



Colliers

Under Construction

For Lease in Greenbrier

Construction Progress
as of 5/8/26

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Class A Warehouse

49,000 SF Expansion

2200 Steppingstone Square, Chesapeake, VA

Features:

- Available SF: 49,000 SF (Divisible)
- Property Type: Class A concrete tilt-wall construction
- Total Building Area: 78,400 SF, currently being expanded to 127,400 SF
- Builder: C.W. Brinkley, Inc.
- Occupancy: October 1, 2026
- Lease Rate: \$10.50/SF NNN
- OPEX: \$1.63/SF

Accelerating success.



Technical Specifications

Suite Size: 19,600 SF, 29,400 SF or 49,000 SF

Clear Height: ± 26' - 31'

Column Spacing: 60' X 49' TYP

Suite Dimensions: 200'w X 245'd

Loading: Ten (10) Dock Doors, Two (2) Drive-in Doors

Pit Levelers: 50k rated

Floor: 6" dock high slab

Truck Court: ± 130', heavy reinforced concrete

Fire Suppression: ESFR, enabling very high racking

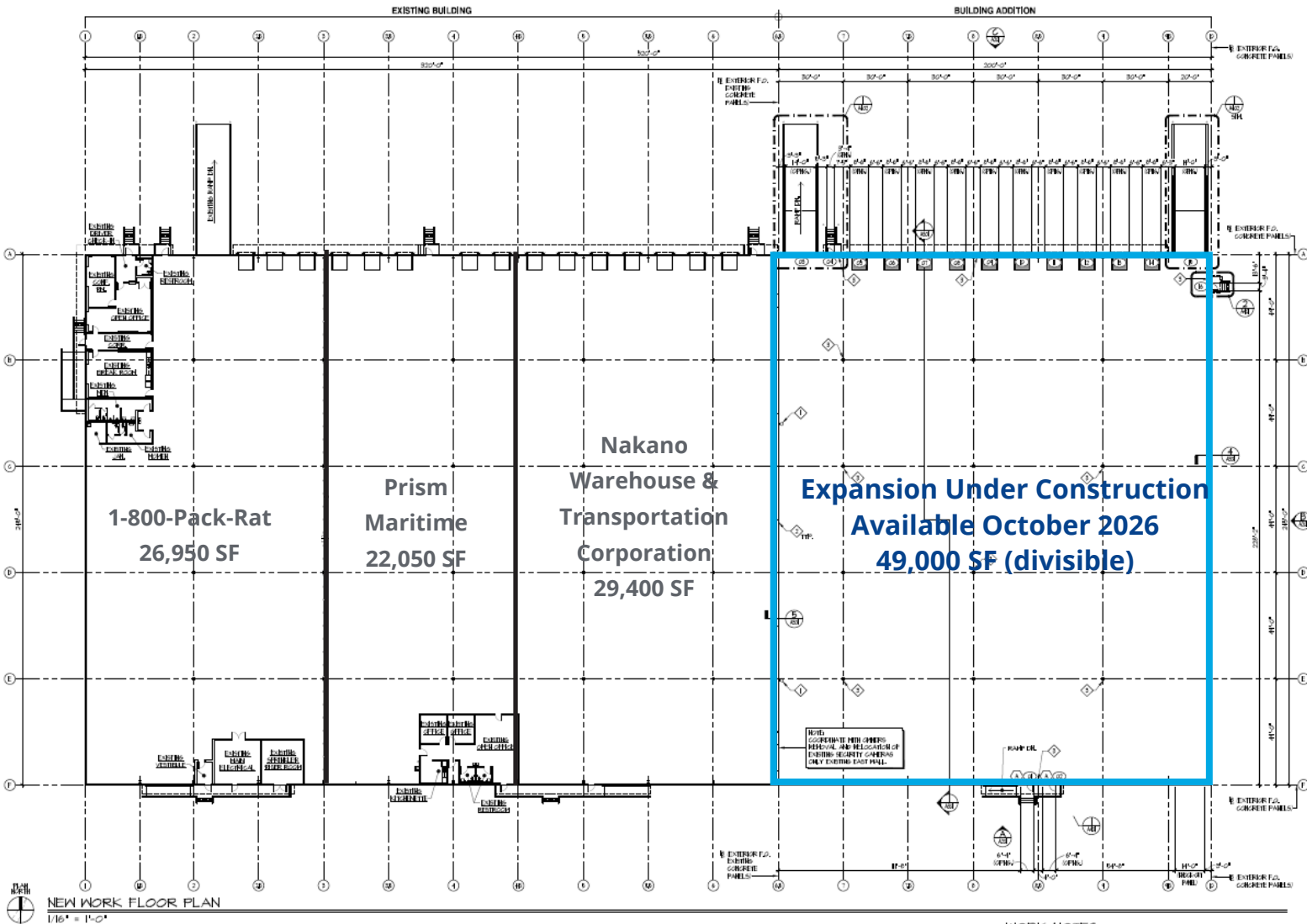
Lighting: High efficiency LED

Electric: 120/277/480 3-phase

HVAC: Natural gas heaters in warehouse areas and ventilation designed for 1.8 air change/hr

