

VIRGINIA COMMERCE CENTER

FOR LEASE/BUILD-TO-SUIT

Class A Distribution Warehouses



Building 200 | 342,640 SF
Delivered for Immediate Occupancy



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Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PROJECT OVERVIEW

Virginia Commerce Center is McDonald's 101-acre master-planned business park in Suffolk, Virginia. The park offers convenient access to The Port of Virginia and Hampton Roads via US-58 Bypass, I-64, I-264 and I-664, with direct access west on US-58 to I-95 and I-85. Construction is complete on Building 200, a 342,640 square foot front-load distribution warehouse. Construction is underway at Building 400, a rear-load distribution warehouse totaling 290,009 square feet.



Building 200 - 342,640 SF
with front loading



Building 400 - 290,006 SF
with rear loading



Suitable for single or
multi-tenant occupancy



Architectural tilt concrete
construction



Additional trailer parking
available on-site



Master-planned park by
McDonald Development

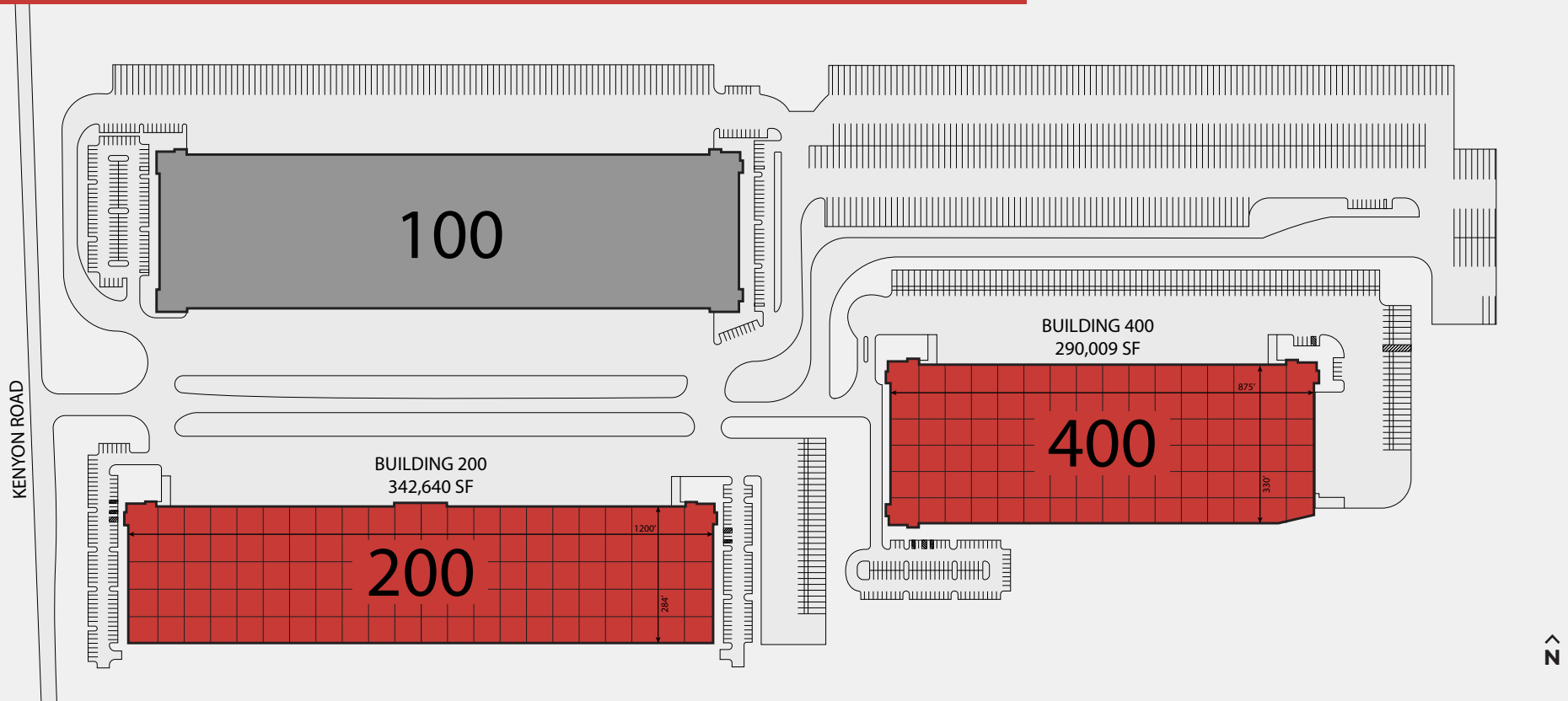


Direct access west on US-58
to I-95 and I-85



BUILDING 200

BUILDING SPECIFICATIONS



BUILDING 200

Address	301 Kenyon Road, Suffolk, VA 23434
Development Status	Delivered
Building Type	Front-load distribution warehouse
Building Size	342,640 sq. ft.
Construction	Architectural tilt-up concrete
Ceiling Height	36' clear
Column Spacing	54' W x 56' D Typ.; 60' D staging bay; 60' W end bays

