

BRIDGEWAY BUSINESS CENTER



**NORFOLK INTERNATIONAL
AIRPORT**



**NORFOLK INTERNATIONAL
TERMINAL (NIT)**



**VIRGINIA INTERNATIONAL
GATEWAY (VIG)**



**PORTSMOUTH
MARINE TERMINAL (PMT)**

**CRANEY ISLAND NAVAL
SUPPLY CENTER**

**FUTURE CRANEY ISLAND
MARINE TERMINAL**



COLLEGE DRIVE

TENANCY:



**BRIDGEWAY
BUSINESS CENTER**

OWNER OCCUPIER:



TENANCY:



TENANCY:



TENANCY:



**6701 COLLEGE DRIVE
SUFFOLK, VA 23435**

706,960 SF | 3.56 YRS. WALT | 14.3 ACRES OF IOS | INFILL | RENTS 13% BELOW MARKET

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

JLL is pleased to exclusively present Bridgeway Business Center (the "Property") for sale, a 706,960 SF multi-tenant logistics facility strategically located in the thriving East Coast port market of Suffolk-Hampton Roads, Virginia. The Property is currently 100% leased to a diverse mix of four, committed tenants with 3.56 years of weighted-average lease term (WALT) remaining. With immediate access to a full I-664 interchange, the facility benefits from prime positioning within a 15 mile drive of the Port of Virginia, offering exceptional access to Hampton Roads' numerous shipyards, port terminals, and major transportation thoroughfares. The facility, extensively renovated from 2007-2025, features 18'-31' clear heights on 52.59 total acres. The property includes 59 dock-high doors, 13 drive-in doors, and 14.3 acres of improved outdoor storage (IOS), providing exceptional operational flexibility for logistics and distribution operations.

The Suffolk-Hampton Roads industrial submarket represents one of the most dynamic growth markets on the East Coast, driven by the region's strategic position as a major logistics hub and gateway to the Port of Virginia. The submarket benefits from market stability due to robust demand from defense contractors, logistics operators, and distribution companies. It also features exceptional multi-modal transportation access including rail, interstate, and deepwater port connectivity such as the Virginia International Gateway, Portsmouth Marine Terminals, the Norfolk Southern Lambert Yard Intermodal, and the Norfolk International Airport.

With the Port of Virginia's continued expansion, \$17 billion in regional infrastructure investments through 2027, and Suffolk's business-friendly environment, Bridgeway Business Center offers an attractive investment opportunity in a market with strong fundamentals and long-term growth drivers. The Property provides investors with stable near-term cash flow and substantial future upside through mark-to-market opportunities, with in-place rents 13% below market and by completing the conversion of historically gross leases to triple-net upon lease expirations.



TRANSACTION SUMMARY

PROPERTY SIZE:	706,960 SF
ACREAGE:	52.59 ACRES TOTAL 14.3 ACRES IOS
YEAR BUILT / YEARS RENOVATED:	1952-1981 / 2007-2025
NUMBER OF TENANTS UNDER ROOF:	3
UNDER-ROOF OCCUPANCY:	100%
UNDER ROOF WALT:	3.56 YEARS*

**WALT calculated based on a March 1, 2026 analysis start date.*

INVESTMENT HIGHLIGHTS



Bridgeway Business Center maintains exceptional occupancy across economic cycles, driven by its mission-critical role supporting naval shipbuilding operations. The facility's primary tenant is Huntington Ingalls Industries (HII), the largest U.S. military shipbuilding company (Fortune 375), providing strong credit quality. Vessel delivery schedules align favorably with lease terms. The USS Enterprise (CVN-80) delivers July 2030, USS Doris Miller (CVN-81) in 2032, and ship retrofit completion in 2035—all extending beyond the 2032 lease expiration and indicating high renewal probability. Additional vessels including USS George Washington (CVN-73), USS John C. Stennis (CVN-74), and USS Gerald R. Ford (CVN) are undergoing various overhauls and disposal processes, further supporting long-term facility demand. Furthermore, HII has been a tenant of the facility for over 25 years and has expanded into every space that has become available during that time, demonstrating continued, long term commitment to the property.



The recent successful conversion of 450,000 square feet to NNN structure demonstrates the proven ability to shift expense responsibilities to tenants, creating substantial investor value. Coastal Logistics Group, currently occupies 122,008 SF under roof which is 17.5% below market rent and expires in September 2026 allowing for additional upside.



The Port of Virginia has experienced 25% growth since 2020, making it the fastest-growing port in the U.S. with \$17 billion in recently deployed and planned infrastructure investment through 2027 and newly completed 55' channel deepening, making it the deepest port on the East Coast.



