

FOR SALE/BUILD-TO-SUIT



COMMERCE CENTER HAMPTON ROADS

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Carolina Road & Route 13 by-pass

Suffolk, Virginia

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SITE FEATURES & AMENITIES

- Preliminary site plan approved for 73 acres
- Up to 775,000 SF total FAR in one or two buildings
- Zoned M-1
- Located at Route 13 by-pass and Carolina Road
- Great visibility
- Site level, cleared and ready for development
- Soil studies available
- ±23 minutes to Port of Virginia

THE OPPORTUNITY

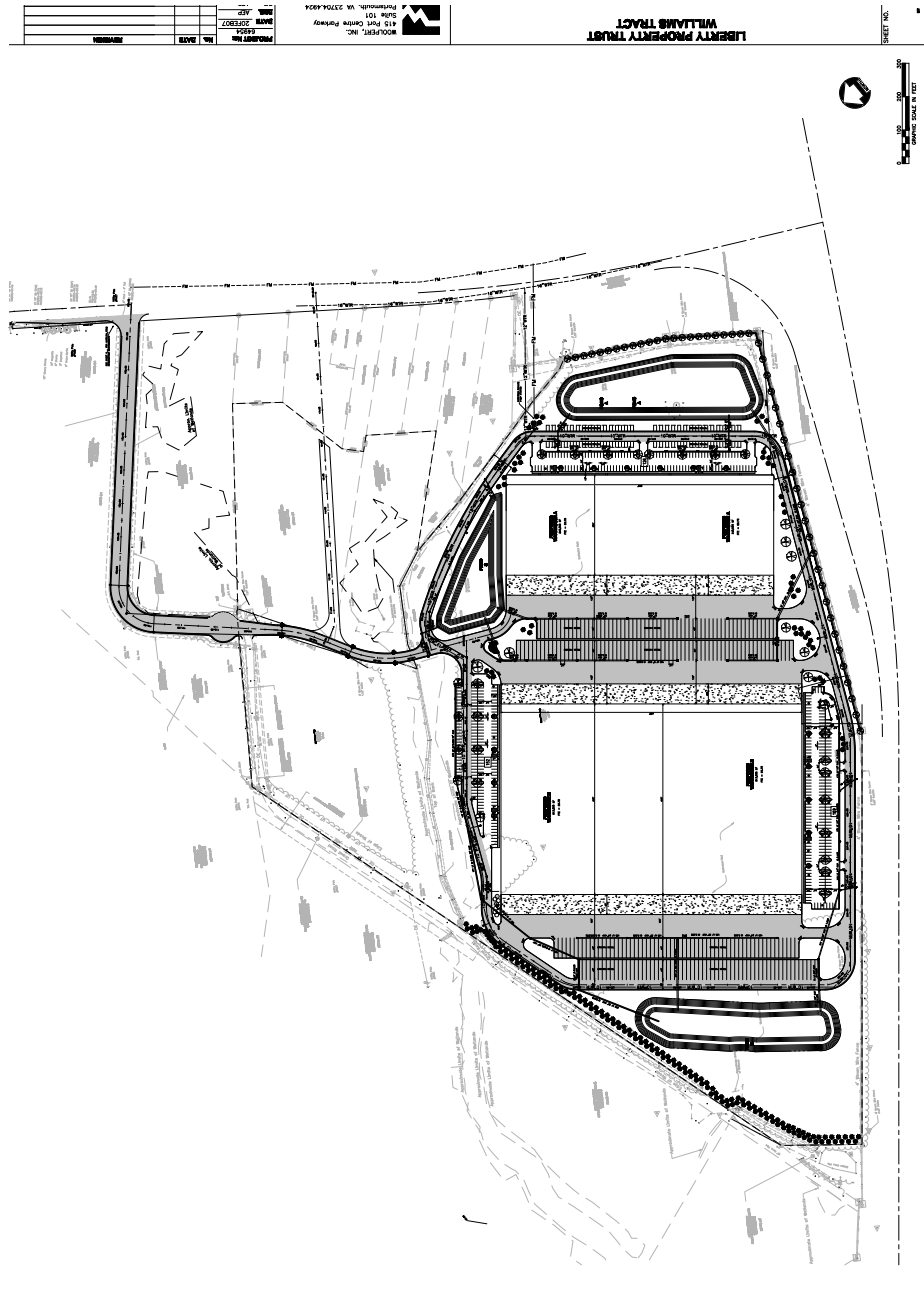
Excellent opportunity for an opportunistic investor or build-to-suit or for an owner/occupant



