



# PHASE 1A - BUILDING 2

1039 PORT STREET, SUFFOLK, VA 23434

# 246,490 SF

DELIVERED | AVAILABLE FOR LEASE

**A WORLD-CLASS  
FACILITY SERVING THE  
PORT OF VIRGINIA**



ROCKEFELLER  
GROUP

MATAN

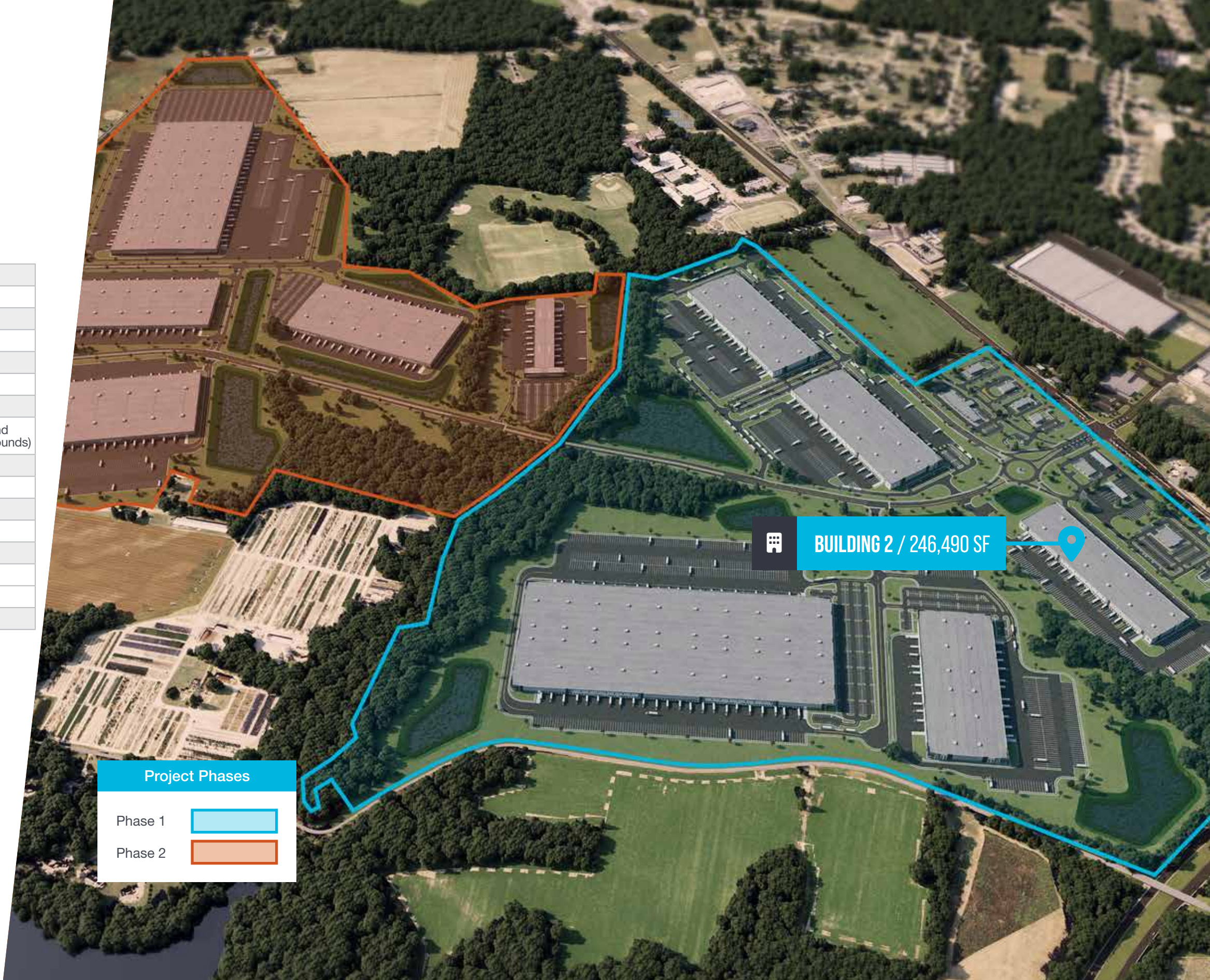


# PHASE 1 BUILDING 2

Building SF	246,490
Acreage	31
Coverage %	0.22
Building Type	Cross Dock
Clear Height	36'
Dock Doors	54
Doc Door Ratio per 1,000 SF	0.21
Dock Equipment	26 Dock bumpers, seals, fan, and mechanical dock levelers (40,000 pounds)
Overhead Doors	9'x10' (54 total)
Drive-in Doors	12'x16" (2 total)
Trailer Parking	140
Trailer Parking/Dock Door	2.69
Truck Court Depth	130'
Building Dimensions	260' x 950'
Column Spacing	54'x50'
Car Parking	167

