

# WESTPORT

THE WAY WEST

2,500,000+/- SF CLASS A DISTRIBUTION SPACE

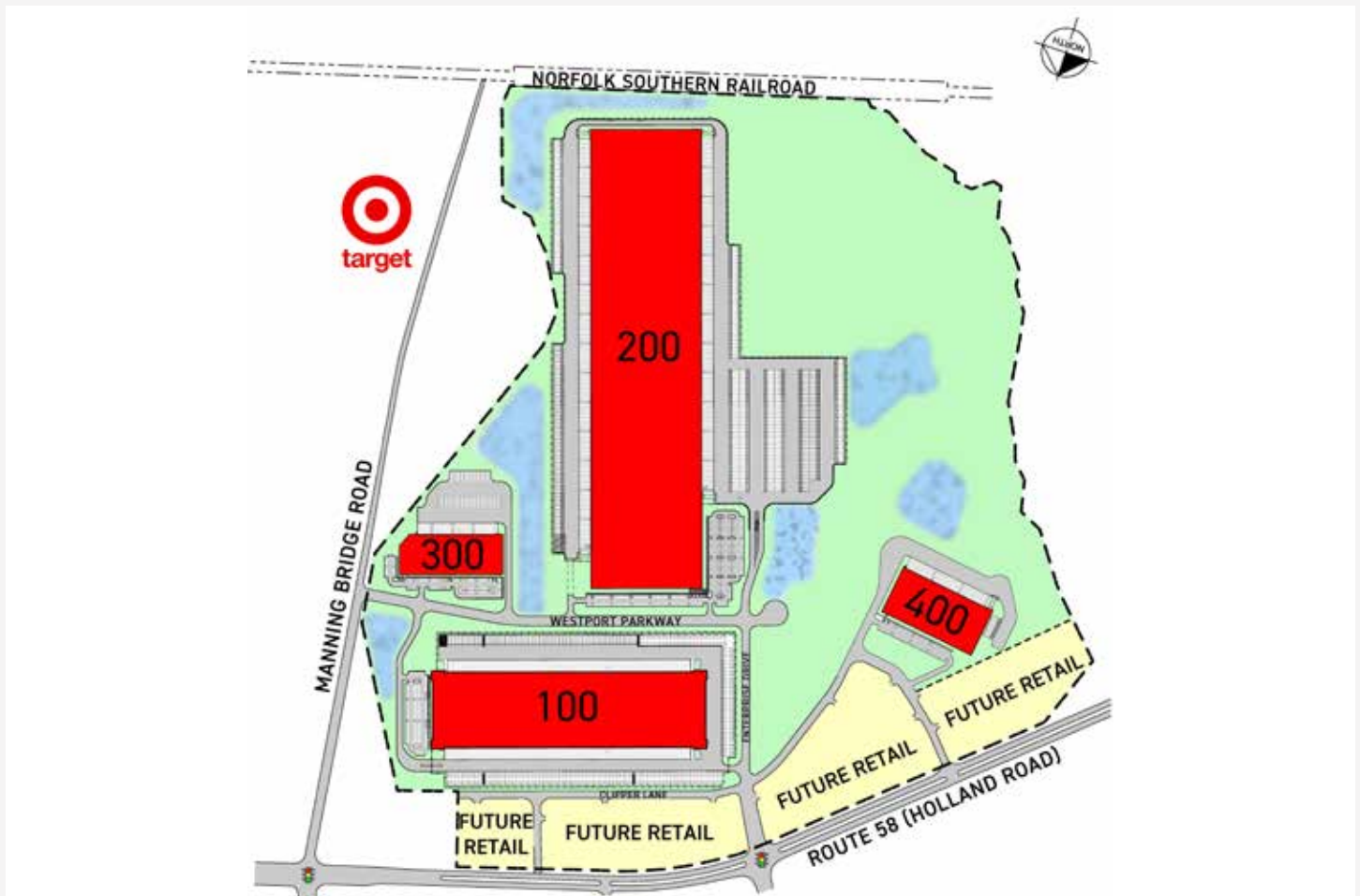
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PRE- LEASING AND UNDER CONSTRUCTION

## Fully Entitled and Ready for Construction

- Site plan provides for 125,000 up to 1,000,000 SF buildings – single and multi-tenant
- Master planned for efficient traffic flow, building usage, and consistent architectural controls
- Utilities in place
- Experienced industrial developer – over 40 million square feet developed in Southeast U.S. 471,000 SF cross-dock, expandable to 1,000,000 SF
- 620' depth
- 200' truck courts with 234 trailer spots (the satellite lot to southeast could be added for 192 additional trailers)
- Car parking at both ends of building
- The site is fully entitled, zoned, and the off-sites are under construction. The Developer has full approvals to proceed with construction on the project and final architectural detail is in the works.