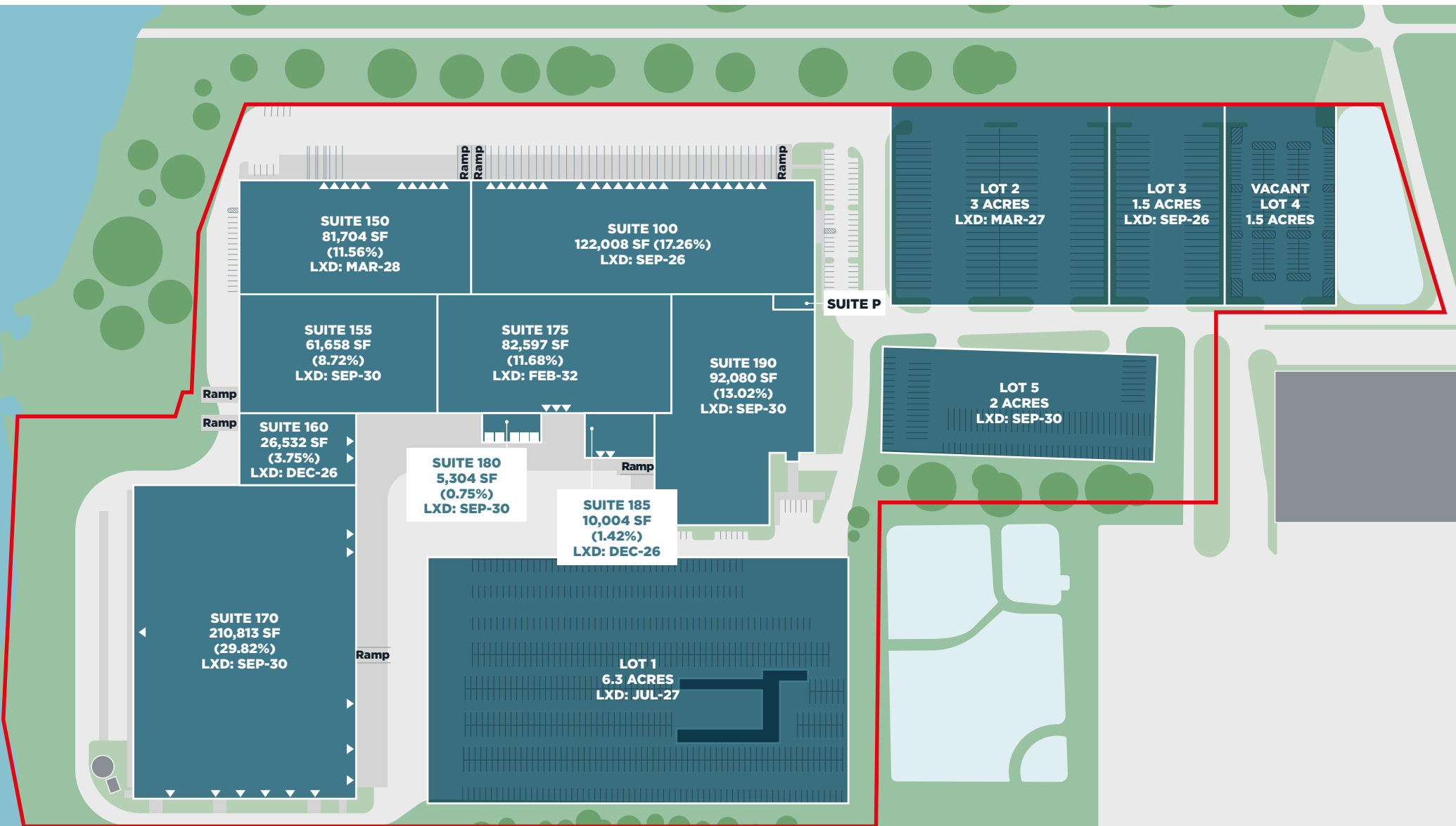
Located in Suffolk, VA, with excellent access to the Port of Virginia and major transportation networks, the Property benefits from proximity to I-64 and I-95. This access allows distribution to 75% of the U.S. population within a 2-day drive, and multiple major East Coast ports within 250 miles.



Bridgeway Business Center offers 706,960 SF of under roof industrial space complemented by 14.3 acres of improved outdoor storage, providing multiple income streams and flexibility to accommodate various tenant requirements. The majority of income is still driven by under-roof revenue, with IOS income contributing just over 8% of NOI.



BRIDGEWAY BUSINESS CENTER SITE PLAN



PREMIER PORT OF VIRGINIA LOCATION WITH EXCEPTIONAL PROXIMITY TO HUNTINGTON INGALLS INDUSTRIES' OTHER FACILITIES

Bridgeway Business Center benefits from its strategic location directly across from Newport News Shipbuilding, a premier division of Huntington Ingalls Industries. This world-class Virginia facility serves as the exclusive designer and builder of nuclear-powered aircraft carriers for the U.S. Navy and stands as one of only two shipyards nationwide capable of constructing nuclear-powered submarines. The facility's comprehensive capabilities include advanced ship design, construction, refueling, repairs, and complex overhauls for both military and commercial vessels. With convenient 15-minute accessibility from the facility, Bridgeway Business Center offers an unparalleled opportunity for businesses seeking proximity to this critical defense industry anchor and its extensive supply chain ecosystem.



