



**+/- 100,000 to
234,360 SF
HIGH-BAY
DISTRIBUTION
FACILITY**


NORTHBRIDGE

 JLL

36' CLEAR HEIGHT
54' x 50' COLUMN SPACING

AVAILABLE FOR
IMMEDIATE OCCUPANCY

**Chesapeake Logistics
Center @ I-64**

600 CURTIS SAUNDERS CT.
CHESAPEAKE, VA

THE OPPORTUNITY

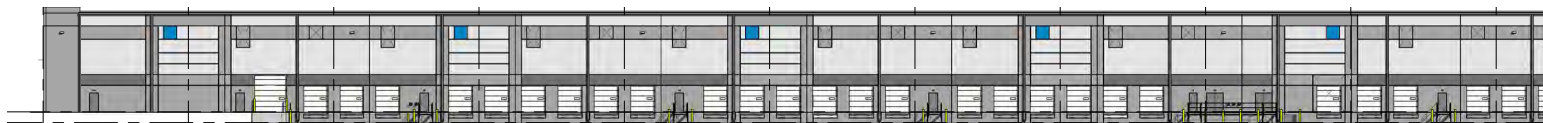
+/- 100,000 to 234,360 SF WAREHOUSE

JLL and Northbridge Partners are pleased to present the Chesapeake Logistics Center @ I- 64 which is located approximately one mile from the critical Bowers Hill Interchange where I-64/I-664/I-264 and U.S. Routes 13, 58 and 460 all merge in Chesapeake, Virginia. There is no more strategic location for regional warehouse, distribution and logistics needs in the Hampton Roads Region. This brand new state-of-the-art Logistics and Distribution Facility is available for immediate occupancy. It boasts a spacious and modern 1,850 square feet of fully furnished office space. Additionally, the facility features a secure and well-lit trailer drop area, complete with a guard shack entrance.

