



# PHASE 1A - BUILDING 2

# 246,490 SF

Q4 2025 DELIVERY | AVAILABLE FOR LEASE

A **WORLD-CLASS**  
**FACILITY** SERVING THE  
**PORT OF VIRGINIA**



ROCKEFELLER  
GROUP

MATAN

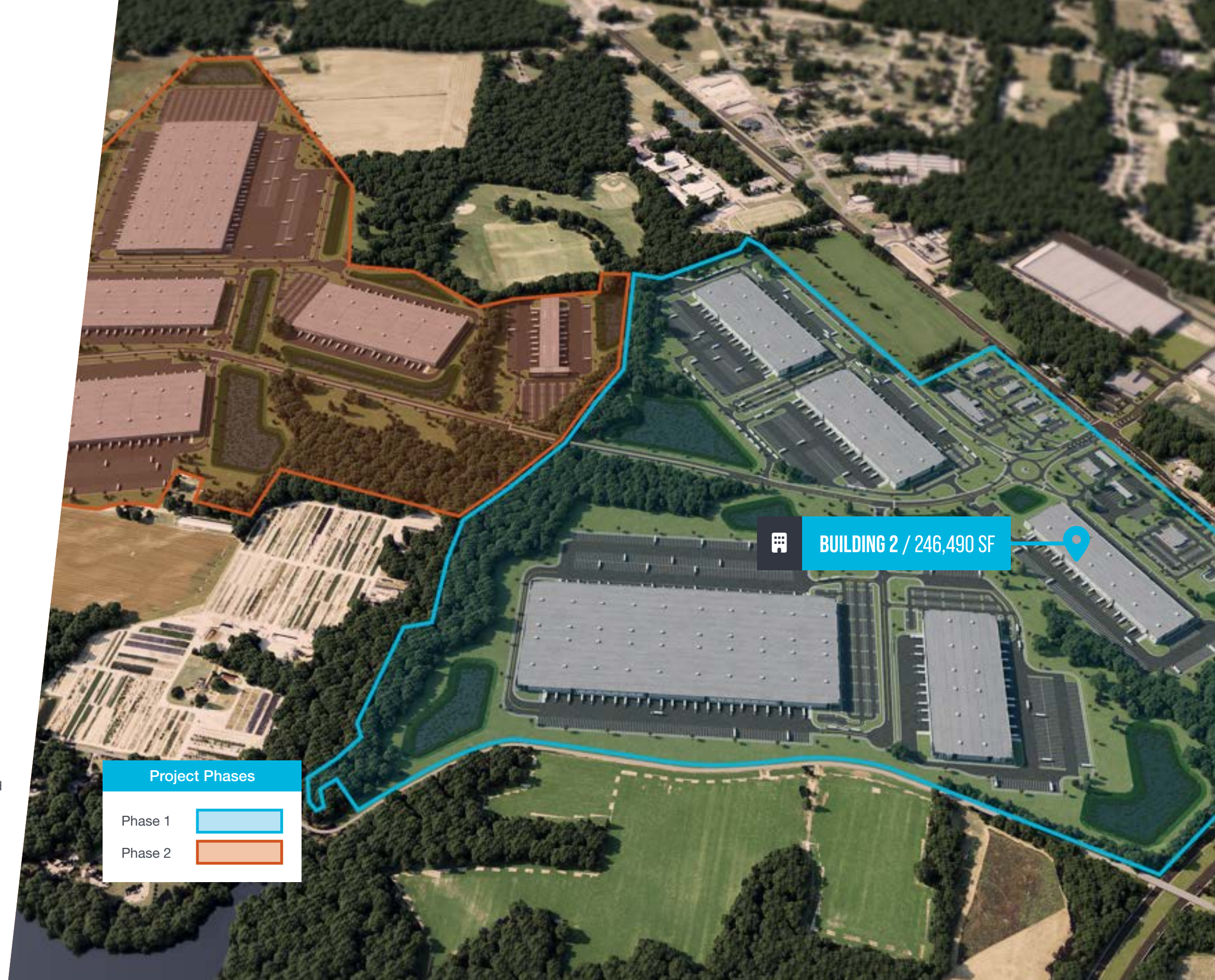


# PHASE 1 BUILDING 2

|                             |             |
|-----------------------------|-------------|
| Building SF                 | 246,490     |
| Acreage                     | 31          |
| Coverage %                  | 0.22        |
| Building Type               | Cross Dock  |
| Clear Height                | 36'         |
| Dock Doors                  | 54          |
| Doc Door Ratio per 1,000 SF | 0.21        |
| Trailer Parking             | 140         |
| Trailer Parking/Dock Door   | 2.69        |
| Truck Court Depth           | 130'        |
| Building Dimensions         | 260' x 950' |
| Column Spacing              | 54'x50'     |
| Car Parking                 | 167         |


## BUILDING DETAILS


- Tilt Wall Concrete Construction
- Min 7" Thick Slab with 4,000 PSI
- ESFR Sprinklers
- LED Lighting
- Min 2" Suffolk DPU Water System
- Min 6" Suffolk DPU Sewer System
- Dominion Power, Min. 4,000 Amps -ability to expand if needed
- Verizon, Comcast Fiber
- VA Natural Gas Company Gas
- 1" 5 PSI Gas line & meter at each of the stairs/man doors at the back of the building. This can be adjusted as needed.
- Future EV Readiness
- 4 Drive In Doors
- 60' Speed Bays



 BUILDING 2 / 246,490 SF

**Project Phases**

Phase 1 

Phase 2 

# PROPOSED DEVELOPMENT PLAN

PROPOSED SITE LAYOUT IS SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

| PHASE 2   |           |                     |
|-----------|-----------|---------------------|
| Bldg      | SF        | Delivery Date       |
| 6         | 520,000   | Q3 2027             |
| 7         | 564,000   | Potential land sale |
| 8         | 430,500   | Q3 2028             |
| 9         | 1,023,000 | Q2 2028             |
| 10        | 170,000   | Q3 2027             |
| 2,707,500 |           |                     |

Phase 2A
  Phase 2B

| PHASE 1   |           |                      |
|-----------|-----------|----------------------|
| Bldg      | SF        | Delivery Date        |
| 1         | 339,150   | Q4 2025              |
| 2         | 246,490   | Q4 2025              |
| 3         | 1,048,711 | Q3 2026              |
| 4         | 339,150   | Q3 2027              |
| 5         | 464,020   | Sold to A. Duie Pyle |
| 2,437,521 |           |                      |

Phase 1A
  Phase 1B



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# HIGHLY CONNECTED LOCATION

Port 460 is strategically located at the intersection of US Routes 460 and 58, providing direct access to the entire Hampton Roads MSA and its world-class logistics and distribution infrastructure. The development's proximity to both the fast-growing Port of Virginia and Interstates I-95 and I-85 will allow operators to efficiently connect to major population centers throughout the Eastern Seaboard.

## LEASING

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