



PHASE 1B - BUILDING 3

1,049,220 SF

Q3 2026 DELIVERY | AVAILABLE FOR LEASE

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



ROCKEFELLER
GROUP

MATAN

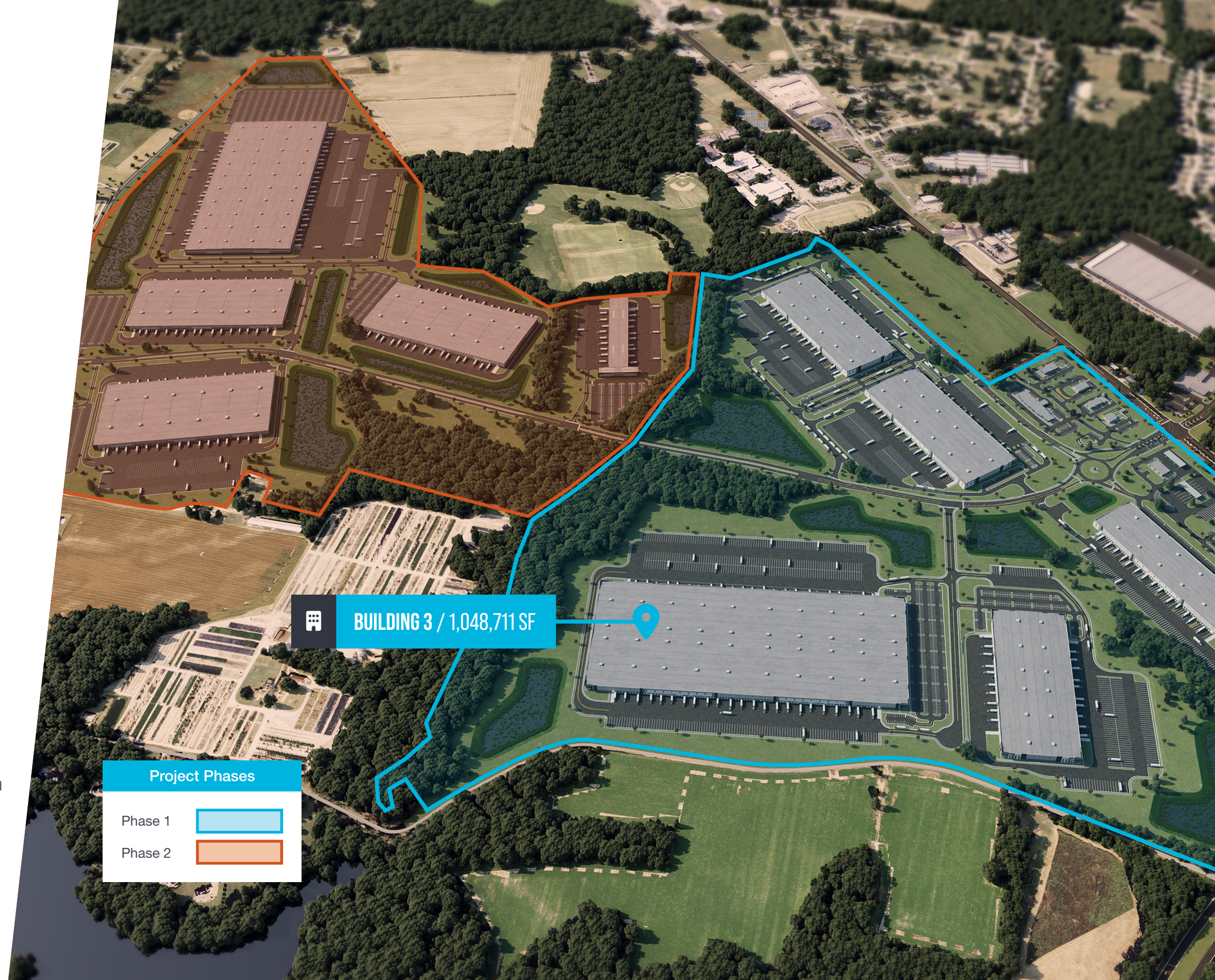


PHASE 1 BUILDING 3

Building SF	1,048,711
Acreage	100
Coverage %	0.22
Building Type	Cross Dock
Clear Height	40'
Dock Doors	168
Doc Door Ratio per 1,000 SF	0.16
Trailer Parking	411
Trailer Parking/Dock Door	2.45
Truck Court Depth	130'
Building Dimensions	670' x 1,566'
Column Spacing	54'x55'
Car Parking	438

