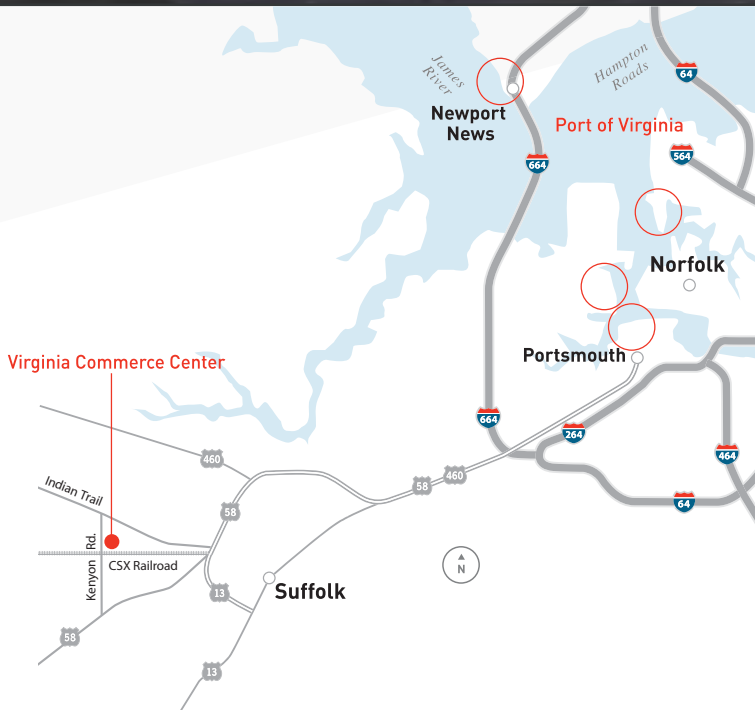


# Virginia Commerce Center near The Port of Virginia Building 200

345,748 square feet



Representative Photograph



## NOW LEASING

Access to The Port of Virginia via US-58, US-460, I-64, I-264, I-664, and I-95

Front-Load Facility

Foreign Trade Zone

Virginia Commerce Center is a 101-acre master-planned park near The Port of Virginia. Building 200 is a 345,748 square foot front-load, rail served facility and the second of three buildings in the development. At completion the development will total over 1,000,000 square feet of Class A distribution space.

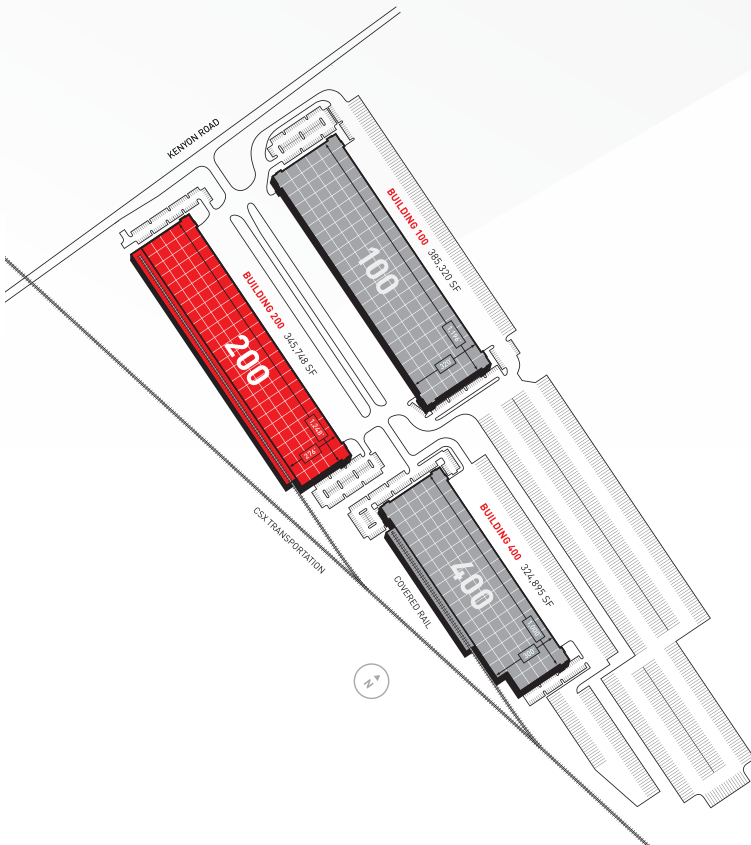
For leasing information contact:

Tracy A. White  
twhite@mcdco.com  
704.378.8757





# Virginia Commerce Center Building 200



- |                 |                                 |
|-----------------|---------------------------------|
| Building Type:  | Front-Load                      |
| Building Size:  | 345,748 sq. ft.                 |
| Construction:   | Architectural Tilt-up Concrete  |
| Ceiling Height: | 32' clear                       |
| Column Spacing: | 52' x 52'                       |
|                 | 60' D at dock and rear bays     |
| Dock Doors:     | (76) 9' x 10'                   |
|                 | (2) 12' x 14' ramped doors      |
|                 | (24) 12' x 12' rail doors       |
| Parking Spaces: | 196 spaces                      |
| Truck Court:    | 140' deep                       |
| Sprinkler:      | ESFR System                     |
| Rail Service:   | Served by CSX Railroad (future) |