



BACKUS AERIAL PHOTOGRAPHY

# For Lease

## Virginia Port Logistics Park

1061 Centerpoint Dr., Suffolk, VA 23434

124,800 SF | Class A Warehouse

- Site Plan approved, ±10.17 Acre Site ready for construction
- 124,800 SF, concrete tilt up warehouse
- 32' + clear height and ESFR fire suppression
- Efficient 200' depth
- 52' x 50' column spacing
- Up to 29 dock doors and two oversize drive-ins
- 559' truck court, 140' deep
- Longitude & Latitude:  
36°43'08.62" N 76°40'54.38" W

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# Property Features

- Northern-Most Right-to-Work State
- Elevation approximately 65'-68', not in flood zone
- Eligibility for Foreign Trade Zone 20, administered by the Virginia Port Authority
- ICE Futures Coffee certified warehouse eligibility
- Superior truckload and ground parcel transit service, offering 2-day transit for entire East Coast
- No port markets to the south provide such 2-day coverage

## Overview

1061 Centerpoint Drive is a proposed Class A warehouse development with immediate access to Centerpoint Drive. The Virginia Port Logistics Park ("VPLP") is a 932-acre industrial development located in proximity to the thriving Port of Virginia. VPLP is home to nearly 4.6 million square feet of Class A logistics properties, including three brand new buildings totaling 934,000 SF completed in 2022, and two additional build-to-suit properties totaling 1.7 million SF delivering in 2023. In addition to 1061 Centerpoint Drive, remaining VPLP development sites include 2100 Enterprise Drive, a proposed 140,400 SF warehouse with site plan approved, ready for construction; 2500 Enterprise Dr, a 123.82 acre site reserved for build-to-suit leases between 1 million and 1.5 million SF, and Lot 39, 5.2 acres zoned for commercial / retail.

VPLP developer Equus Capital Partners, Ltd. is a real estate investment manager with a 40+ year history of managing a high-quality investment portfolio, through its vertically integrated operating platform, in top tier markets throughout the United States. Through multiple real estate cycles and unpredictable investment conditions, Equus has consistently focused on a defined strategy of acquiring and developing high quality office, multi-family, industrial, R&D and retail assets in major U.S. growth markets. A diverse team of over 140 real estate professionals located in 8 offices facilitates the establishment of valuable relationships within all disciplines of the real estate industry across the country.



Lowe's Coastal Holding Facility,  
April 2023



NFI - 3030 Enterprise Dr. Build-to-Suit,  
April 2023



Amazon, Lowe's and NFI  
April 2023

# Virginia Port Logistics Park Aerial

As of April 13, 2023



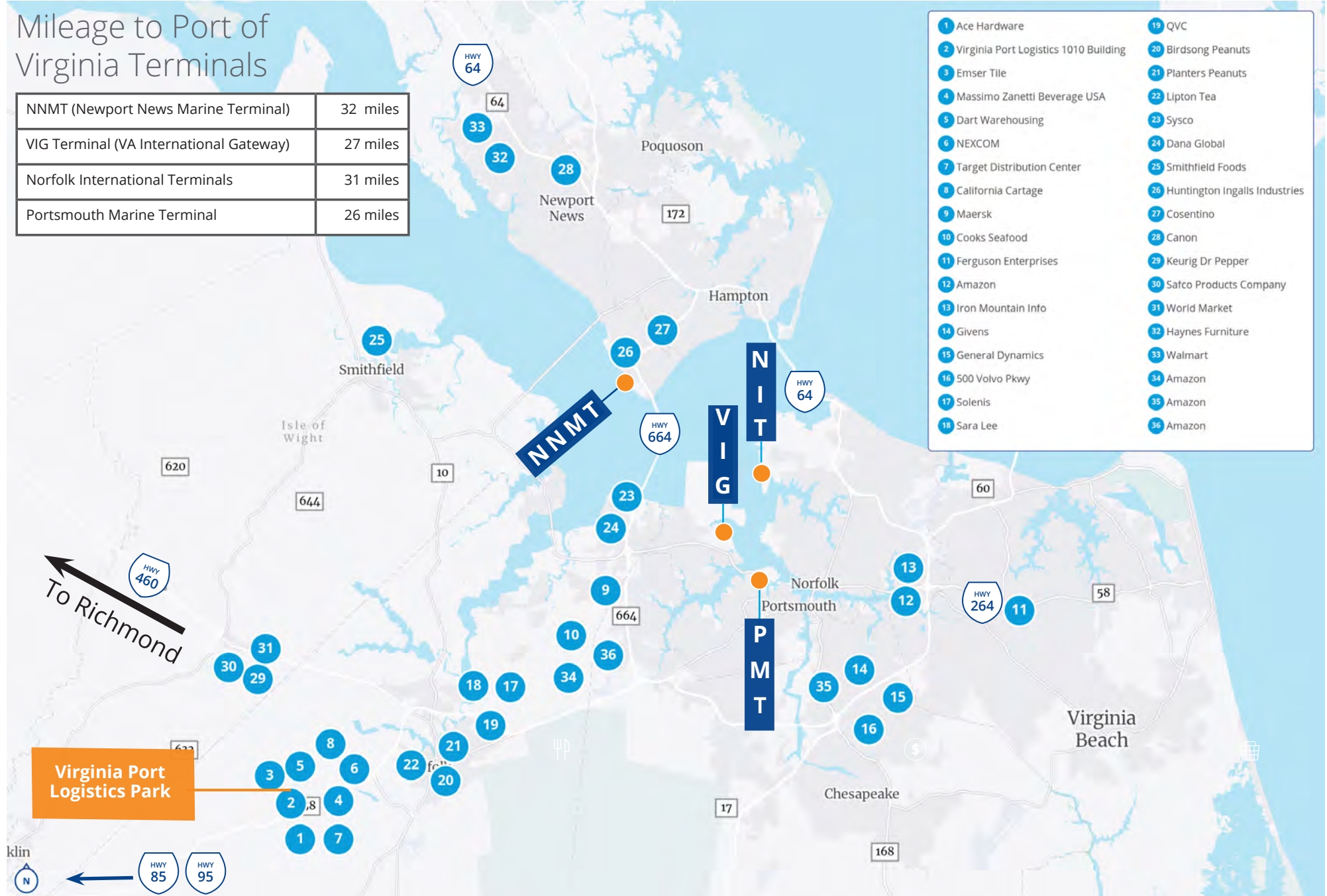
Virginia Port Logistics Park., Suffolk, VA



