

For Sale Rountree Site, Suffolk, VA

561.782 +/- ACRES AVAILABLE
Located at the intersection of
Old Myrtle Rd & Pruden Blvd



*Achieve
Ambitions*

THE PROPERTY

JLL is pleased to offer a 561.782 acre +/- site, In Suffolk, VA. The site is located 5.3 miles northwest of the US-460 / Suffolk Bypass interchange and 5.5 miles southeast of the center of Windsor in Isle of Wight County. US-460 connects Suffolk’s growing logistics parks to Interstate 95, the East Coast’s main highway. Northbound access is 47 miles away at Interstate 295 and 50 miles away at Interstate 95 in Petersburg. Southbound drivers would use US-258 and US-58 for a 58-mile drive to Interstate 95 in Emporia and a 93-mile trip to Interstate 85.

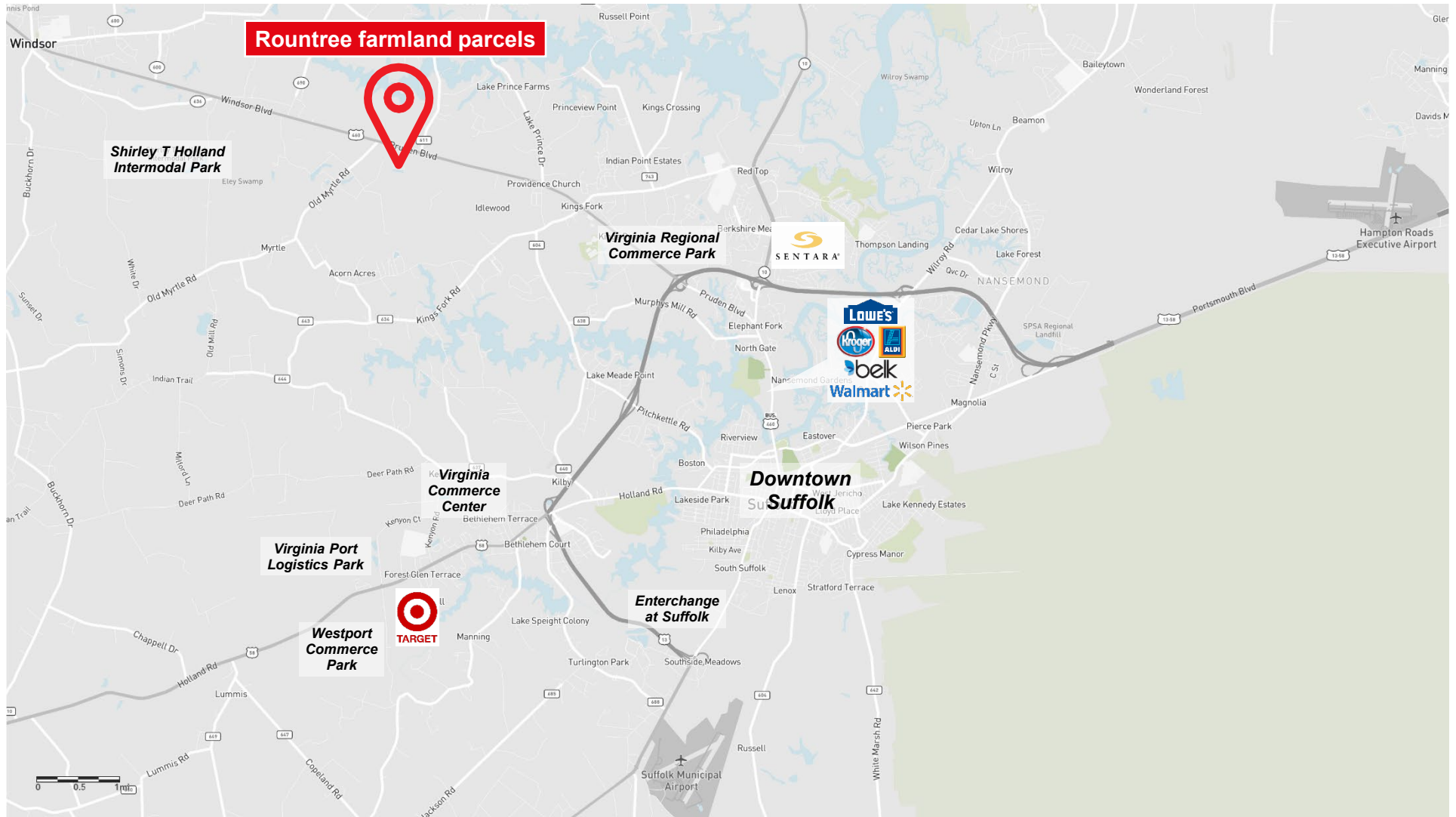
This site is currently identified in the 2045 Comprehensive Plan as a designated growth area for Industrial Development encompassing a variety of uses including logistics, manufacturing, warehousing distribution, and research development.

