



PHASE 1B - BUILDING 4

2081 STERN DRIVE, SUFFOLK, VA 23434

339,150 SF

Q3 2027 DELIVERY | AVAILABLE FOR LEASE

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



ROCKEFELLER GROUP

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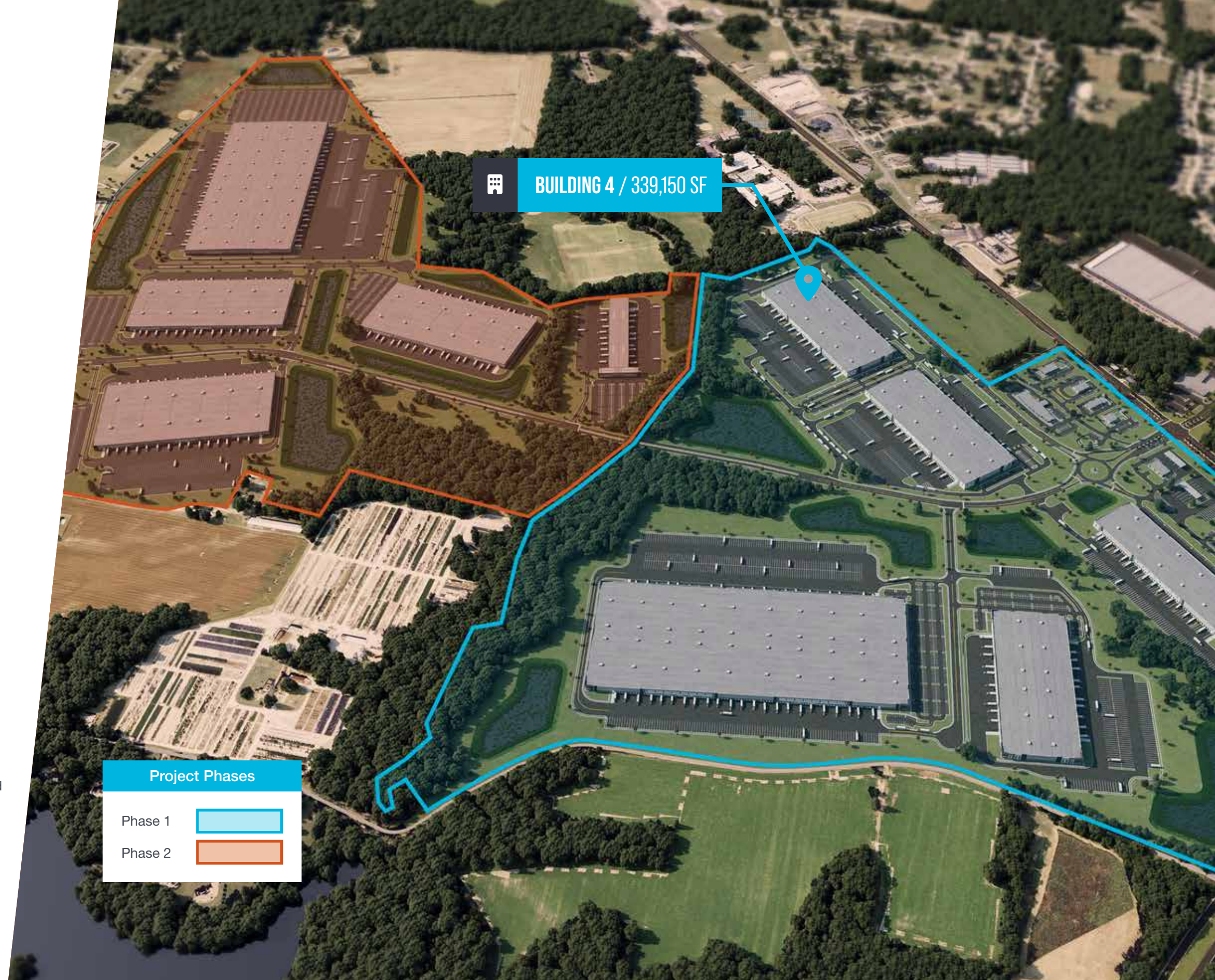
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PHASE 1 BUILDING 4