# Area Map

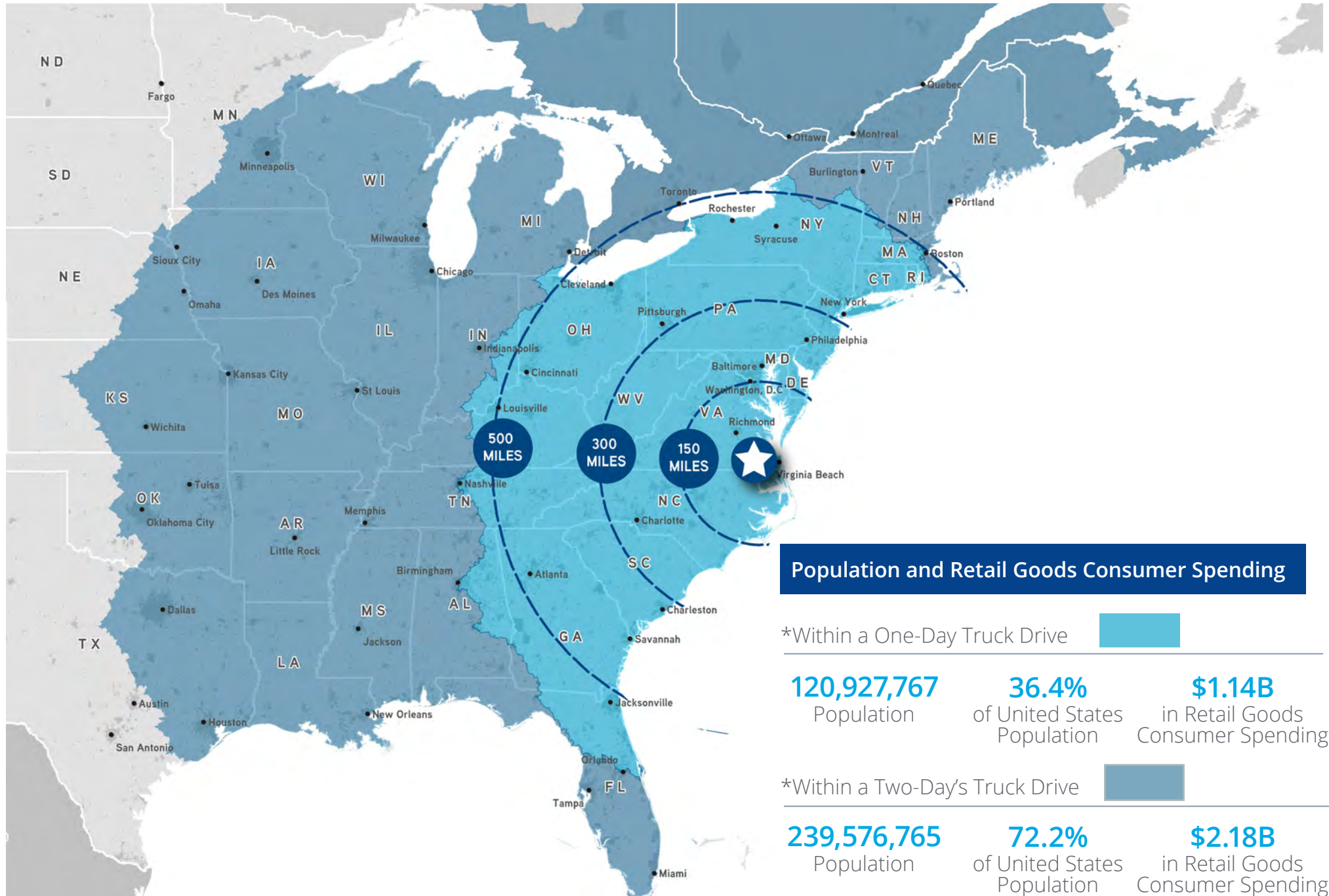
## Mileage to Port of Virginia Terminals

NNMT (Newport News Marine Terminal)	32 miles
VIG Terminal (VA International Gateway)	27 miles
Norfolk International Terminals	31 miles
Portsmouth Marine Terminal	26 miles



# Virginia Port Logistics Park

Population and Retail Goods Consumer Spending



Virginia Port Logistics Park  
1061 Enterprise Dr., Suffolk, VA



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