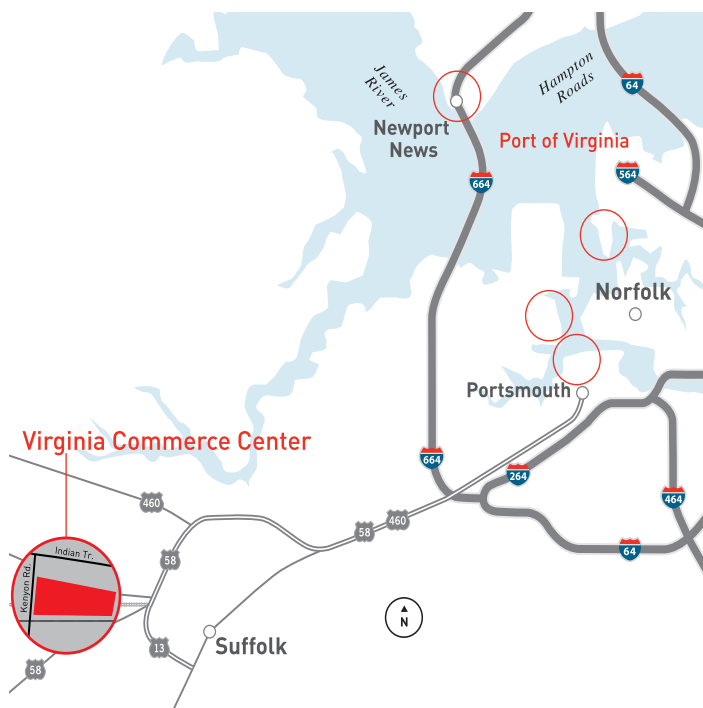


Virginia Commerce Center

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

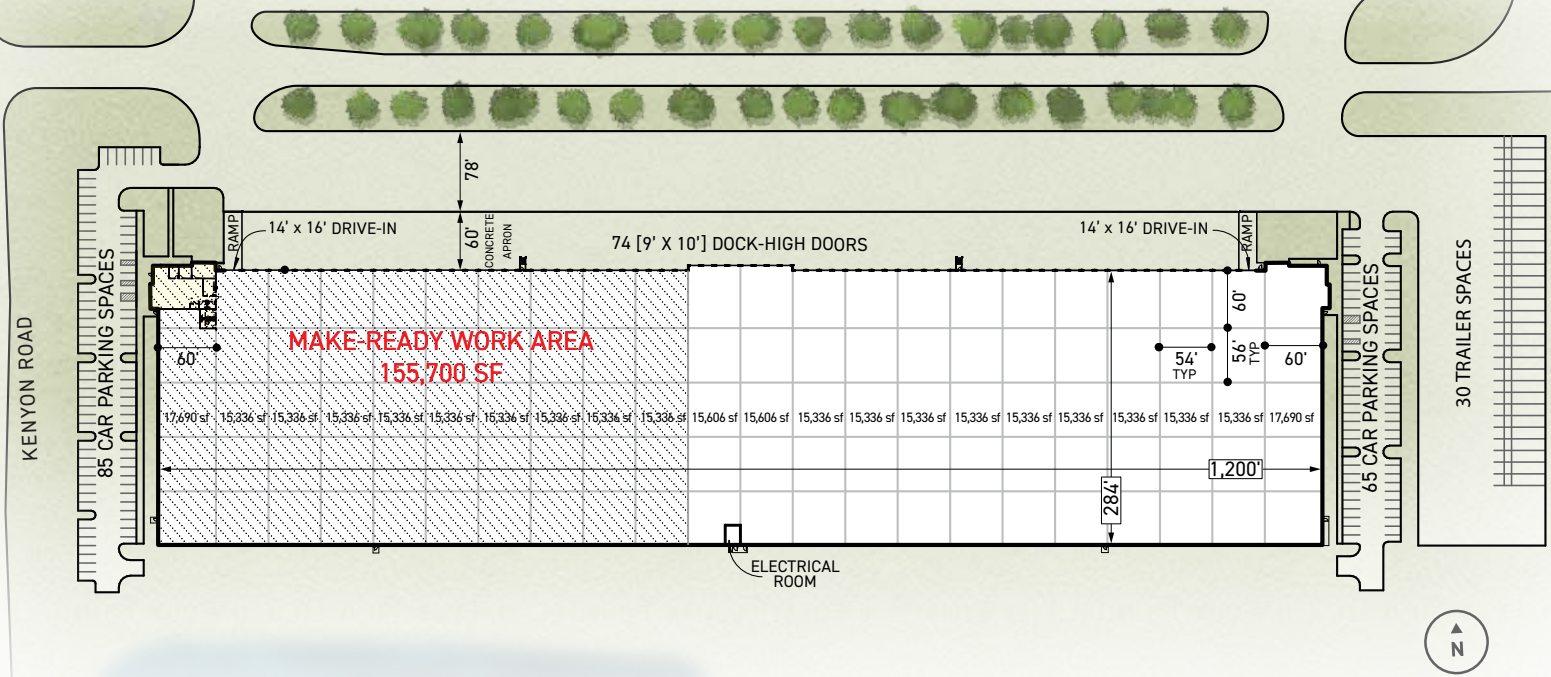
Virginia Commerce Center is McDonald's 101-acre master-planned business park in Suffolk, Virginia. The park offers convenient access to The Port of Virginia and Hampton Roads via US-58 Bypass, I-64, I-264 and I-664, with direct access west on US-58 to I-95 and I-85. Construction is complete on Building 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:



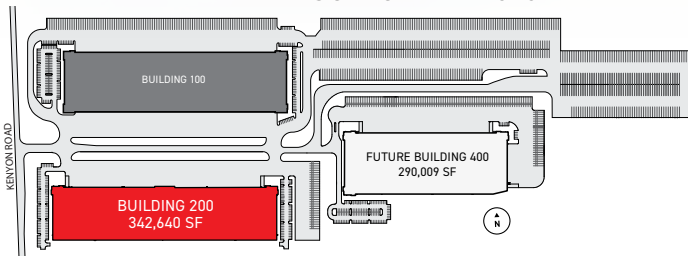
Gregg Christoffersen
gregg.christoffersen@jll.com
(757) 348-1477





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

Make-Ready Work in Process Up to 155,700 Sq. Ft. Ready for Quick Occupancy

- Office Area: 3,343 Sq. Ft. Under Construction
- 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
- Electrical: 277/480 Volt, 3-Phase Service