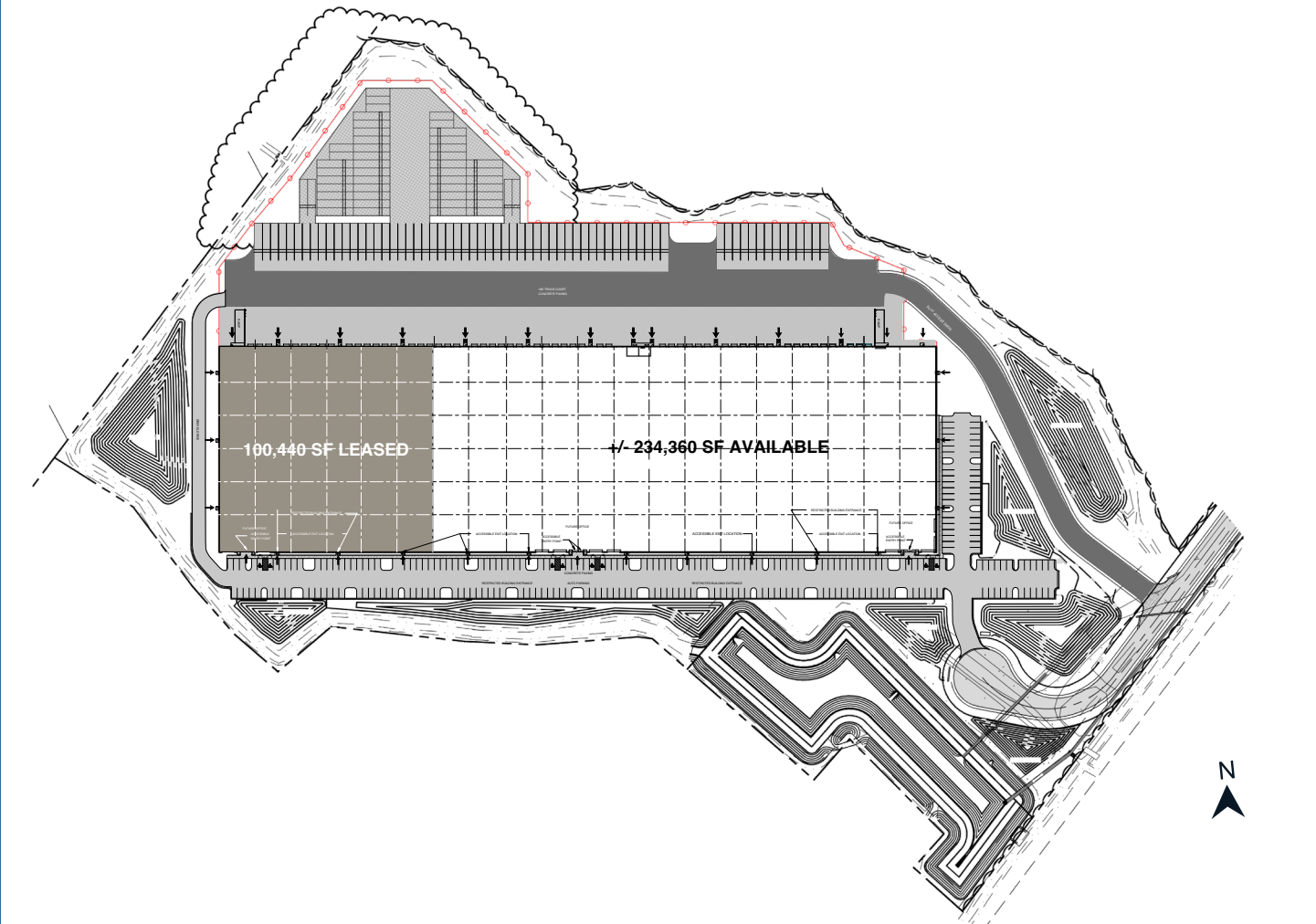


PROPERTY DETAILS

Zoning:	M2	Dock Leveler Specifics:	40,000 lb hydraulic
Property Submarket:	Cavalier Industrial	Grade-Level Doors and Sizing:	2 12' x 14'
Building Size:	+/- 100,000 to 234,360 SF	Trailer Drops:	103 Trailer Spaces
Building Dimensions:	1080' x 310'	Truck Court Dimensions:	185 Feet Deep
Wall Construction:	Concrete Tilt Wall	Security:	Truck court and trailer parking is fully fenced, gated, with guard shack
Slab:	7" Unreinforced, 4,000 psi	Car Parking:	250 Spaces
Roof Type:	45 Mil TPO	Gas:	Dominon
Sprinkler:	EFSR 21	Water/Sewers:	City of Chesapeake
Power:	3,000 AMPs	Communications:	Verizon
Lighting:	LED	Transportation Metrics:	Bowers Hill Interchange (I-64, I-264, I-664)
Clear Ceiling Height:	36'	Primary Transportation Corridors:	US 13-58-460
Column Spacing:	54' x 50'	FTZ:	VPA Zone #20
HVAC:	Warehouse heat and office AC & heat		
Warehouse Fans:	Eight (8) Ceiling Mounted Big Ass Fans		
Dock Count and Type:	57 Dock Doors		