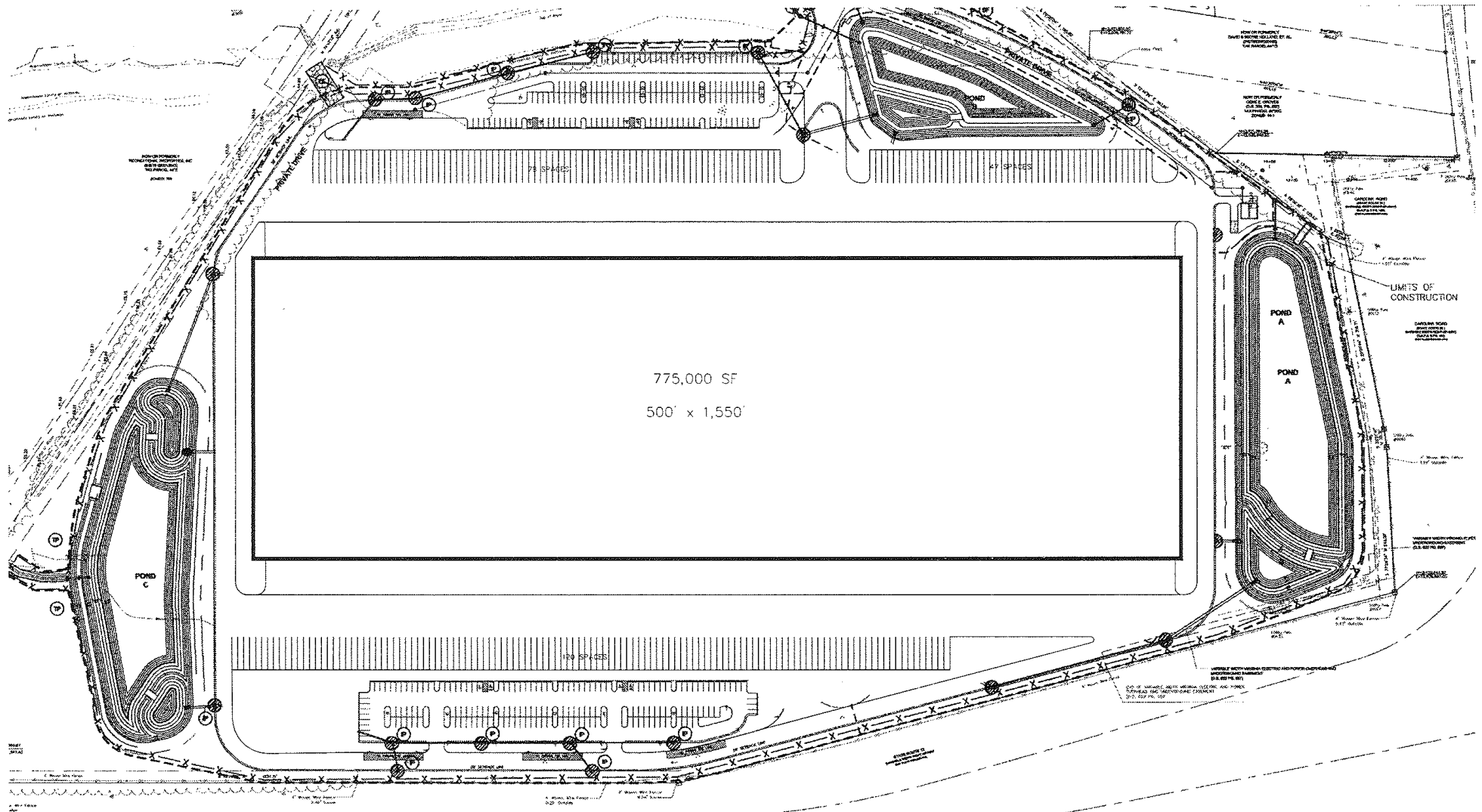
240,000 SF – 775,000 SF



