

# Virginia Commerce Center

Kenyon Road  
Suffolk, Virginia



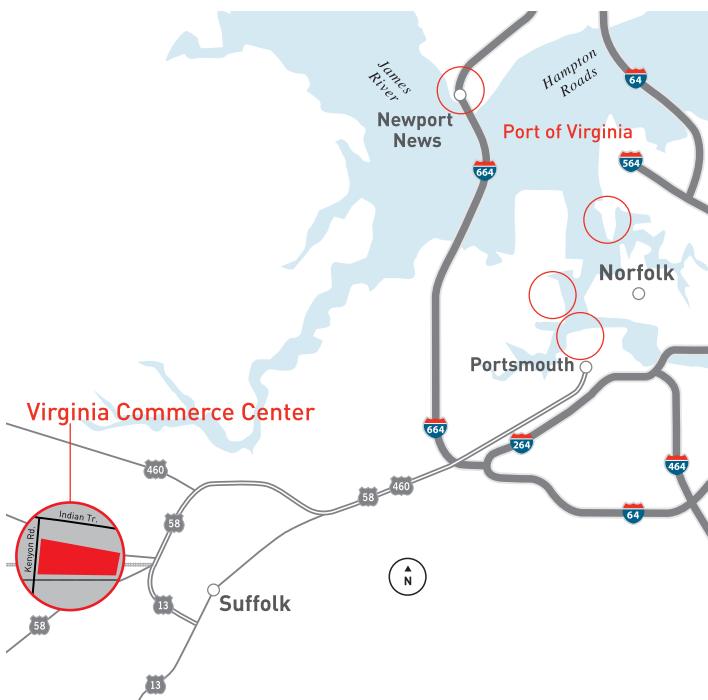
REPRESENTATIVE PHOTOGRAPH

## Available For Lease / BTS

### 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



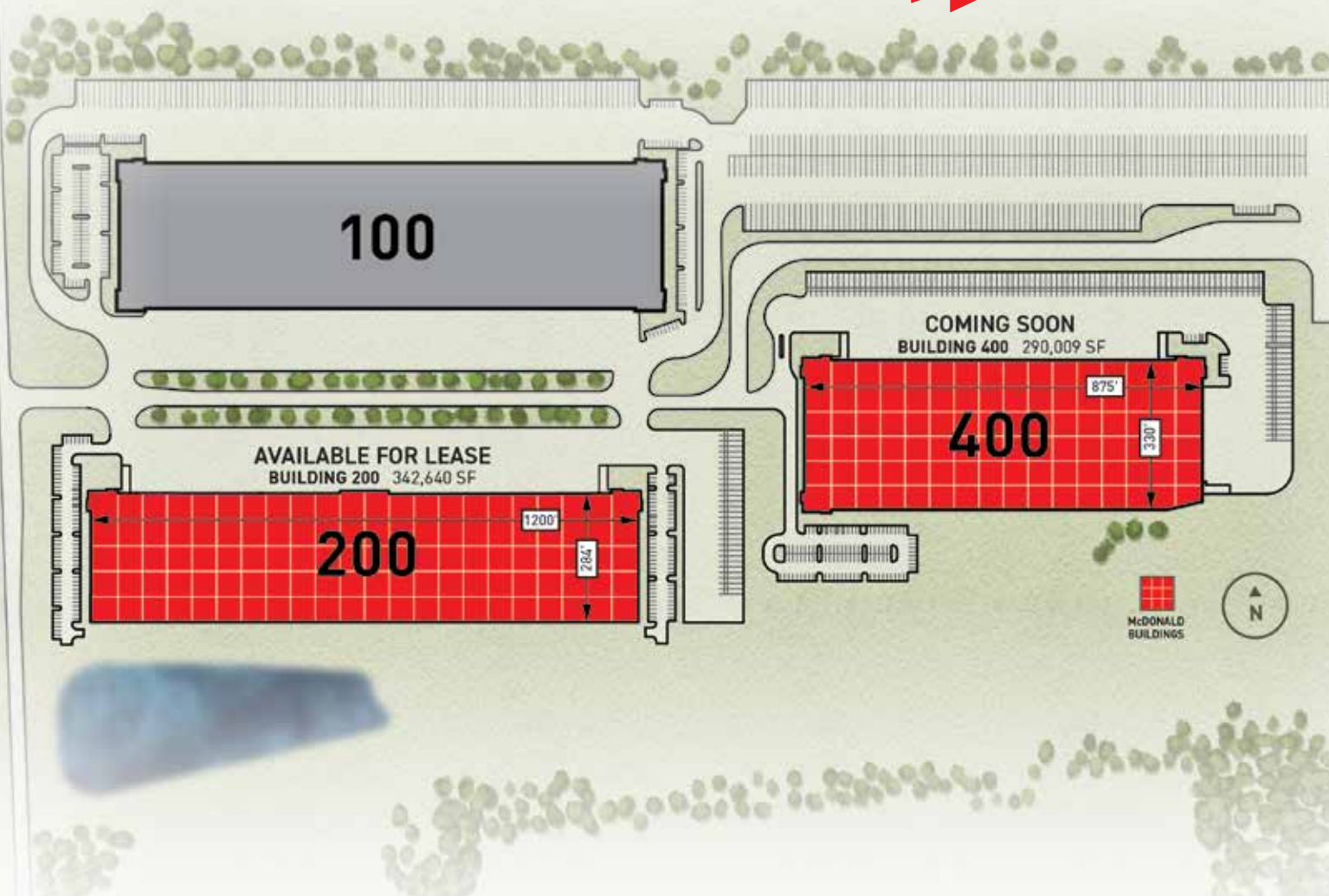
For leasing information contact:



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KENYON ROAD



## Virginia Commerce Center Kenyon Road, Suffolk, Virginia

### Completed in 2024 - Now Leasing

**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

### Coming Soon - Pre-Lease / BTS

**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