Site Overview

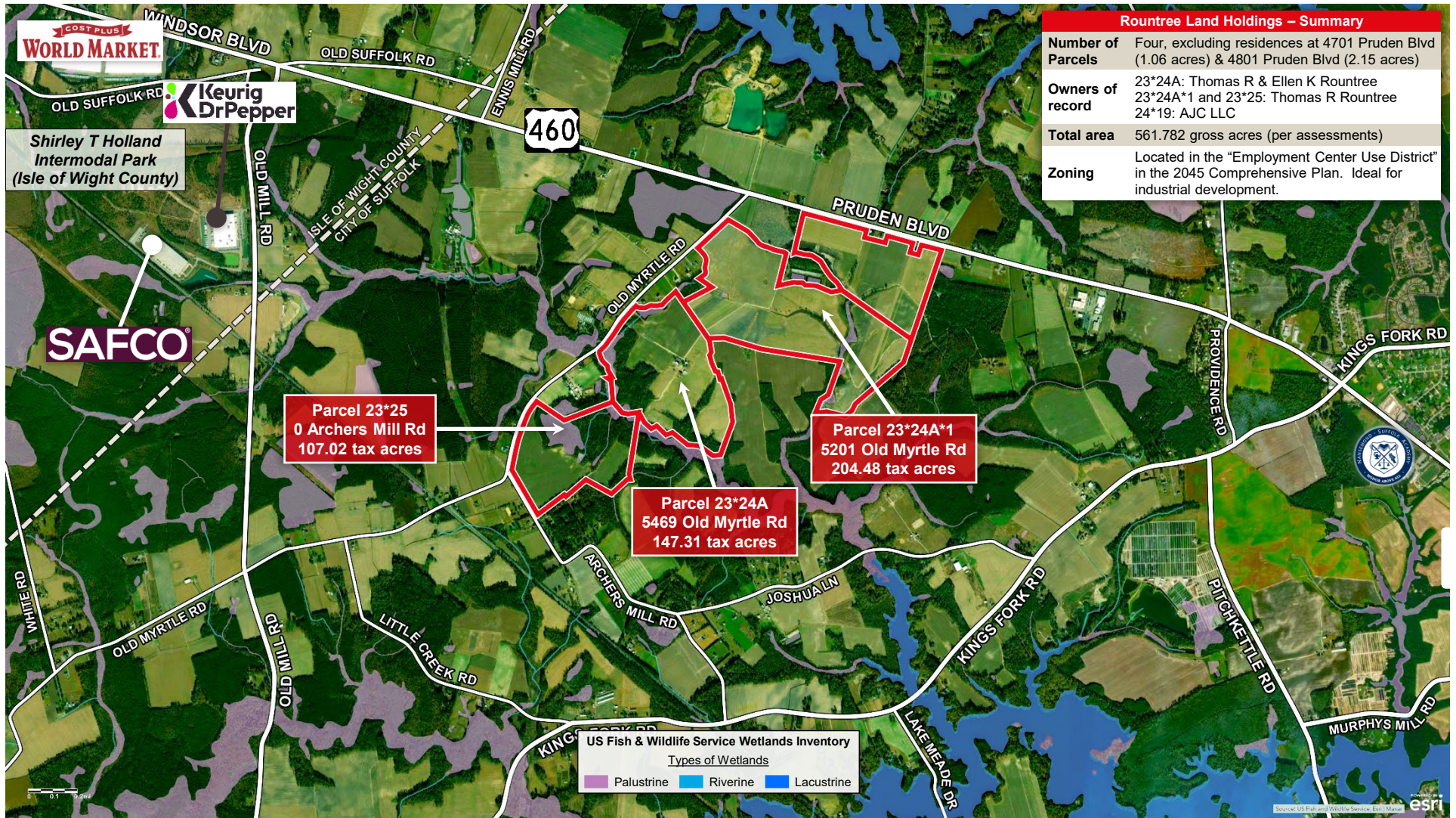
ADDRESS	Located at the intersections of Routes 460 and 58
PROPERTY ID / TAX MAP #	Parcel 23*24 A*1 – 204.482 acres Parcel 23*24A - 107.02 acres Parcel 23*25 – 147.31 acres Parcel 24*19 – 102.97 acres
SITE SIZE	561.782 acres
SUITABLE FOR CONSTRUCTION	Site will rezone for commercial _____
LARGEST CONTIGUOUS	204.482 acres
SUBDIVIDABLE	Yes
ZONING	Currently A (agriculture), in the 2045 Comprehensive Plan as a designated growth area for industrial development.



