

Virginia Commerce Center

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

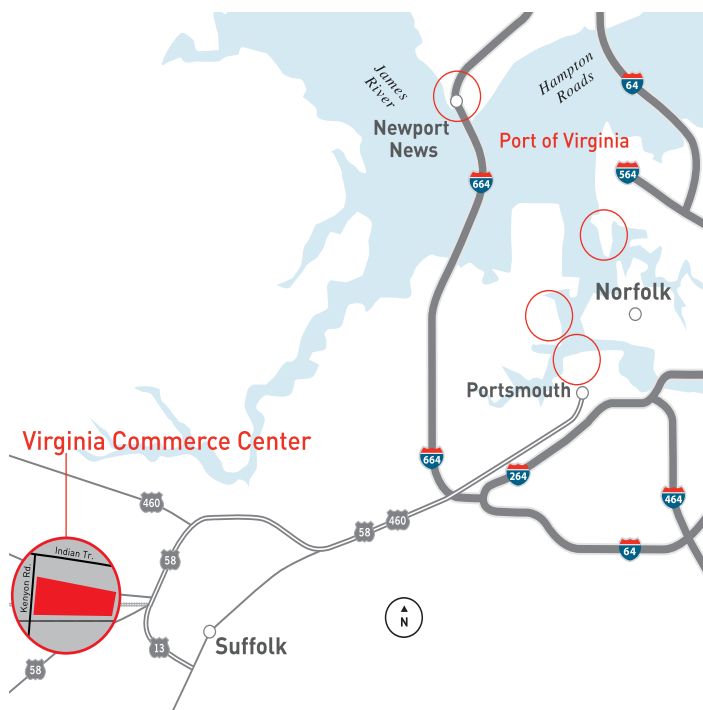
301 Kenyon Road, Suffolk VA 23434



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:



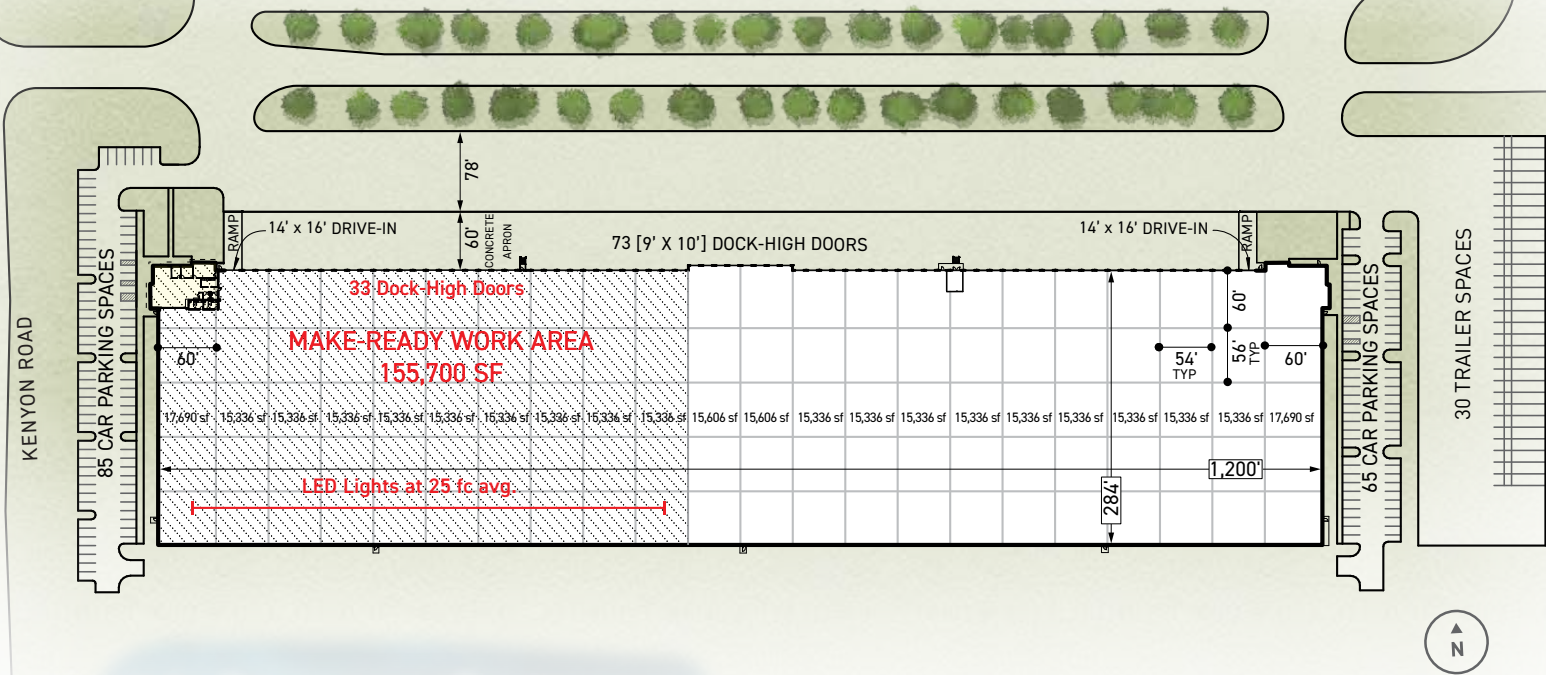
Lang Williams, SIOR
lang.williams@colliers.com
(757) 679-9106

Ashton Williamson, MAI, SIOR
ashton.williamson@colliers.com
(757) 288-3438

Chamie Burroughs
chamie.burroughs@colliers.com
(757) 478-9626

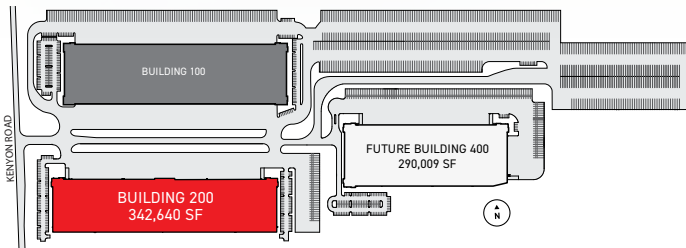


BUILDING 100



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
Lighting:	LED Fixtures with Motion Sensors
Floor Slab:	7" Thick, 4,000 PSI Concrete
Dock Positions:	(73) 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 Completed for 155,700 Sq. Ft.

Office Area:	2,879 Sq. Ft.
Office Lighting:	LED Fixtures
Warehouse Lighting:	LED Fixtures with Motion Sensors (10 bays - 25 fc avg.; others 10 fc avg.)
Dock Doors:	33 (9'x10') Dock Highs, 15 (40,000 lb.) Pit Levelers; 1 (14'x16') Ramped Drive-In Door