## BUILDING DETAILS


- Tilt Wall Concrete Construction
- Min 7" Thick Slab with 4,000 PSI
- ESFR Sprinklers
- LED Lighting
- Min 2" Suffolk DPU Water System
- Min 6" Suffolk DPU Sewer System
- Dominion Power, Min. 4,000 Amps -ability to expand if needed
- Verizon, Comcast Fiber
- VA Natural Gas Company Gas
- Direct Gas Fired Heating Units - Cambridge Air Solutions S-Series
- 1" 5 PSI Gas line & meter at each of the stairs/man doors at the back of the building. This can be adjusted as needed.
- Future EV Readiness
- 4 Drive In Doors
- 60' Speed Bays



**Project Phases**

Phase 1

Phase 2

 **BUILDING 2 / 246,490 SF**

# PROPOSED DEVELOPMENT PLAN

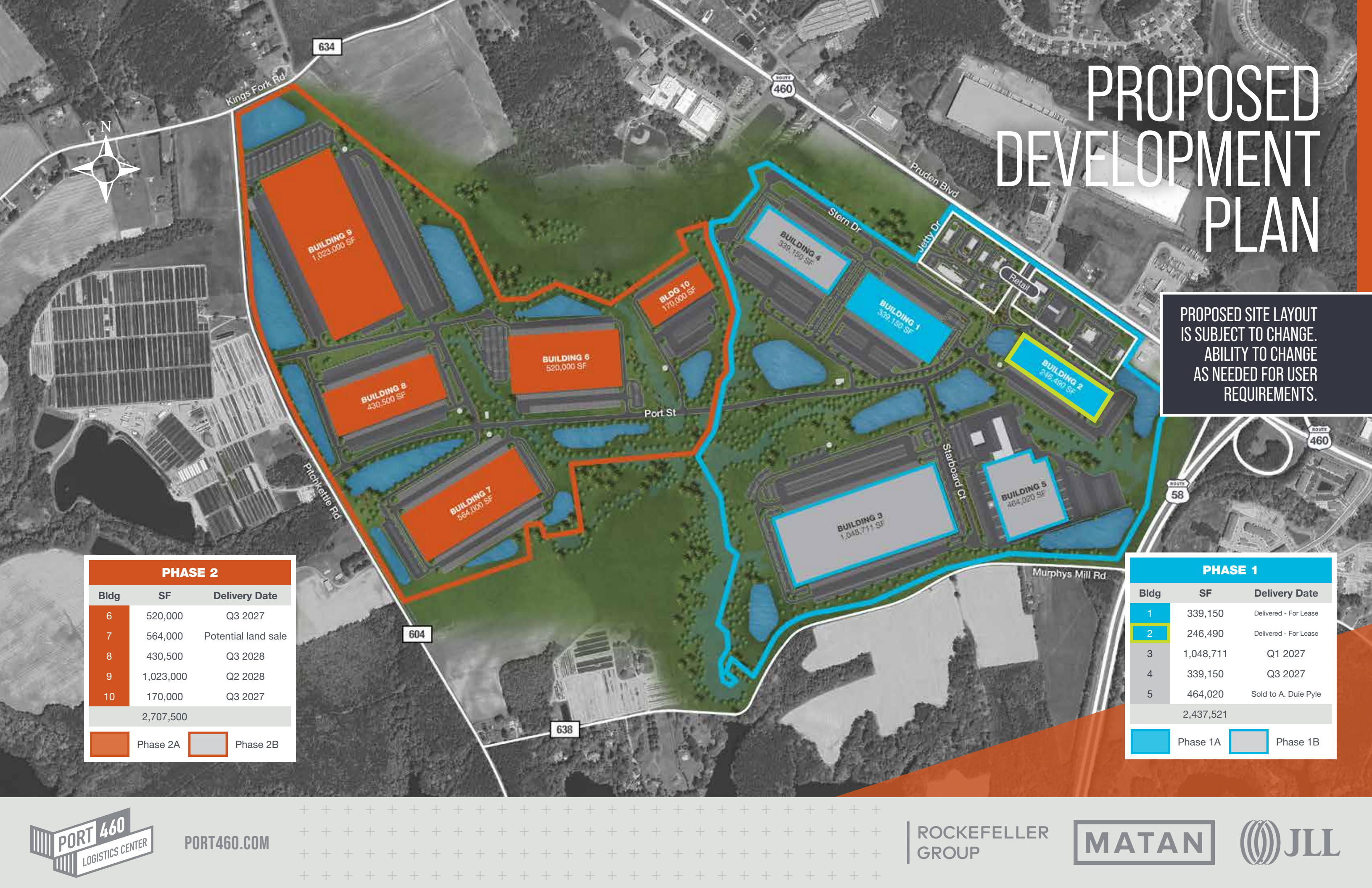
PROPOSED SITE LAYOUT IS SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