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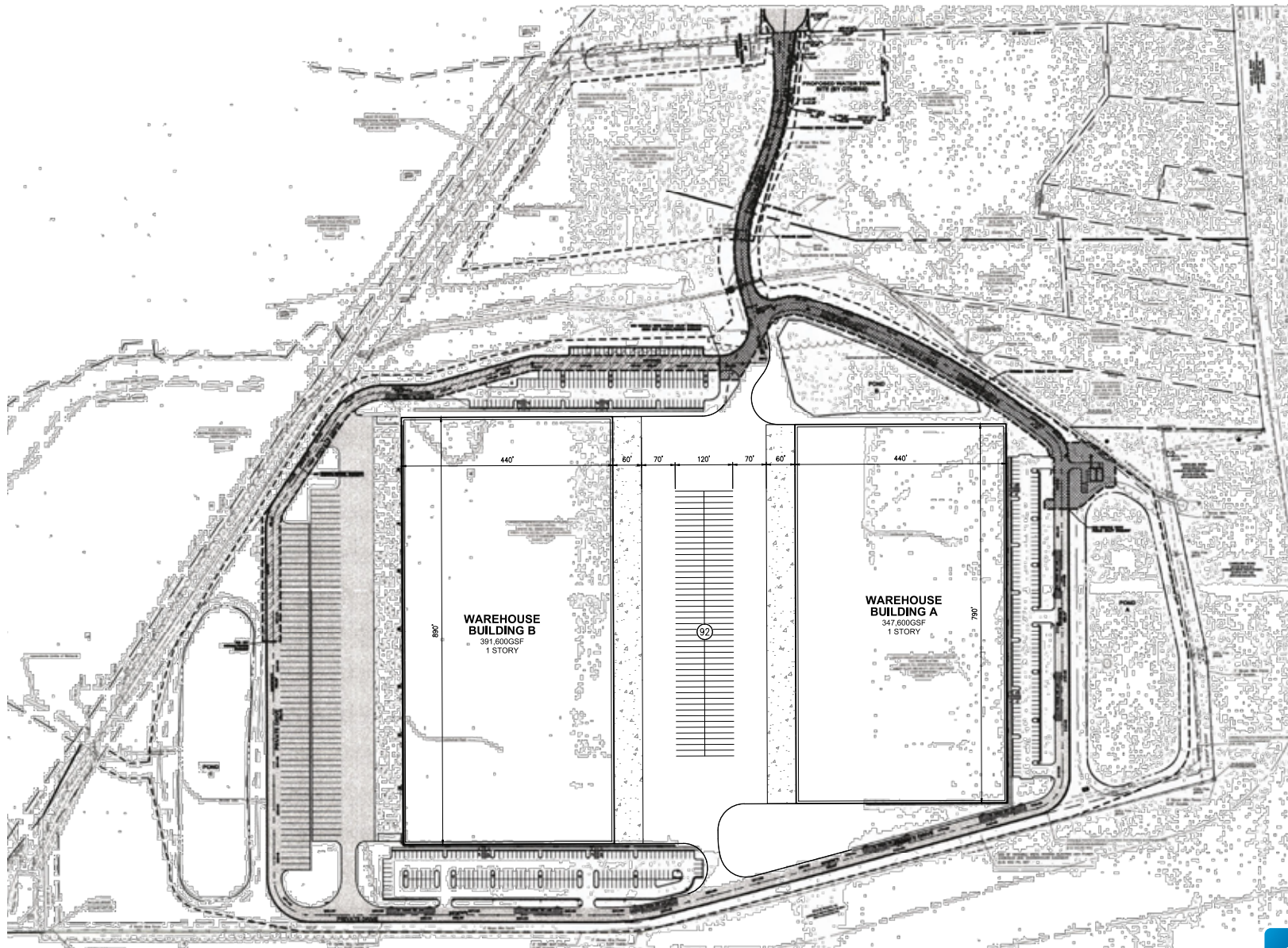
MAX USER CONCEPT