Building SF	339,150
Acreage	37
Coverage %	0.22
Building Type	Cross Dock
Clear Height	40'
Dock Doors	94
Doc Door Ratio per 1,000 SF	0.28
Trailer Parking	269
Trailer Parking/Dock Door	2.86
Truck Court Depth	130'
Building Dimensions	430' x 917'
Column Spacing	54'x50'
Car Parking	158

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
- 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

PROPOSED DEVELOPMENT PLAN

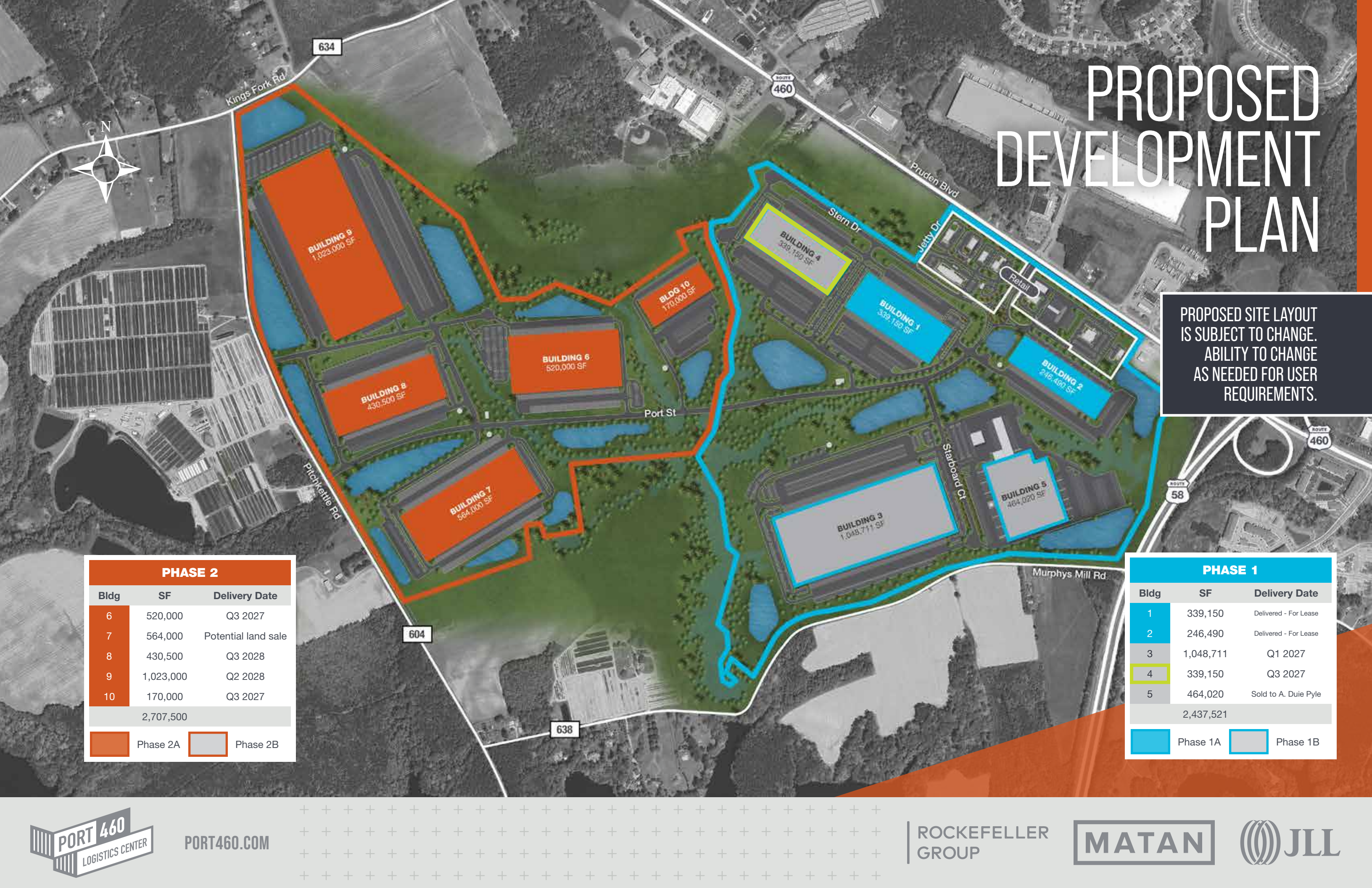
PROPOSED SITE LAYOUT IS SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

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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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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