Fiber: Verizon and Cox

Floor Plan



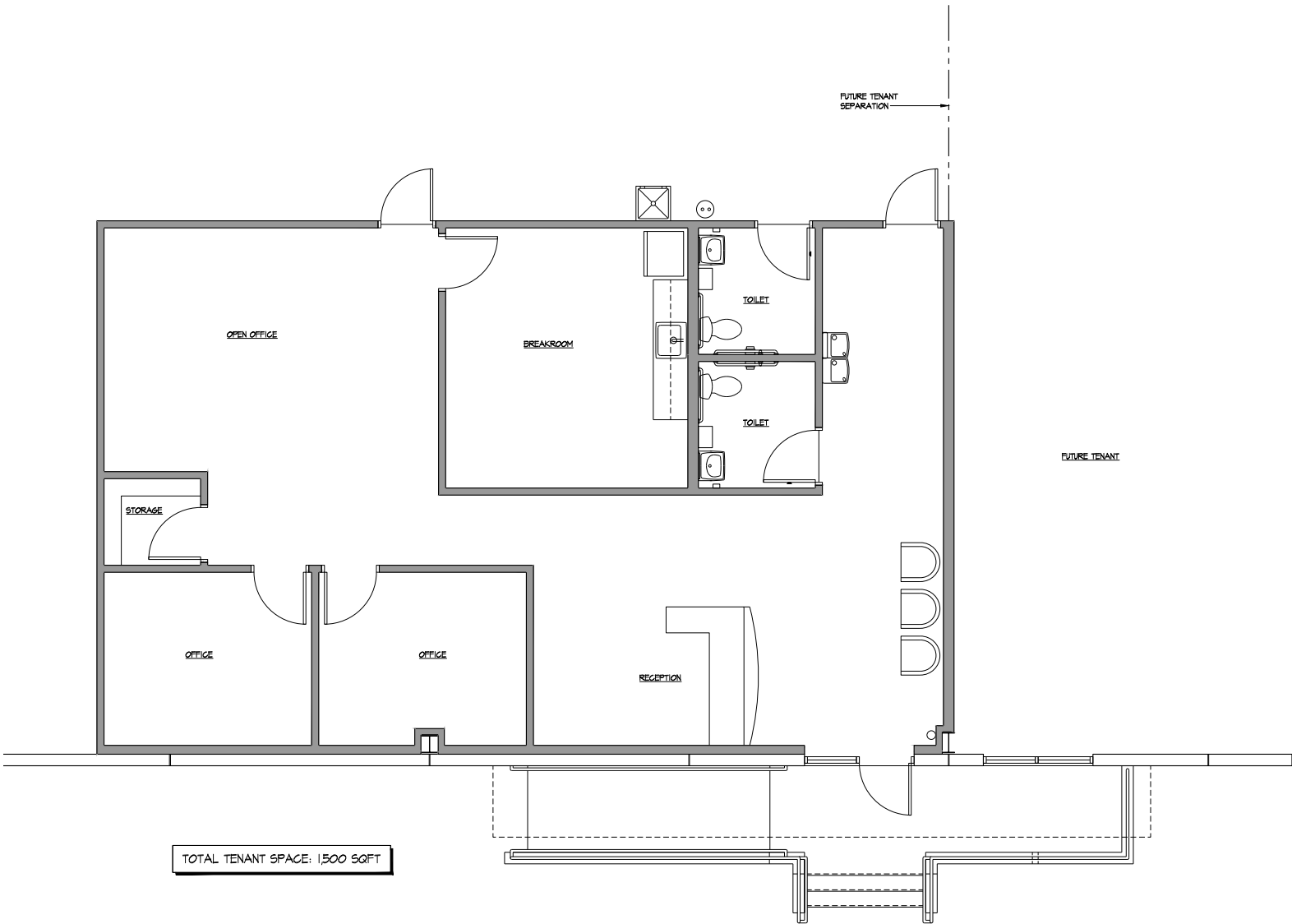
WORK NOTES:

REFER APPROPRIATE TO THIS SHEET ONLY

◊ CONSULT WITH ARCHITECT FOR MORE DETAILS WILL BE ADDED TO THE WORKING DRAWINGS

△ CONSULT WITH ELECTRICAL CONTRACTOR

Spec Office Floor Plan



PRELIMINARY TENANT FLOOR PLAN- OPTION 3

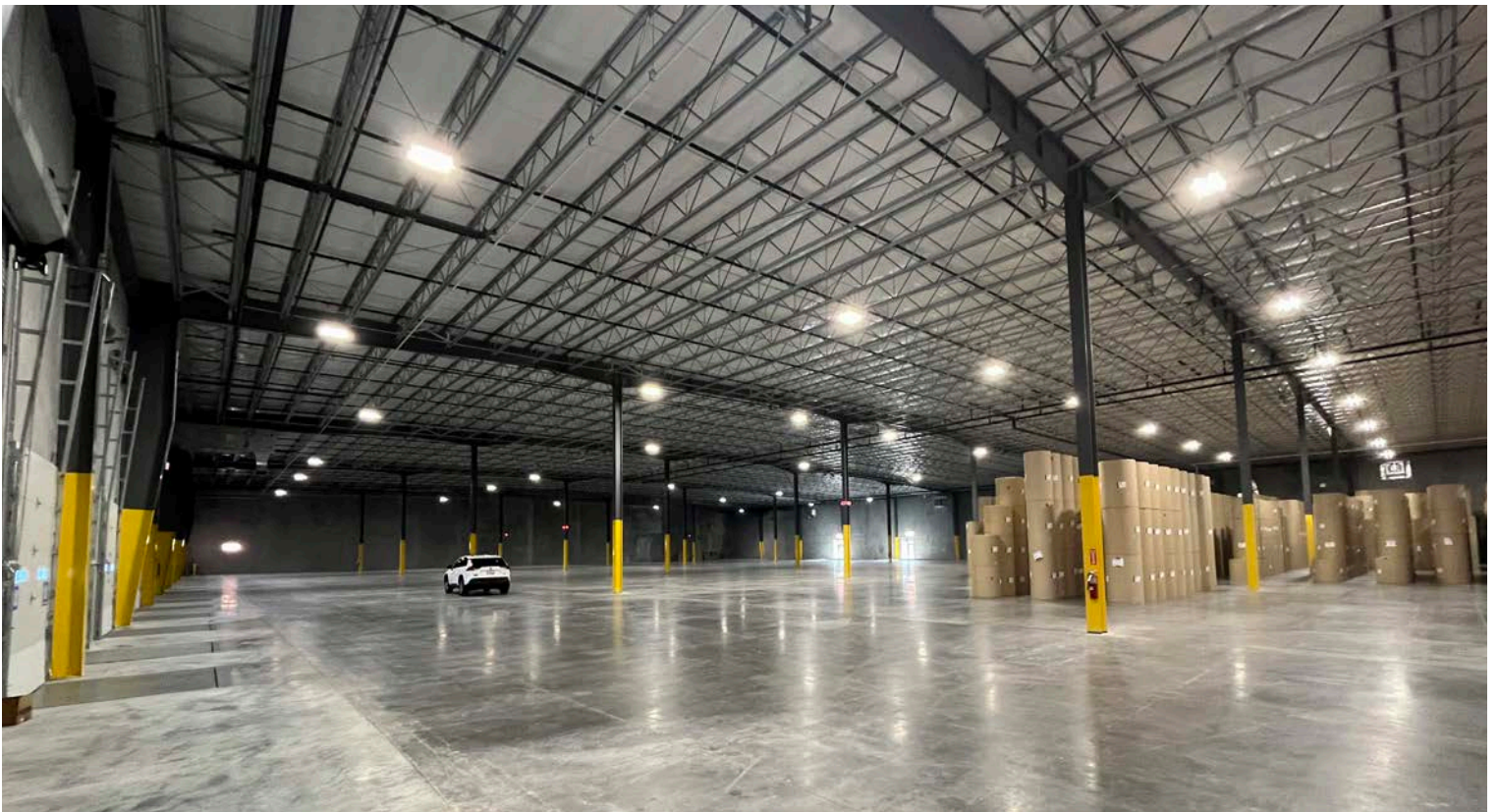
3/8" = 1'-0"

Notes:

1,500 SF Spec Office delivered as shown, expandable for single tenant or can be replicated for a 2nd future tenant, fully demised with separate employee entrance.

2200 Steppingstone Sq | For Lease

Property Gallery



Mileage to Port of Virginia Terminals

PMT (Portsmouth Marine Terminal)	13.8 miles
VIG Terminal (VA International Gateway)	15.5 miles
NIT (Norfolk International Terminals)	17.1 miles
NNMT (Newport News Marine Terminal)	28 miles



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