DOUBLE 350,000 SF CONCEPT



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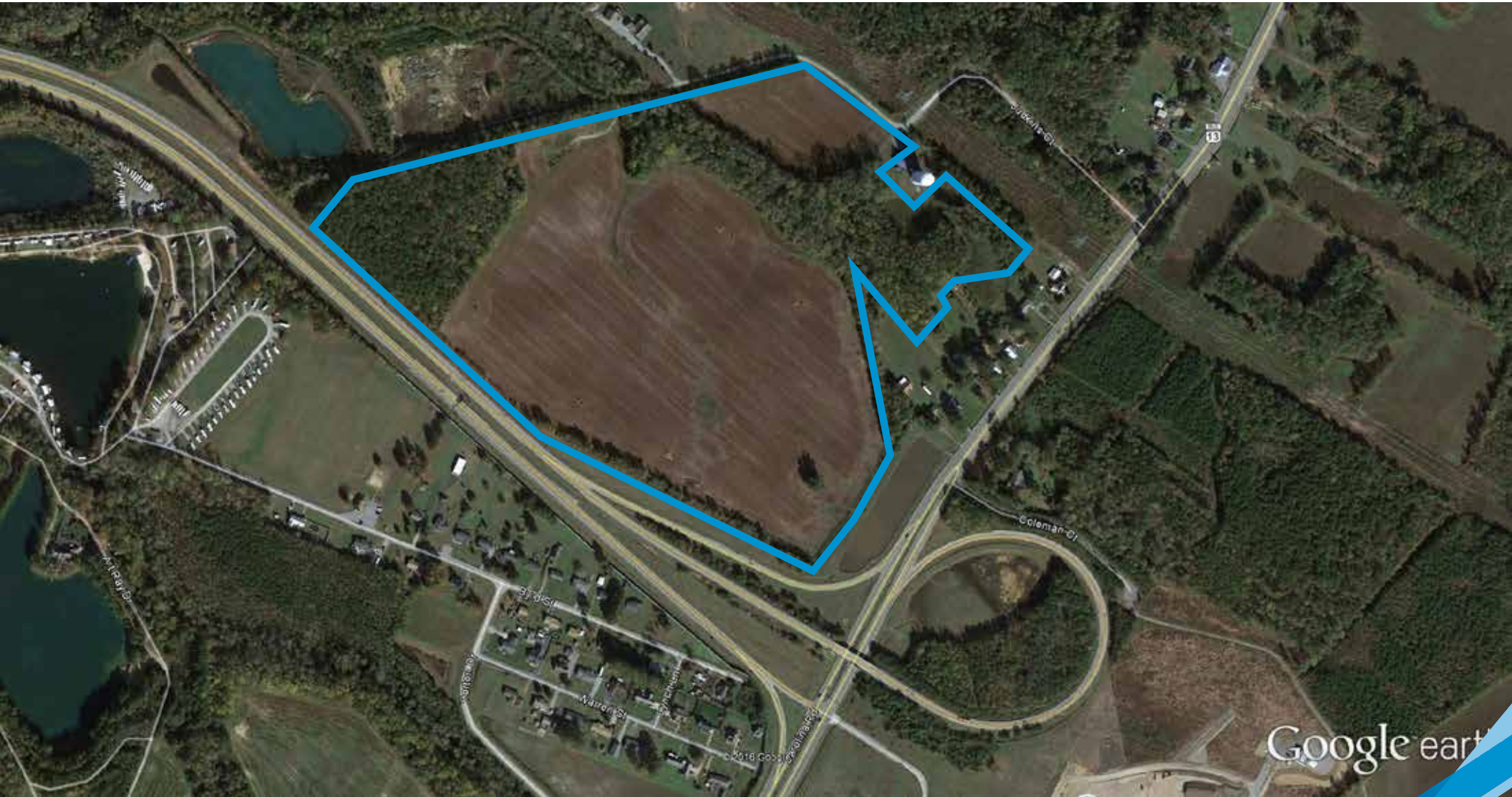