PHASE 2		
Bldg	SF	Delivery Date
6	520,000	Q3 2027
7	564,000	Potential land sale
8	430,500	Q3 2028
9	1,023,000	Q2 2028
10	170,000	Q3 2027
2,707,500		

Phase 2A
  Phase 2B

PHASE 1		
Bldg	SF	Delivery Date
1	339,150	Delivered - For Lease
2	246,490	Delivered - For Lease
3	1,048,711	Q1 2027
4	339,150	Q3 2027
5	464,020	Sold to A. Duie Pyle
2,437,521		

Phase 1A
  Phase 1B

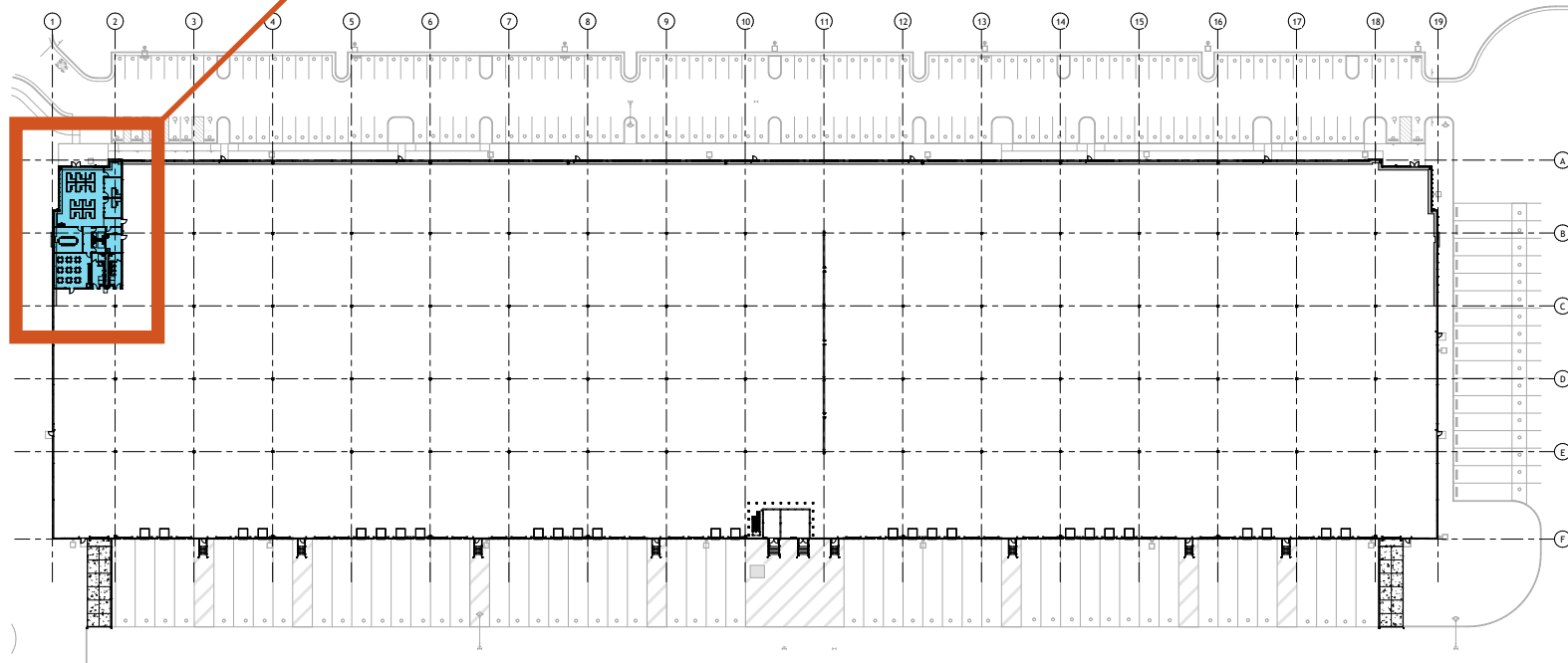


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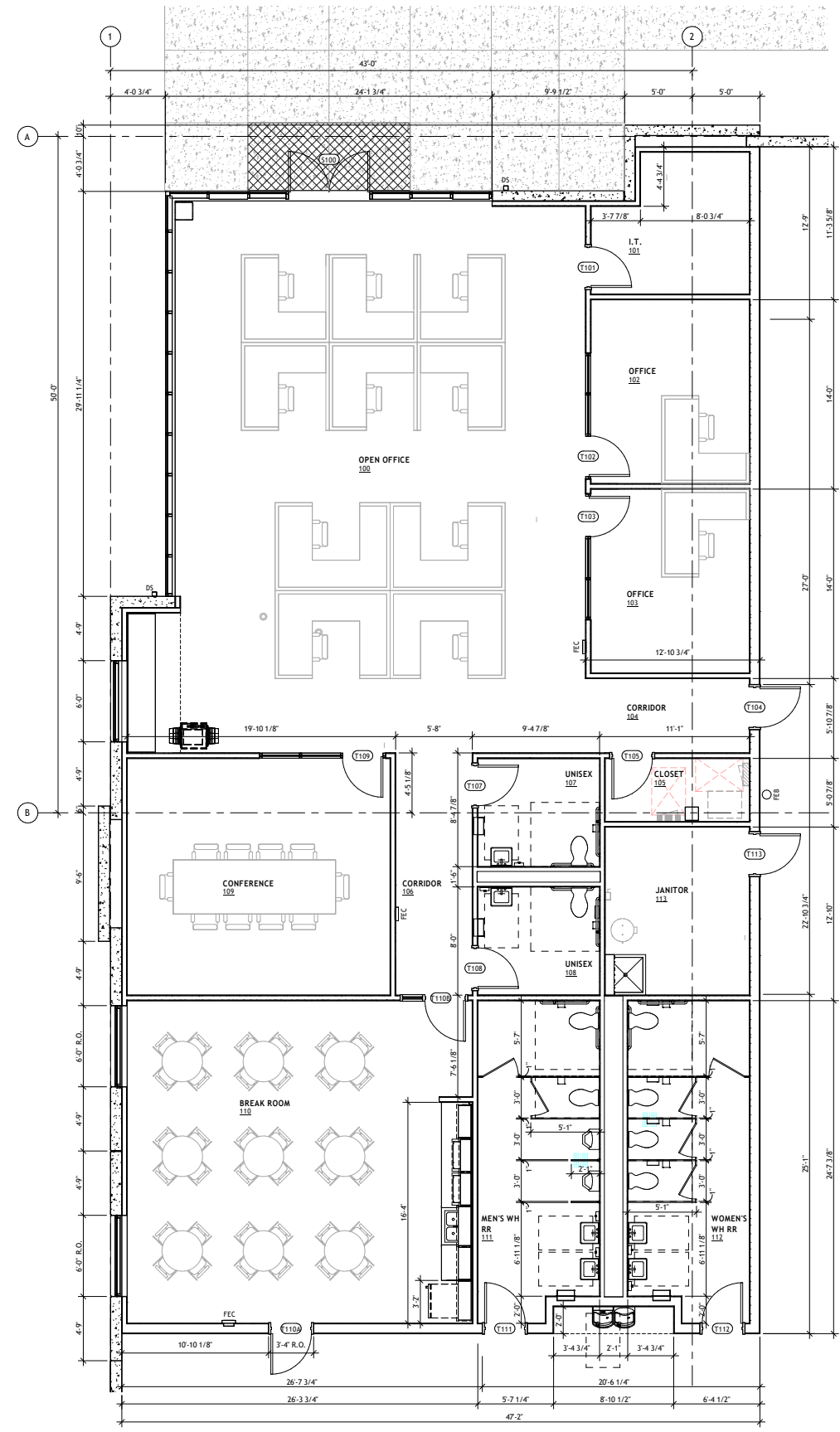


# BUILDING 2 OFFICE SPACE

4,000 SF OF SPEC OFFICE SPACE



1 FLOOR PLAN  
1" = 30'-0"



1 ENLARGED OFFICE FLOOR PLAN  
1/4" = 1'-0"

# HIGHLY CONNECTED LOCATION

Port 460 is strategically located at the intersection of US Routes 460 and 58, providing direct access to the entire Hampton Roads MSA and its world-class logistics and distribution infrastructure. The development's proximity to both the fast-growing Port of Virginia and Interstates I-95 and I-85 will allow operators to efficiently connect to major population centers throughout the Eastern Seaboard.

## LEASING

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