Dock Doors	(74) 9'x10' dock highs
Drive-In Doors	(2) 14'x16' ramped drive-ins
Car Parking	150 spaces
Trailer Parking	30 spaces with concrete dolly pad
Truck Court	138' deep with 60' concrete apron
Sprinkler	ESFR system

BUILDING 400

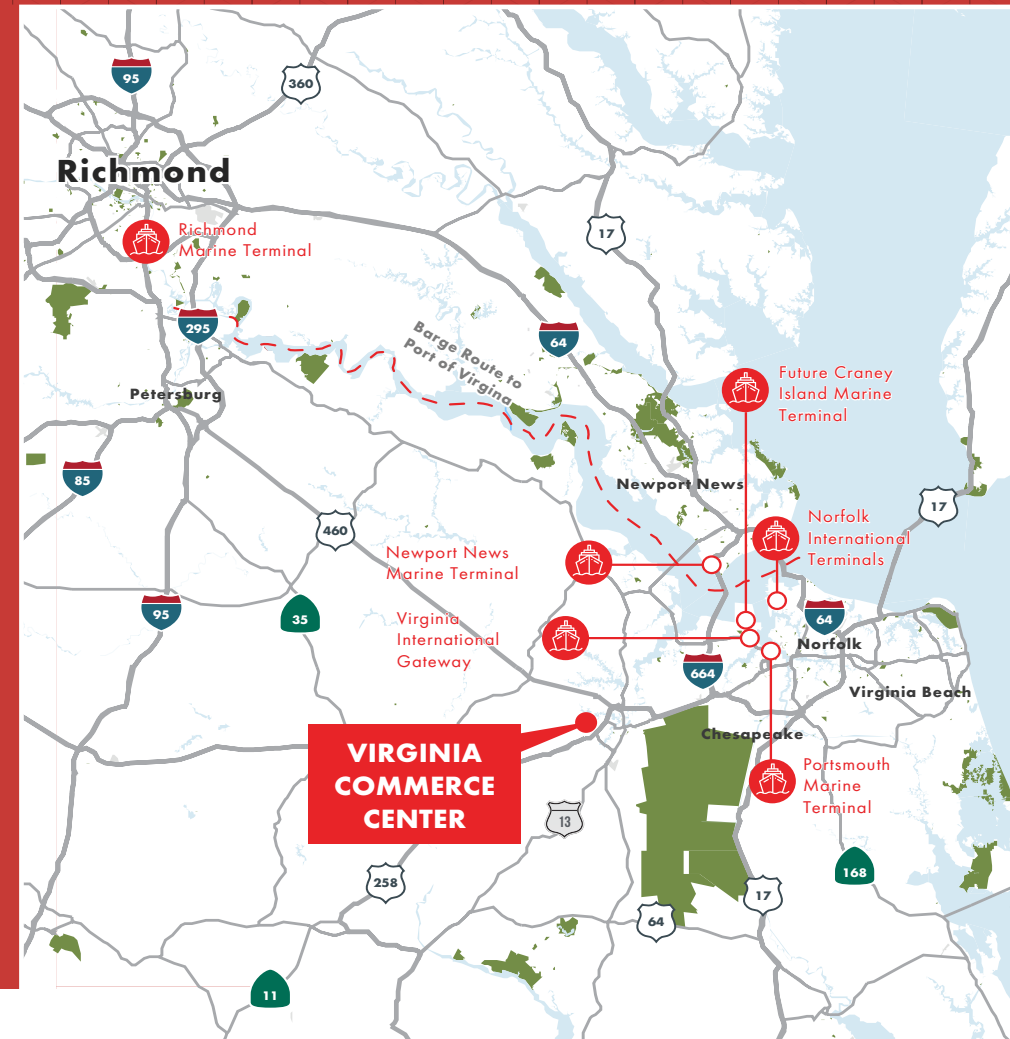
Address	351 Kenyon Road, Suffolk, VA 23434
Development Status	Under construction
Building Type	Rear-load distribution warehouse
Building Size	290,009 sq. ft.
Construction	Architectural tilt-up concrete
Ceiling Height	36' clear
Column Spacing	54' W x 54' D Typ.; 60' D staging bay; 59'-6" W end bays

Dock Doors	(61) 9'x10' dock highs
Drive-In Doors	(3) 14'x16' ramped drive-ins
Car Parking	118 spaces
Trailer Parking	108 spaces with concrete dolly pad
Truck Court	140' deep with 60' concrete apron; 193'+ deep at trailer spaces
Sprinkler	ESFR system

LOCATION

PORT OF VIRGINIA

- Port of Virginia will be the deepest and widest port in the East Coast by the end of 2025
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Hampton Roads Bay Bridge Tunnel expansion completion in 2027 will double capacity for interstate-bound cargo via I-64
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



3rd Largest Port
on the East Coast



6th Largest Port
in the U.S.