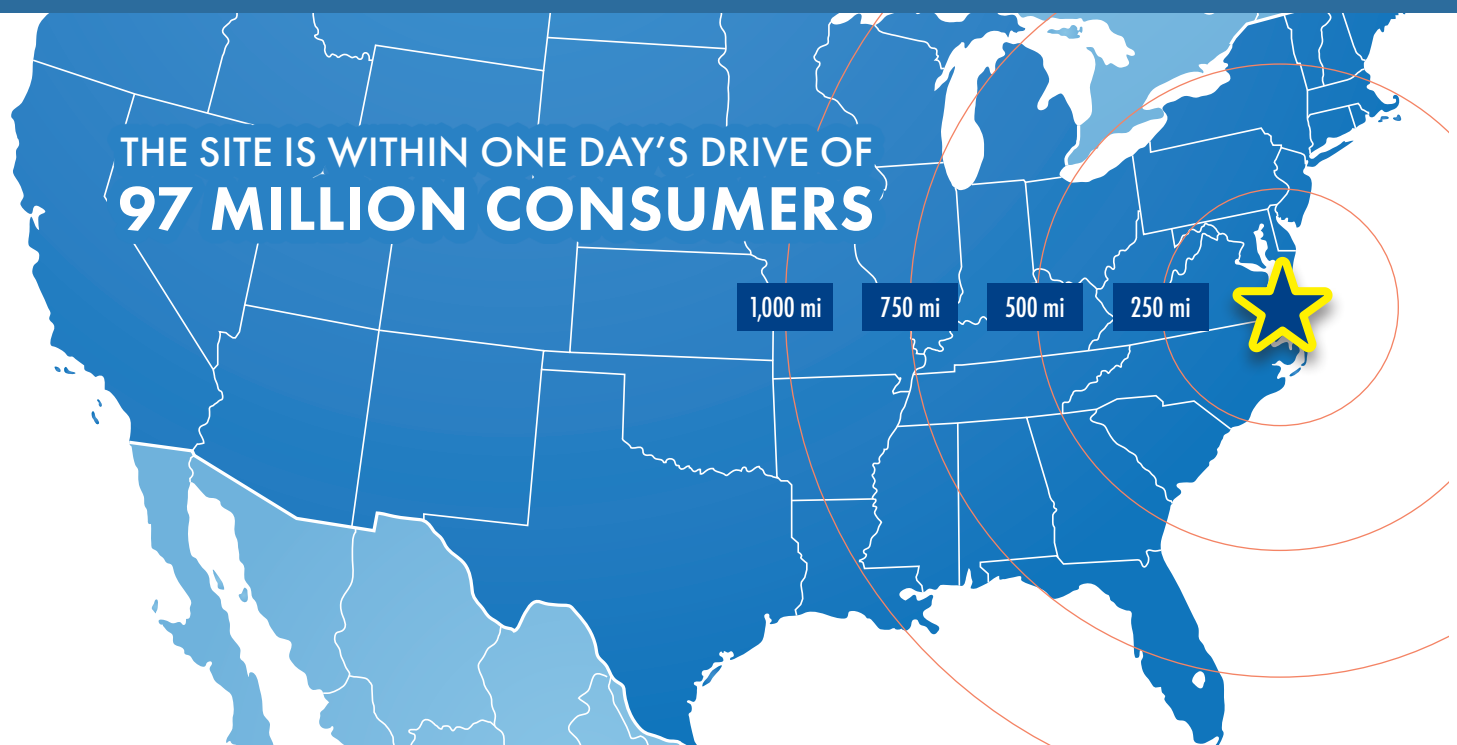
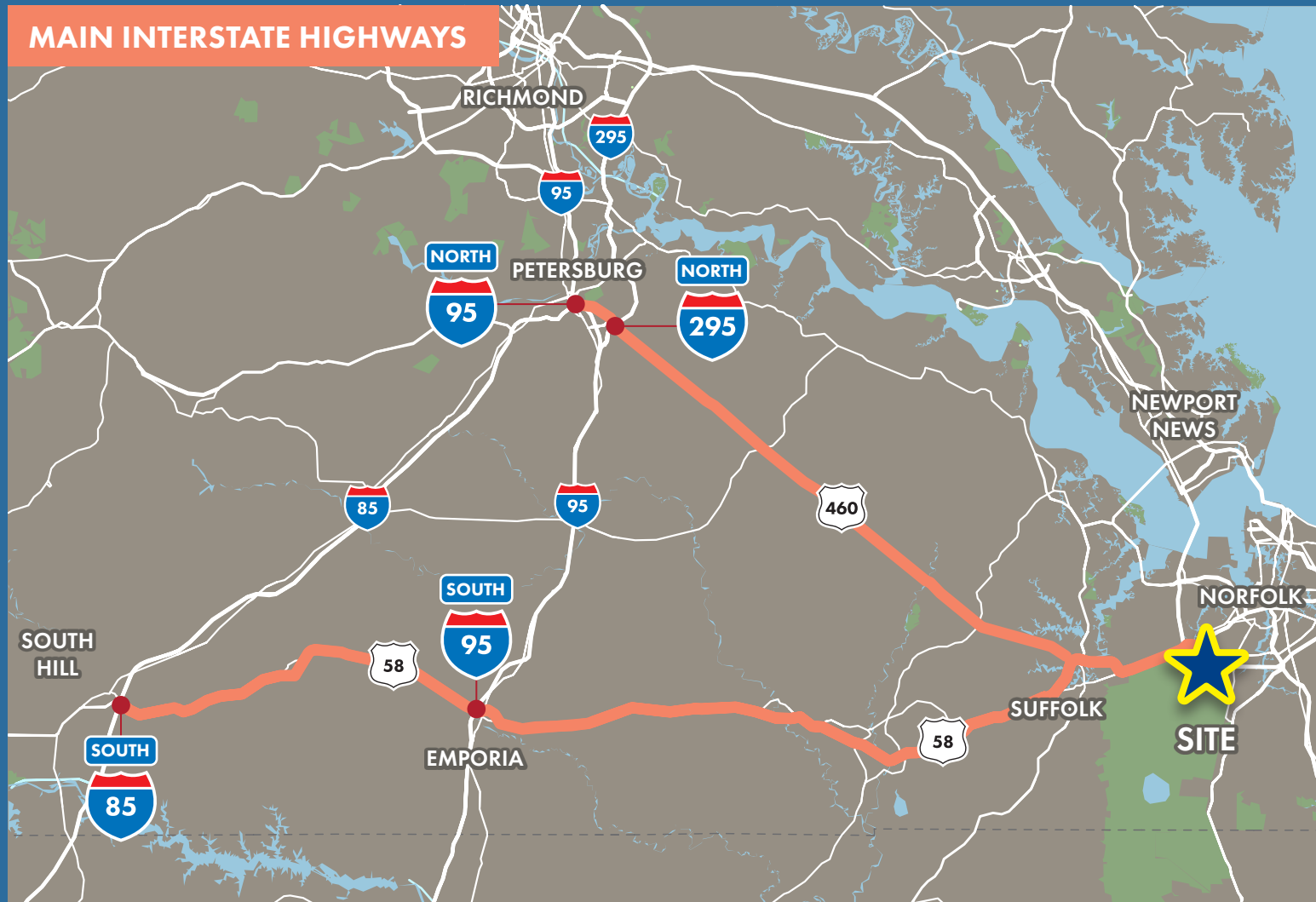


SITE PLAN



DOCK ELEVATION

SUPERIOR LOCATION



EXCEPTIONAL ACCESS TO HIGHWAYS AND PORT TERMINALS



TRUCKING DISTANCES TO MAIN INTERSTATE HIGHWAYS*

Northbound I-295	55 mi
Northbound I-95	58 mi
Southbound I-95	63 mi
Southbound I-85	98 mi

TRUCKING DISTANCES TO PORT TERMINALS*

Newport News Marine Terminals	17 mi
Norfolk International Terminals	15 mi
Virginia International Gateway	12 mi
Portsmouth Marine Terminals	10 mi

*Distances are for routes legal for large truck use and may vary from distances for cars.

Chesapeake Logistics Center @ I-64



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NORTHBRIDGE



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