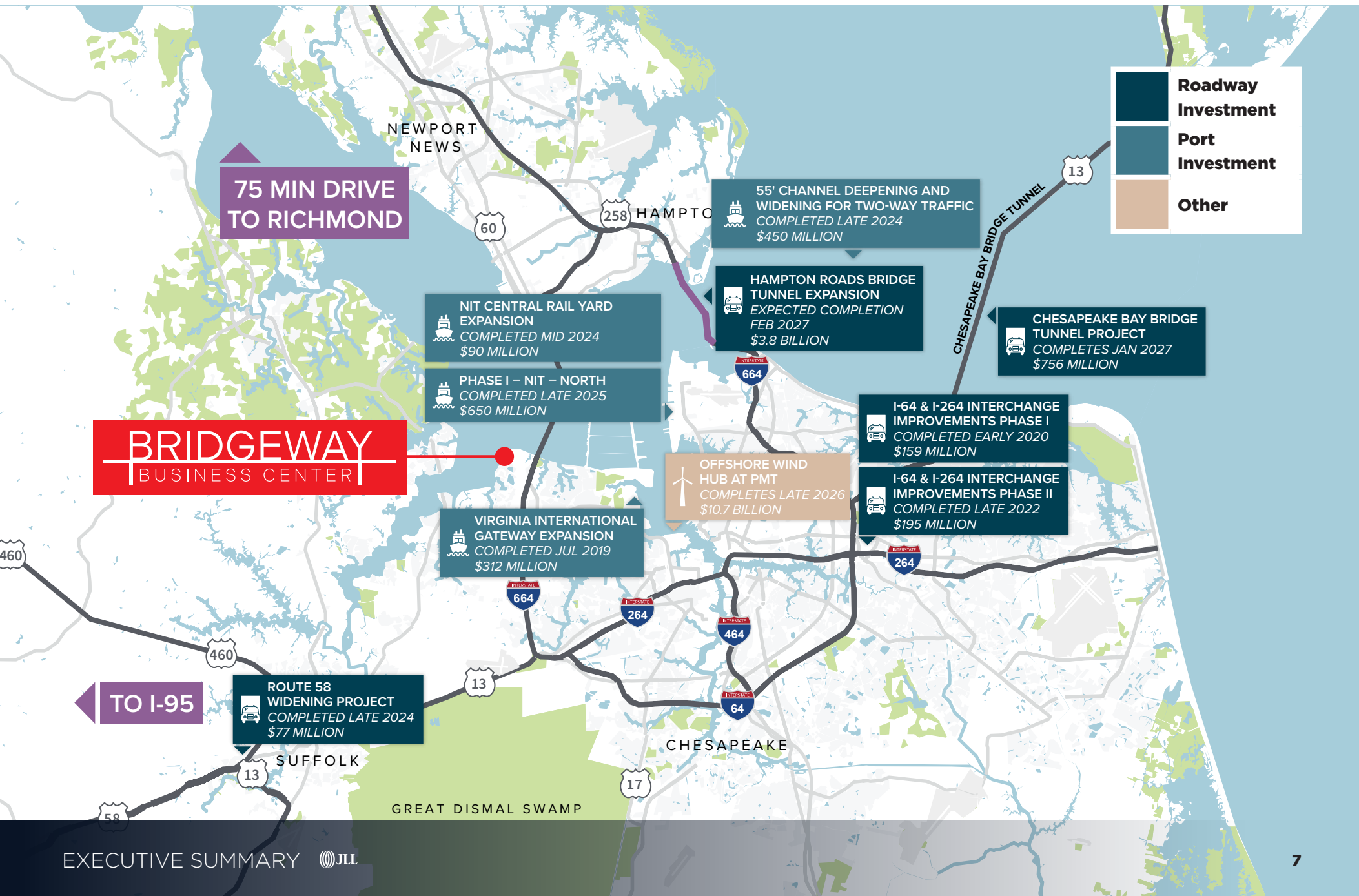
UNPARALLELED CONNECTIVITY TO EASTERN UNITED STATES

DRIVING DISTANCE TO MAJOR CITIES

87 MILES	RICHMOND, VA
199 MILES	WASHINGTON, DC
245 MILES	BALTIMORE, MD
272 MILES	PHILADELPHIA, PA
330 MILES	CHARLOTTE, NC
353 MILES	NEW YORK, NY
429 MILES	CHARLESTON, SC
570 MILES	ATLANTA, GA
575 MILES	BOSTON, MA
588 MILES	COLUMBUS, OH



\$17B INVESTMENT IN INFRASTRUCTURE BENEFITS BRIDGEWAY BUSINESS CENTER



MODERN LOGISTICS INFRASTRUCTURE SUPPORTING MISSION-CRITICAL OPERATIONS



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