

Virginia Commerce Center

Building 200 - Up to 342,640 Sq. Ft. Available

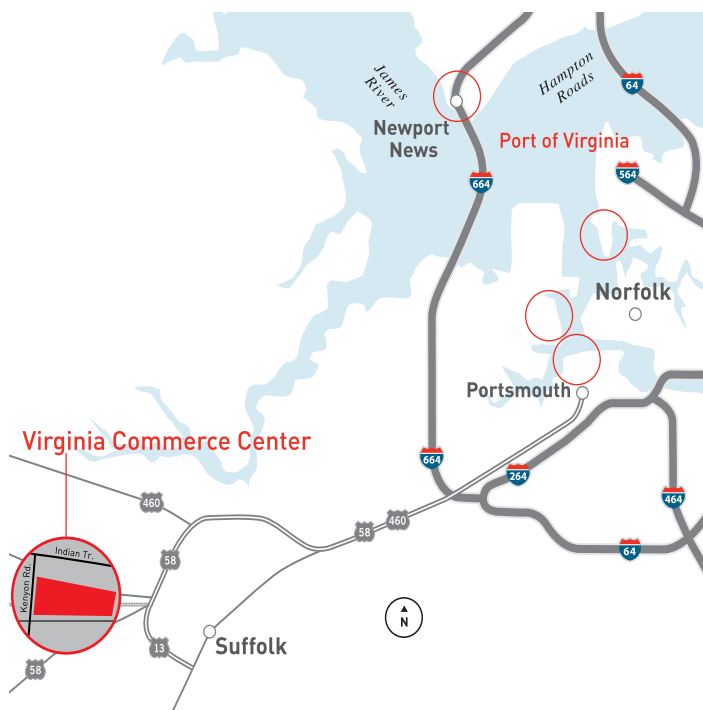
301 Kenyon Road, Suffolk VA 23434



AVAILABLE FOR LEASE

Building 200 at Virginia Commerce Center Class A Front-Load Distribution Warehouse

Virginia Commerce Center is McDonald's 101-acre master-planned business park in Suffolk, Virginia. The park offers convenient access to The Port of Virginia and Hampton Roads via US-58 Bypass, I-64, I-264 and I-664, with direct access west on US-58 to I-95 and I-85. Construction is complete on Building 200, a 342,640 square foot front-load distribution warehouse. Building 200 is suitable for single or multi-tenant occupancy and offers ample car parking and trailer parking. One additional building is planned for future construction in the park.



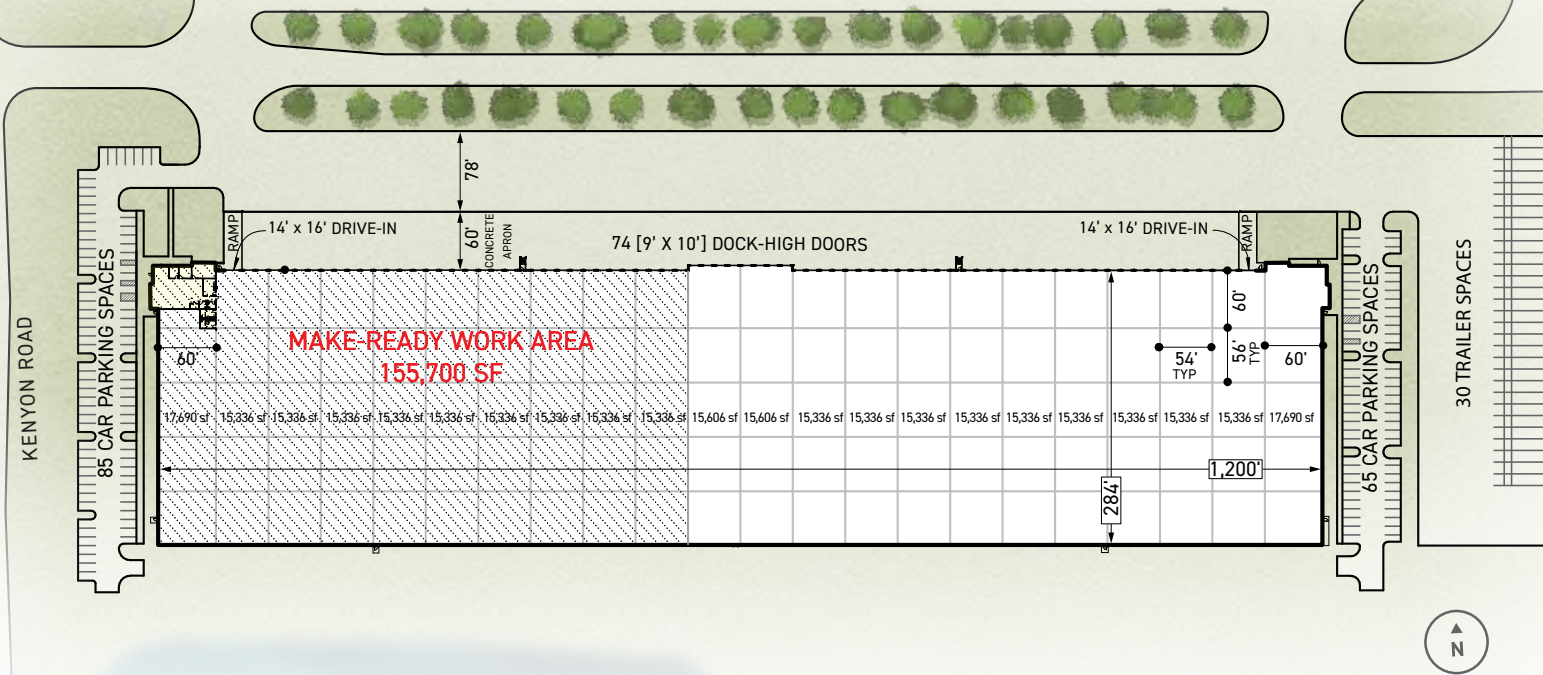
For leasing information contact:



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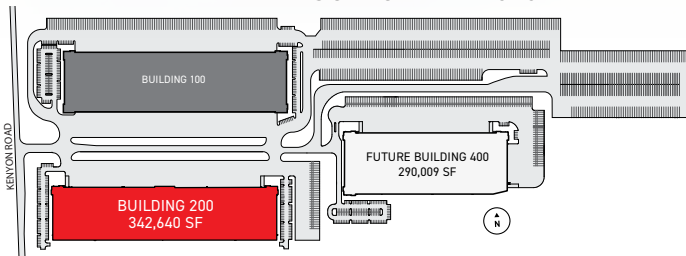
BUILDING 100

McDONALD



Virginia Commerce Center

BUILDING 200 301 KENYON ROAD
SUFFOLK VA 23434



| | |
|------------------|---|
| 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 |
| Floor Slab: | 7" Thick, 4,000 PSI Concrete |
| Dock Positions: | (74) 9'x10' Dock Highs (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 |

Total Available - 342,640 Sq. Ft.

Make-Ready Work Planned for 155,700 Sq. Ft.

Office Area: 3,343 Sq. Ft.

Lighting -

Office: LED Fixtures

Warehouse: Ten (10) bays with 30 fc avg. LED lights

Dock Doors: 33 (9' x 10') Dock Highs, 9 with 35,000 lb. Pit Levelers; 1 (14'x16') Ramped Drive-In Door