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INTERNATIONAL

SITE AERIAL



COMMERCE CENTER HAMPTON ROADS

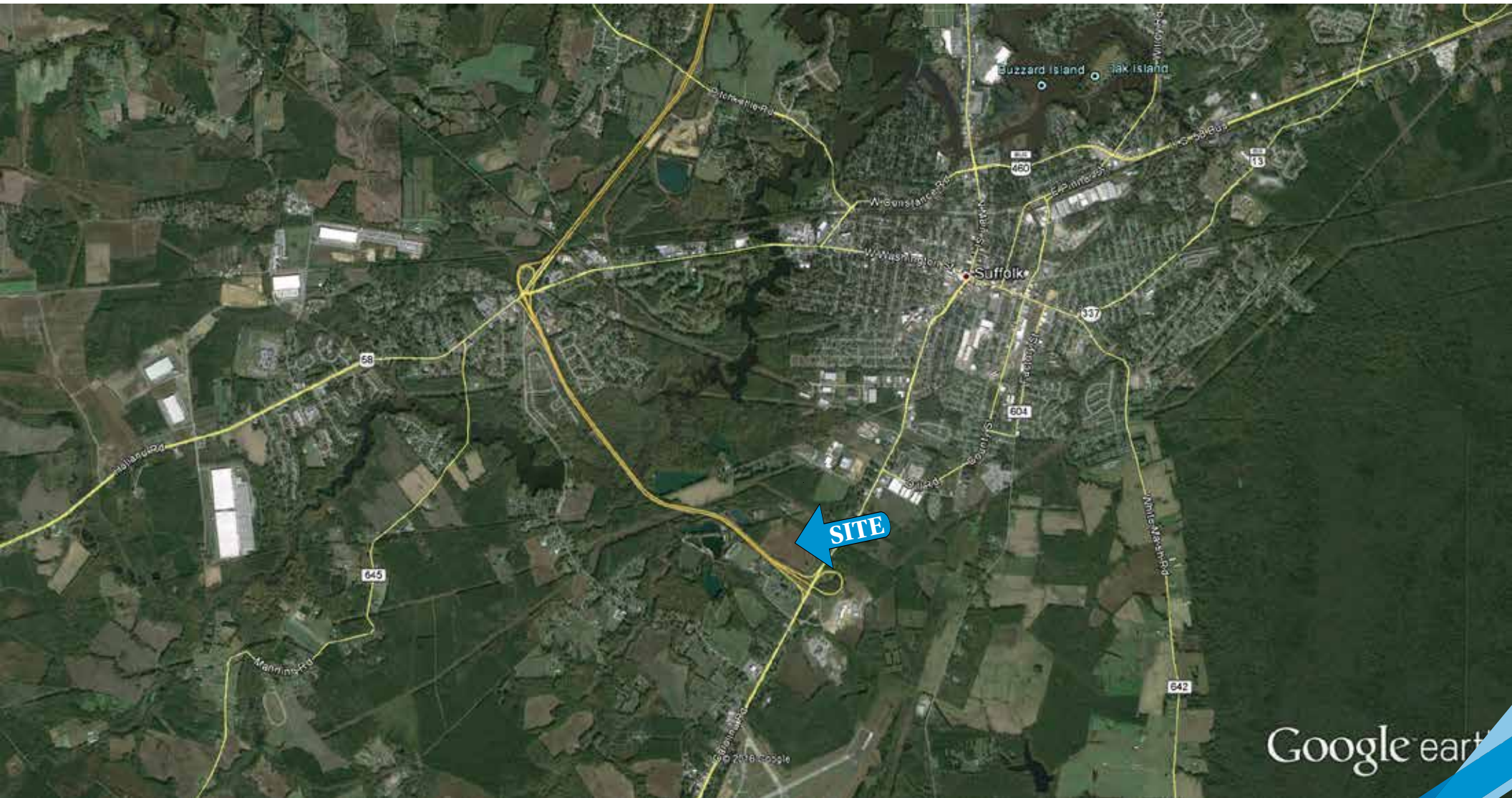


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INTERNATIONAL

SITE AERIAL



COMMERCE CENTER HAMPTON ROADS



Google earth

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LOCATION - VIRGINIA



COMMERCE CENTER HAMPTON ROADS



Map and information courtesy of Hampton Roads Economic Development Alliance

Hampton Roads is home to over 20% of the Commonwealth of Virginia's 8.3 million citizens. Located in the southeastern corner of the state, Hampton Roads is in close proximity to other major population hubs like Washington D.C., Richmond, and Charlottesville.

