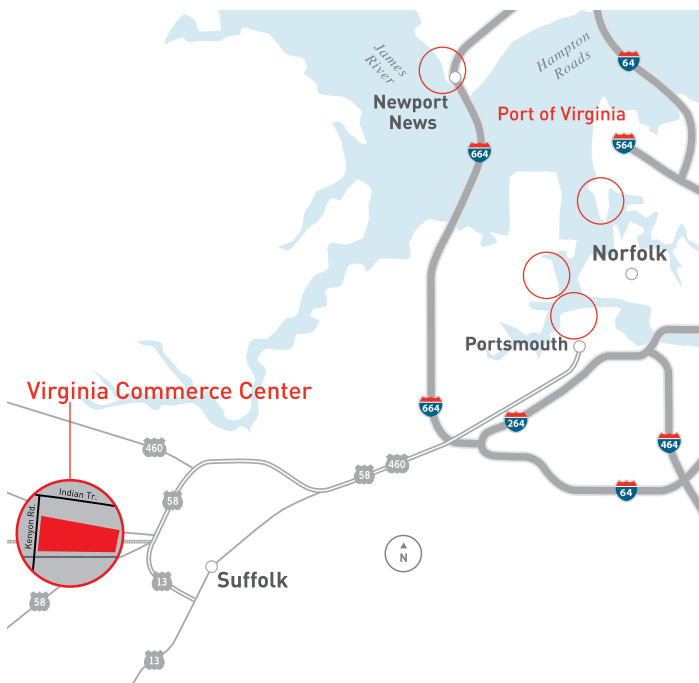


Virginia Commerce Center

Kenyon Road
Suffolk, Virginia



For Lease / Build-To-Suit

Two New Class A Warehouse Distribution Buildings
Convenient Access to The Port of Virginia and
Hampton Roads via US-58 Bypass, I-64, I-264, and
I-664

- » Front-load and rear-load buildings
- » Ranging from 290,009 SF to 342,640 SF; Divisible
- » Heavy trailer parking available
- » Architectural tilt concrete construction
- » Master-planned park
- » Direct access west on US-58 to I-95 and I-85

For leasing information contact:

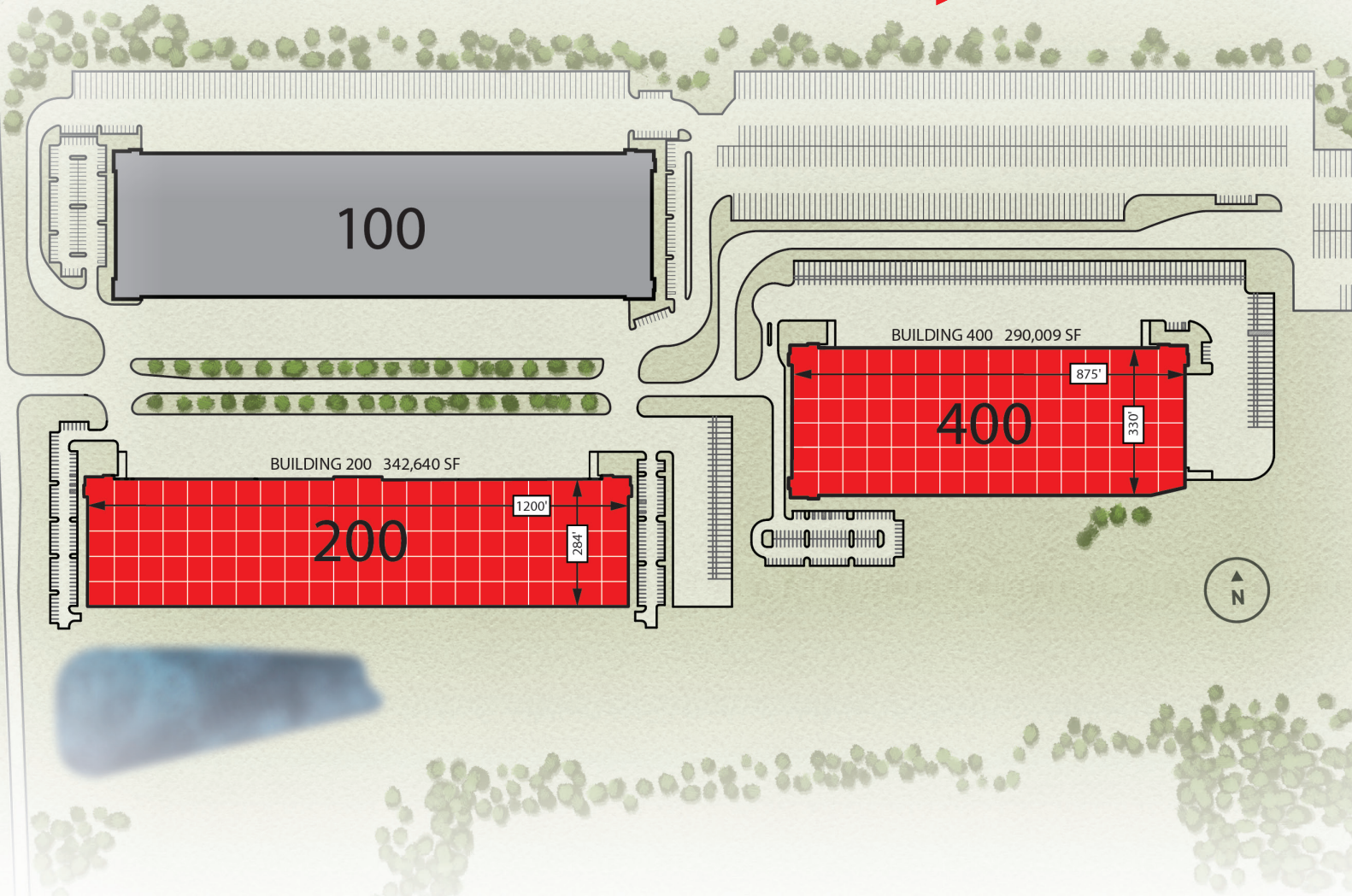


Gregg Christoffersen
gregg.christoffersen@am.jll.com
(757) 348-1477





KENYON ROAD



Virginia Commerce Center Kenyon Road, Suffolk, Virginia

BUILDING 200 301 Kenyon Road

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 400 351 Kenyon Road

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