**Authorized to Dredge
55 Feet Deep to**
service growing fleet of
Ultra Large Container
Vessels



33% of Cargo arrives
and departs the port
by rail, the **largest**
percentage of any U.S.
East Coast Port



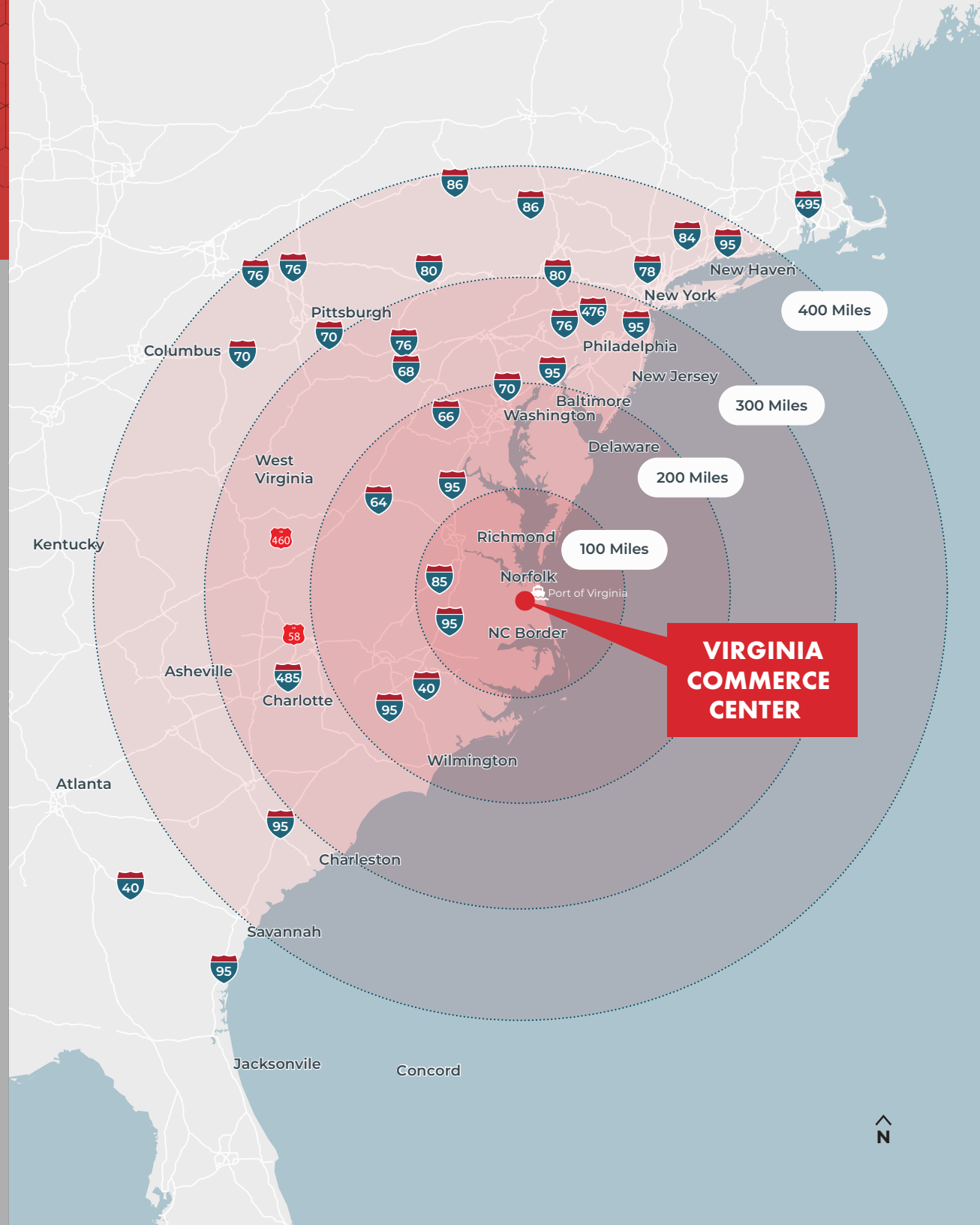
374,000 jobs or **9.4%**
of the state's resident
workforce



Over 16 billion in
recent and upcoming
infrastructure
improvement

REGIONAL CONNECTIVITY

US 460	4 mi
I-95 VIA RT. 58	79 mi
I-85 VIA RT. 58	116 mi
PORT OF VIRGINIA	25 mi
NC BORDER	43 mi
RICHMOND, VA	80 mi
RALEIGH, NC	160 mi
CHARLOTTE, NC	300 mi
NASHVILLE, TV	673 mi
ATLANTA, GA	570 mi



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