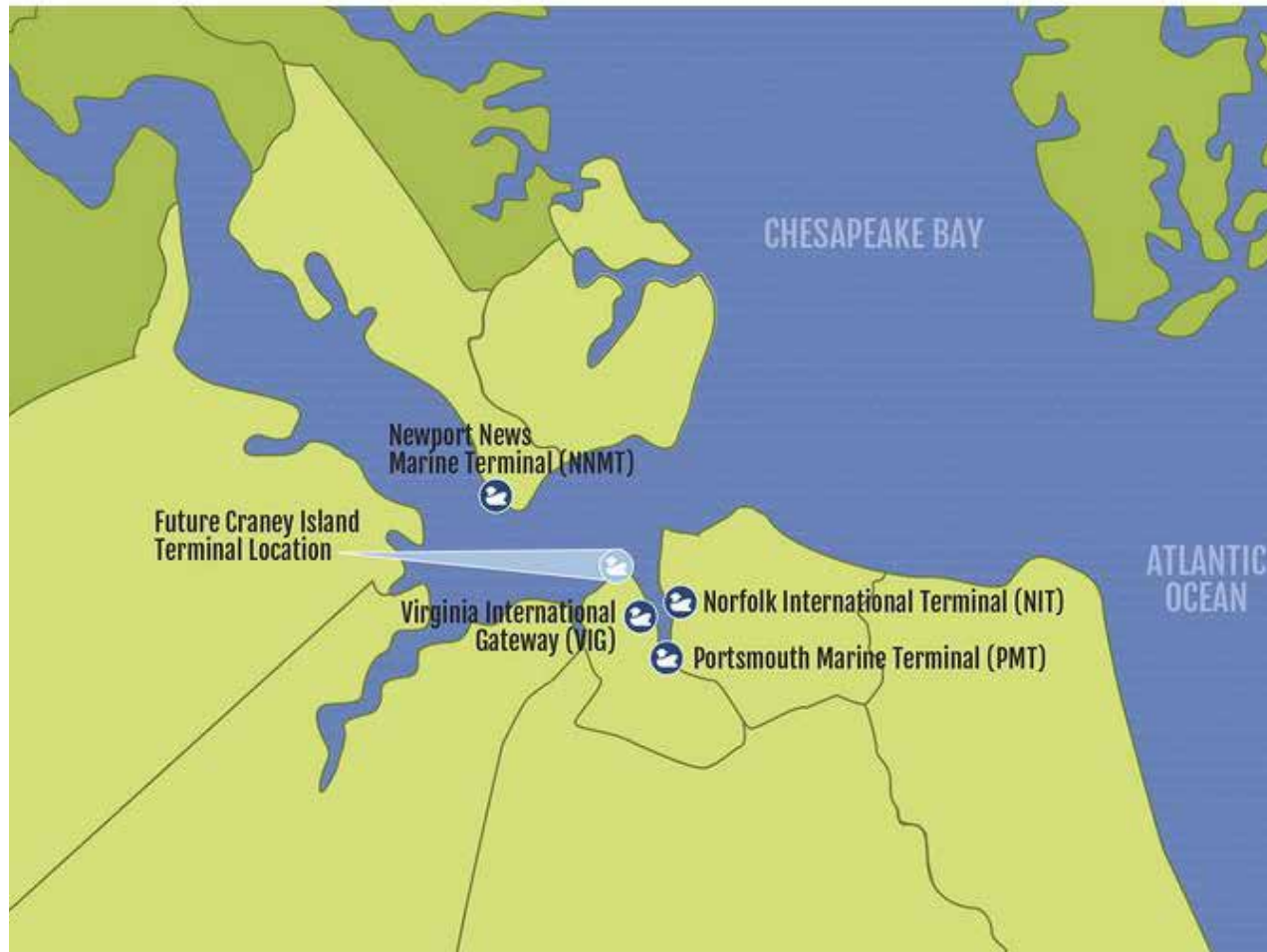
PORTS



COMMERCE CENTER HAMPTON ROADS

PORTS > HAMPTON ROADS

The Port of Virginia includes Newport News Marine Terminal (NNMT), Virginia International Gateway (VIG), Norfolk International Terminals (NIT), Portsmouth Marine Terminal (PMT) and the future Craney Island. The Port of Virginia features the best natural deep water harbor on the East Coast, with its unobstructed, ice-free harbor, 50-foot channels, and a location only 2.5 hours from open ocean. The Port of Virginia is served by every major shipping line with connections to over 200 countries around the world.



Map and information courtesy of Hampton Roads Economic Development Alliance

RAIL-AMTRAK



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Map and information courtesy of Hampton Roads Economic Development Alliance

RAIL > AMTRAK

Amtrak is an intercity passenger rail service line which provides an alternative option to driving to and from Hampton Roads. Currently departing from Newport News, Williamsburg and Norfolk, Amtrak connects 46 states, the District of Columbia and three Canadian provinces.

RAIL-CSX



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Map and information courtesy of Hampton Roads Economic Development Alliance

RAIL > CSX

CSX offers a variety of rail, container-shipping, intermodal, trucking, barge, and contract logistics management services. With over 22,000 miles of track in 23 states, as well as the District of Columbia and two Canadian provinces, Hampton Roads is well connected to major inland markets.

RAIL–NORFOLK SOUTHERN



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Map and information courtesy of Hampton Roads Economic Development Alliance

RAIL > NORFOLK SOUTHERN