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 3 / 1,048,711 SF

Project Phases

Phase 1



Phase 2



PROPOSED DEVELOPMENT PLAN

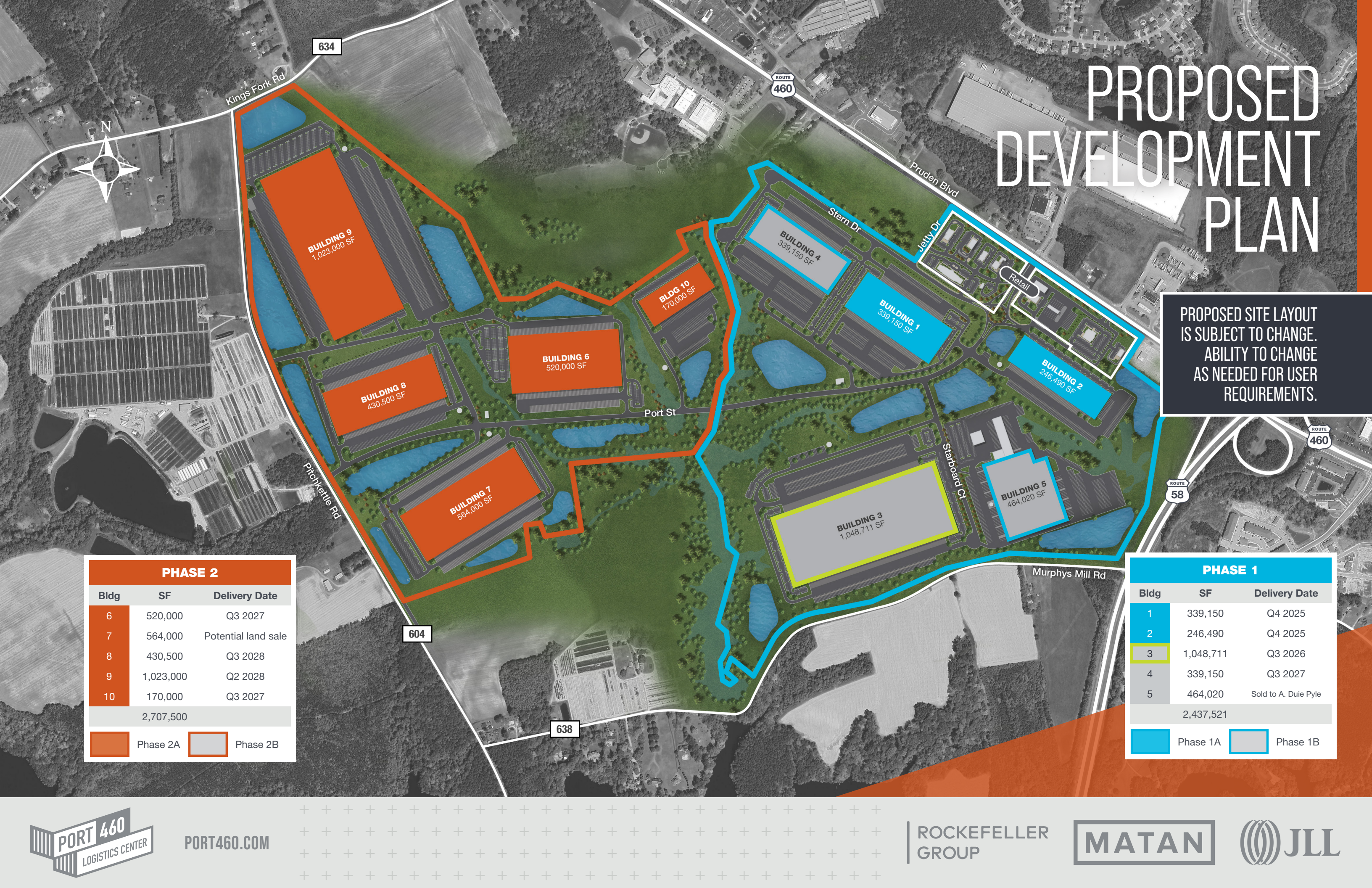
PROPOSED SITE LAYOUT IS SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

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



PORT460.COM



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

TODD HUGHES
Executive Managing Director
443.451.2608
todd.hughes@jll.com

KRIS KENNEDY
Senior Vice President
757.348.6098
kris.kennedy@jll.com

GREGG CHRISTOFFERSEN
Managing Director
757.965.3009
gregg.christoffersen@jll.com

BRIAN DEVLIN
Senior Vice President
757.286.4309
brian.devlin@jll.com



PORT460.COM

ROCKEFELLER GROUP

MATAN