THE LOCATION



CONCEPTUAL SITE PLAN



SUPERIOR LOCATION



Ports

See map below

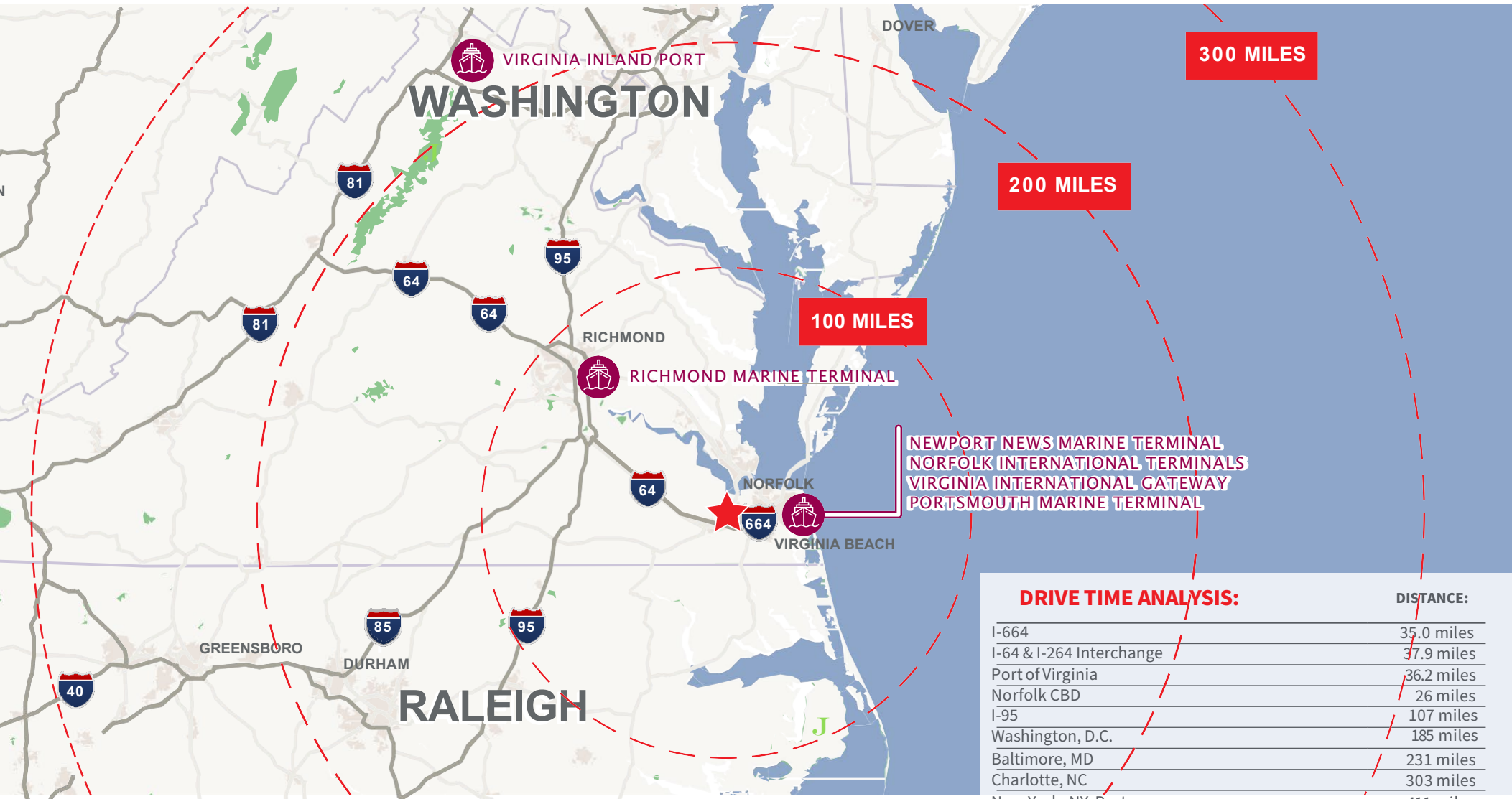


Highway and Port of Virginia terminals from site outlined in miles



Top Tier **LOGISTICS LOCATION**

Strategically located within one-day truck trip
to more than 100 million consumers



ON-SITE UTILITIES

Electric Power

Dominion Virginia Power

Natural Gas

Virginia Natural Gas

Water/Sewer

Hampton Roads Sanitation Department (HRSD)

Telecommunications

Cox Communications and Verizon



The unparalleled connectivity to both a world class maritime Port and the main north-south artery on the East Coast, paired with a superior location with existing infrastructure, positions this as a premier development option.

Contact information

ADVISORS

Gregg Christoffersen

Managing Director

JLL

+1 757 348 1477

gregg.christoffersen@am.jll.com

Kris Kennedy

Senior Vice President

Mid Atlantic | Industrial

JLL

+1 757 348 6098

kris.kennedy@am.jll.com



101 W. Main Street, Suite 7770 | Norfolk, VA 23510 | 757 965 3006

www.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.