A Fortune 500 Company, headquartered in Hampton Roads, Norfolk Southern Corporation operates more than 21,200 miles of track in 22 states, primarily serving the Southeast and Midwestern U.S., as well as Ontario, Canada.

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RAIL–HEARTLAND CORRIDOR



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RAIL > HEARTLAND CORRIDOR

The Heartland Corridor creates the fastest route for double-stacked container trains moving between the Port of Virginia and the Midwest Getaway. By eliminating nearly 250 miles and one day of transit time, the Heartland Corridor has become the quickest route for double-stacked container trains.

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MAJOR HIGHWAYS



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MAJOR HIGHWAYS > EASTERN U.S.

An integrated network of Interstate Highways connects Hampton Roads to the major markets of the United States. VEDP reports approximately 128 million consumers are within a ten hour drive of Hampton Roads.

DIRECT AIR



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Map and information courtesy of Hampton Roads Economic Development Alliance

DIRECT AIR SERVICES > VIRGINIA

Hampton Roads, Virginia is within a three hours drive of Dulles International and Reagan National airports, both located in Virginia, outside of Washington, D.C. Dulles is one of the busiest airports in the Mid-Atlantic region, sending over 21 million passengers a year and offer daily flights to over 125 domestic and international destinations. Reagan National, known for its nonstop domestic flights around the US, handles 20 million passengers a year.



FOR MORE INFORMATION PLEASE CONTACT:

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