## OVERVIEW

Westport is a 247-acre, master planned park that is ready now for entrance parkway and building construction. At completion, the park will total 2,142,050 square feet of Class A distribution space and 150,000± square feet of retail space along US-58. Two years have been spent finalizing necessary zoning, wetlands permitting, and related entitlements. In addition, Westport lies within a designated Foreign Trade Zone service area allowing for quick user certification. It is approximately 28 miles and only 30 minutes from the heavily automated APM Terminal operated by the Virginia Port Authority (VPA), the most efficient but only one of several maritime terminals at the Norfolk Harbor.

There are existing improvements at Westport also to accelerate development. Already installed are both the water

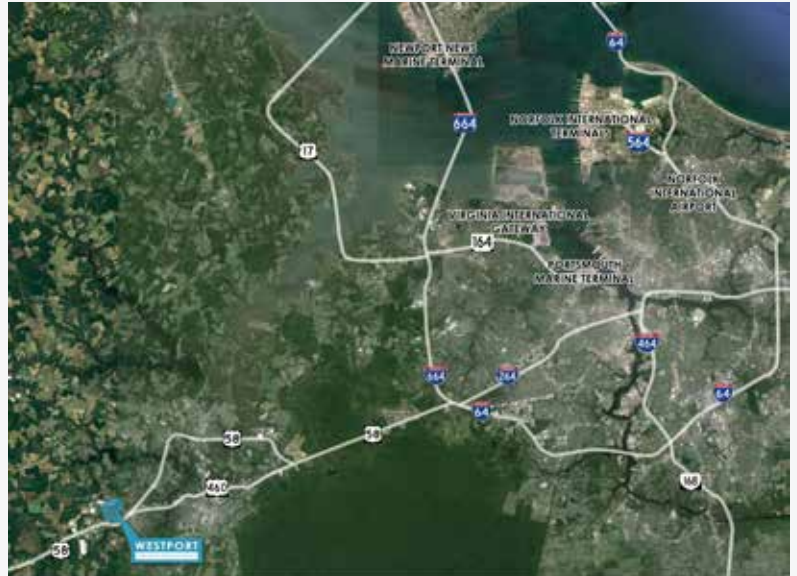
tower and water line along the planned Westport Parkway right-of-way. Electrical power provided by Dominion Virginia also runs along this same route.

Westport offers industrial development opportunities near Norfolk, VA, the dominant Mid-Atlantic seaport operated by the VPA. The timing is now. The Panama Canal expansion that tripled the size of vessels using the waterway was completed in early 2016. Over half of the U.S. population lives east of the Mississippi River; and all-water transport through the Canal is an inexpensive way to bring household and commercial goods from Asia to East Coast destinations. Logistics consultants agree that this “sea change” will increase industrial development related to rising imports (and exports) at East Coast ports.

# HAMPTON ROADS

## THE WAY WEST

The Hampton Roads region is the second-largest market between Washington, D.C. and Atlanta. Localities in the region include Norfolk, Suffolk, Virginia Beach, Chesapeake, Hampton, Newport News and Williamsburg. Hampton Roads features one of the largest and fastest growing ports in the country, a diverse economy, and a solid military sector with major military headquarters and the world's largest naval base. Businesses are attracted to Hampton Roads for a number of factors including a low cost of living, high quality of life, a well-educated and ample labor force and the area's aggressive pro-business growth attitude.

