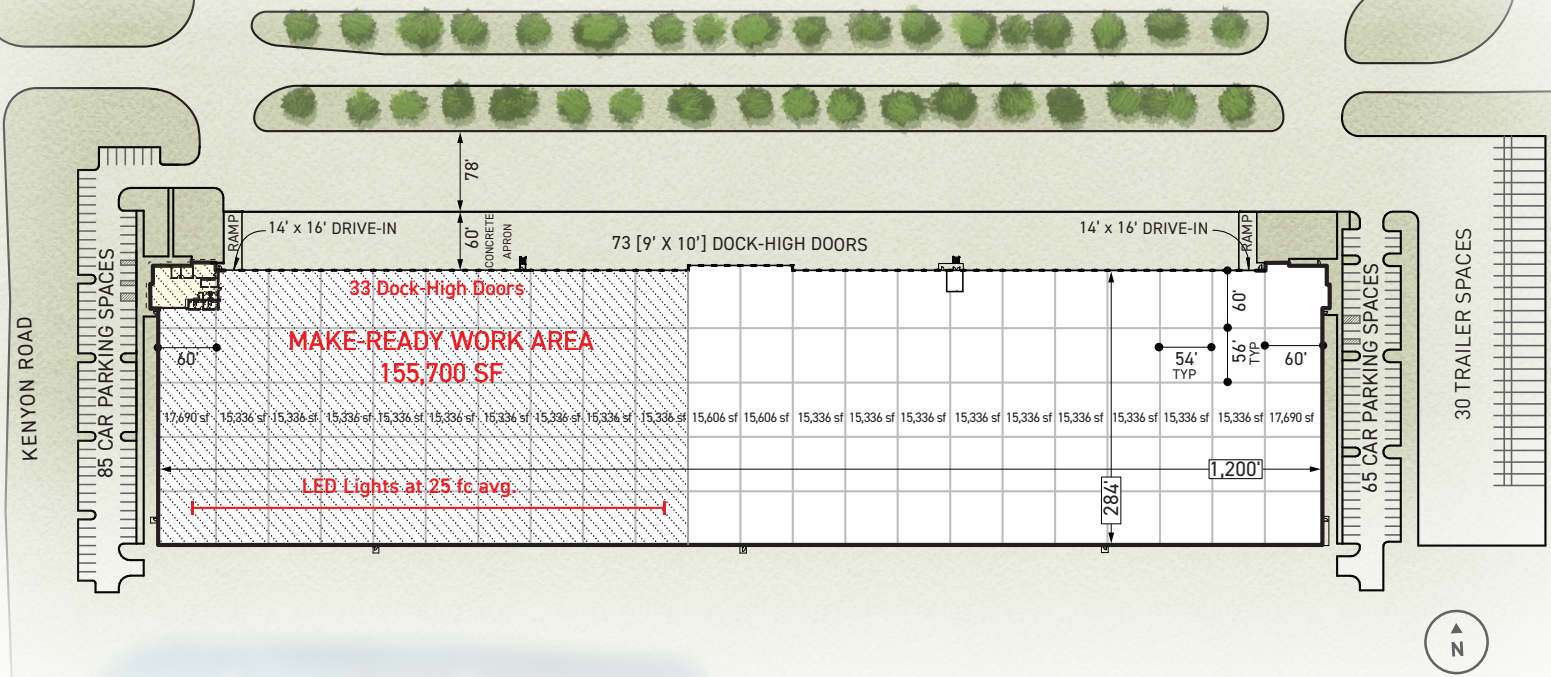


For leasing information contact:



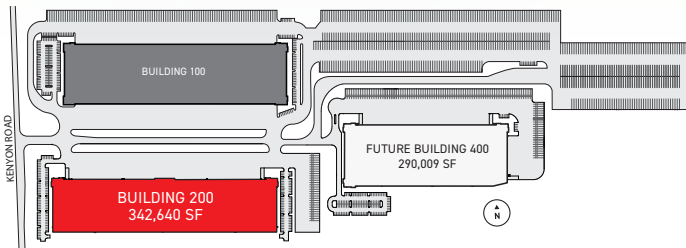
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Virginia Commerce Center

BUILDING 200 301 KENYON ROAD
SUFFOLK VA 23434



- Building Type: Front-Load Distribution Warehouse
- Building Size: 342,640 sq. ft.
- Construction: Architectural Tilt-up Concrete
- Ceiling Height: 36' Clear
- Column Spacing: 54' W x 56' D Typ.; 60' D Staging Bay; 60' W End Bays
- Lighting: LED Fixtures with Motion Sensors
- Floor Slab: 7" Thick, 4,000 PSI Concrete
- Dock Positions: (73) 9'x10' Dock Highs
(2) 14'x16' Ramped Drive-Ins
- Car Parking: 150 Spaces
- Trailer Parking: 30 Spaces with Concrete Dolly Pad
- Truck Court: 138' Deep with 60' Concrete Apron
- Sprinkler: ESFR System

Total Available - 342,640 Sq. Ft.

Make-Ready Work In Process for 155,700 Sq. Ft.

- Office Area: 2,879 Sq. Ft.
- Office Lighting: LED Fixtures
- Warehouse Lighting: LED Fixtures with Motion Sensors
(10 bays - 25 fc avg.; others 10 fc avg.)
- Dock Doors: 33 (9'x10') Dock Highs, 15 (40,000 lb.)
Pit Levelers; 1 (14'x16') Ramped Drive-In Door