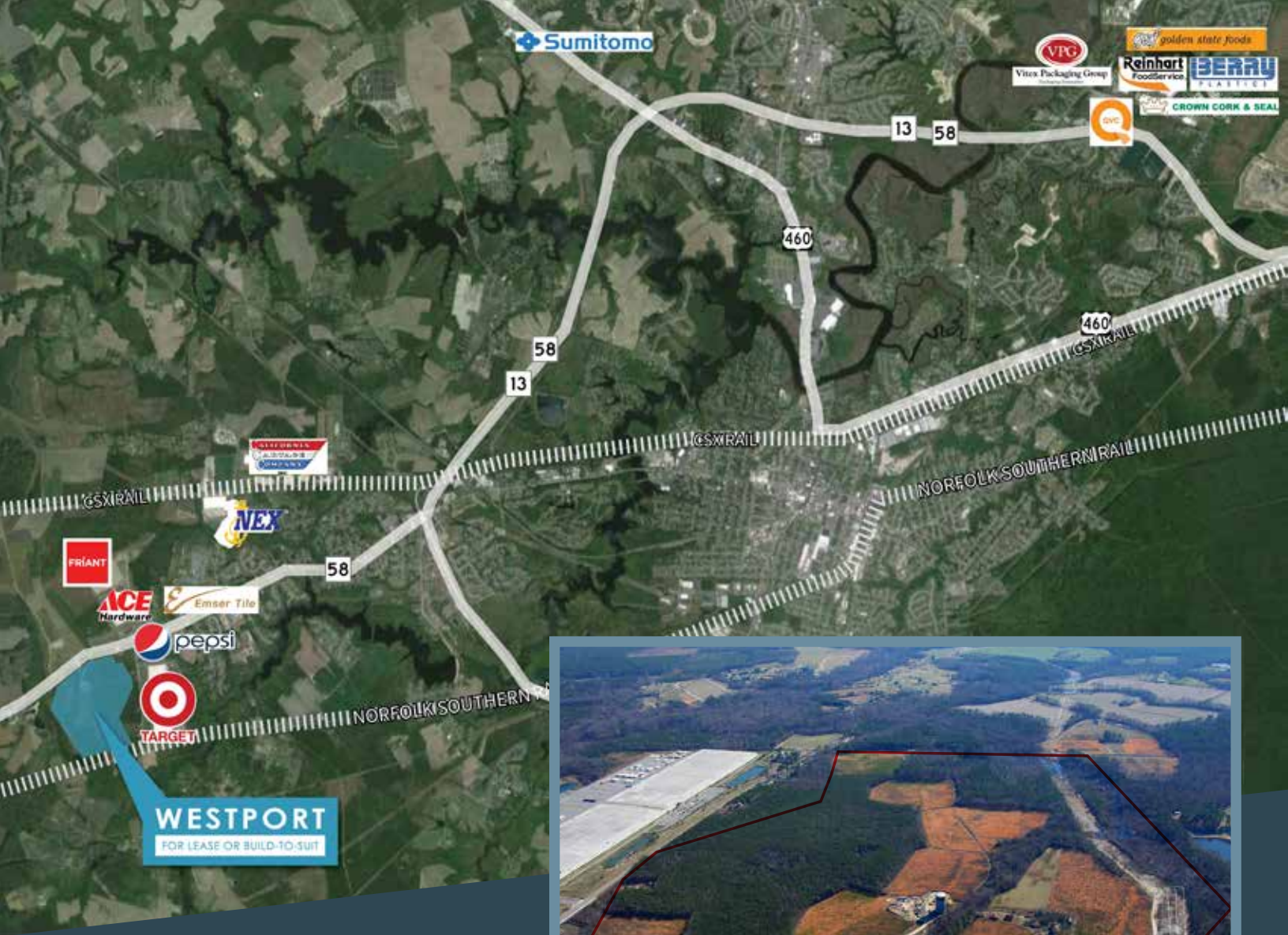


### UNBEATABLE ACCESS

US 460	4 mi	Richmond, VA	80 mi	Indianapolis, IN	707 mi
I-95 via Rt. 58	79 mi	Raleigh, NC	160 mi	Chicago, IL	880 mi
I-85 via Rt. 58	116 mi	Charlotte, NC	300 mi	New Orleans, LA	1,008 mi
Port of Virginia	25 mi	Nashville, TN	673 mi	Dallas, TX	1,325 mi
NC Border	43 mi	Atlanta, GA	570 mi	Denver, CO	1,747 mi







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## A DEVELOPMENT BY:

