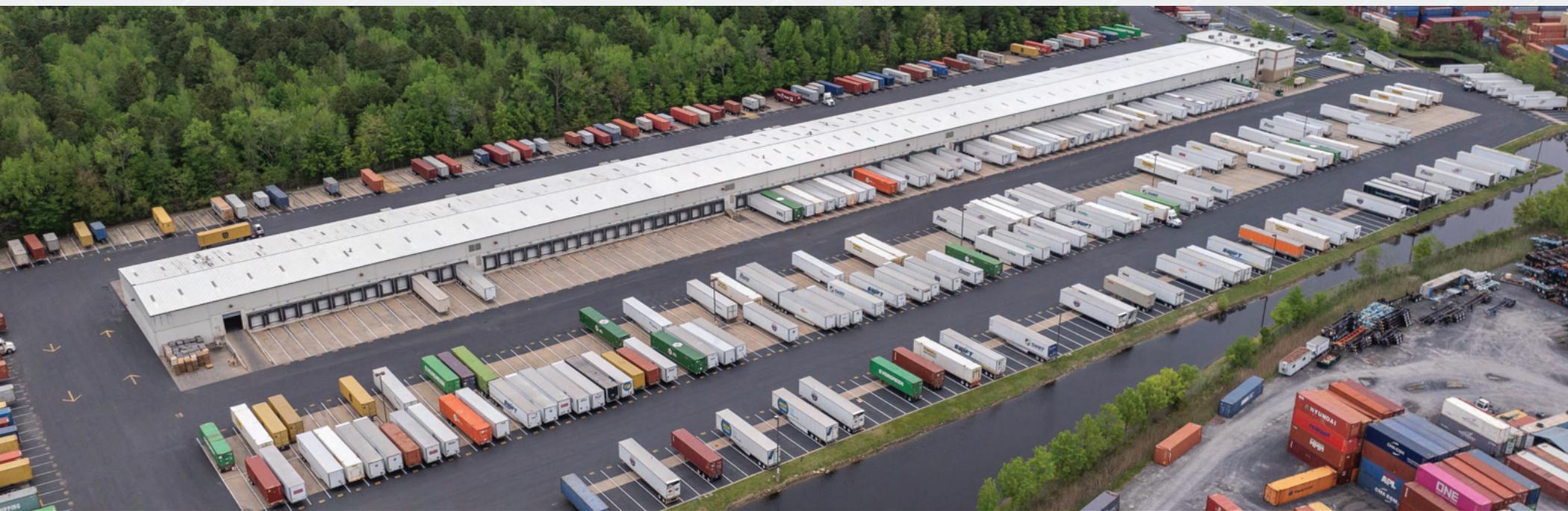


3516 South Military Highway, Chesapeake, Virginia



130,860 RSF High Volume Flow Through Facility For Lease

AVAILABLE AUGUST 1, 2024



Operated by an affiliate of



Gregg Christoffersen

Managing Director
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gregg.christoffersen@jll.com

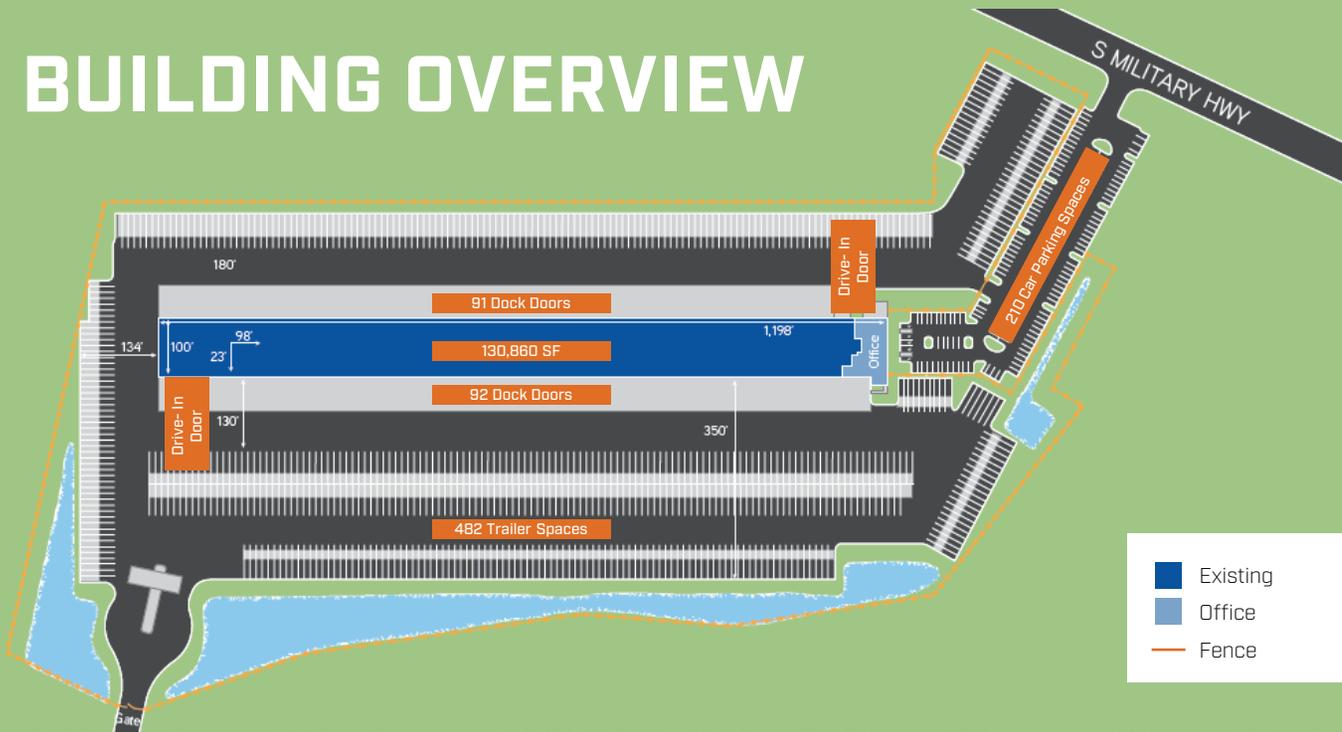
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BUILDING OVERVIEW



Located in Chesapeake, Virginia, at 3516 South Military Highway, this prime location just off I-64 ensures easy connectivity to major transportation routes, making it an ideal location for supply chain and distribution purposes.

With its strategic location just minutes away from the Port of Virginia and the presence of 183 cross dock doors and 483 trailer drops, this 130,860 RSF facility is perfectly designed for transload port operations.



BUILDING SPECIFICATIONS



ADDRESS	3516 South Military Highway
CITY, STATE	Chesapeake, VA
BUILDING AREA	130,860 RSF
EXPANSION	N/A
VACANT SF	0 RSF
OCCUPANCY	100.0%
TENANCY	Single
# SUITES	1
OFFICE FINISH (RSF)	10,000 RSF
OFFICE FINISH (%)	7.6%
CONSTRUCTION TYPE	Painted, split-face, CMU at office
LAND AREA	33.76 Acres
YEAR BUILT	2007
LOADING CONFIGURATION	Cross-Dock Loading
BUILDING DIMENSIONS	Depth: 100' Width: 1,198'
CLEAR HEIGHT	24'
COLUMN SPACING	23' X 98'
TRUCK COURT	North side: ±180' East side: ±134' South side: ±130'-350'
DOCK DOORS	183 Dock Doors
DRIVE-IN DOORS	2 Drive--Ins
RAIL DOORS	0 Rail Doors

LOADING RATIO	707 RSF/Door
CAR PARKING	210 Spaces
TRAILER PARKING	482 Trailer Spaces
ROOF	Mechanically Fastened 45 mil TPO & Butler MR24 Metal Installed 2007
FIRE PROTECTION SYSTEM	ESFR
LIGHTING	Six Lamp, T8 Light Fixture
POWER	1,600 amp, 277-480 volt, 3-phase 4-wire system
HVAC	Warehouse: Heated via natural-gas fired, ceiling-mounted heating units. forced air heaters. Office: Heated and cooled via roof-mounted electric HVAC units
ZONING	M-1
FLOOD ZONE	Flood Zone X
FEMA MAP & DATE	5100340022D, dated December 16,2014
UTILITIES	Gas: Dominion Natural Gas Electric: Dominion Virginia Power Water & Sewer: City of Chesapeake Water and Sewer Department

CONNECTED, IRREPLACEABLE LOCATION

PORT OF VIRGINIA

- Port of Virginia will be the deepest and widest port in the East Coast by 2024
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Port of Virginia had the highest increase in 2021 TEU volume (25.1%) out of all the U.S. ports and still achieved #1 most efficient port ranking in the world by SP Global
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



3rd Largest Port
on the East Coast



6th Largest Port
in the US



Authorized to Dredge 55 Feet Deep to service growing fleet of Ultra Large Container Vessels



33% of Cargo arrives and departs the port by rail, the **largest percentage** of any US East Coast Port



374,000 jobs or **9.4%** of the state's resident workforce



Over 16 billion in recent and upcoming infrastructure improvement

A HUB OF CONNECTIVITY



± 25 minutes from the Port of Virginia which offers direct service to over 45 countries and 75% of the U.S. population

10 MILES

Portsmouth Marine Terminal

12 MILES

Virginia International Gateway

14 MILES

Lambert's Point Docks

20 MILES

Newport News Marine Terminal

21 MILES

Norfolk International Airport

24 MILES

Norfolk International Terminals

Newport News Marine Terminal

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Norfolk International Airport

Portsmouth Marine Terminal

Lambert's Point Docks

Virginia International Gateway

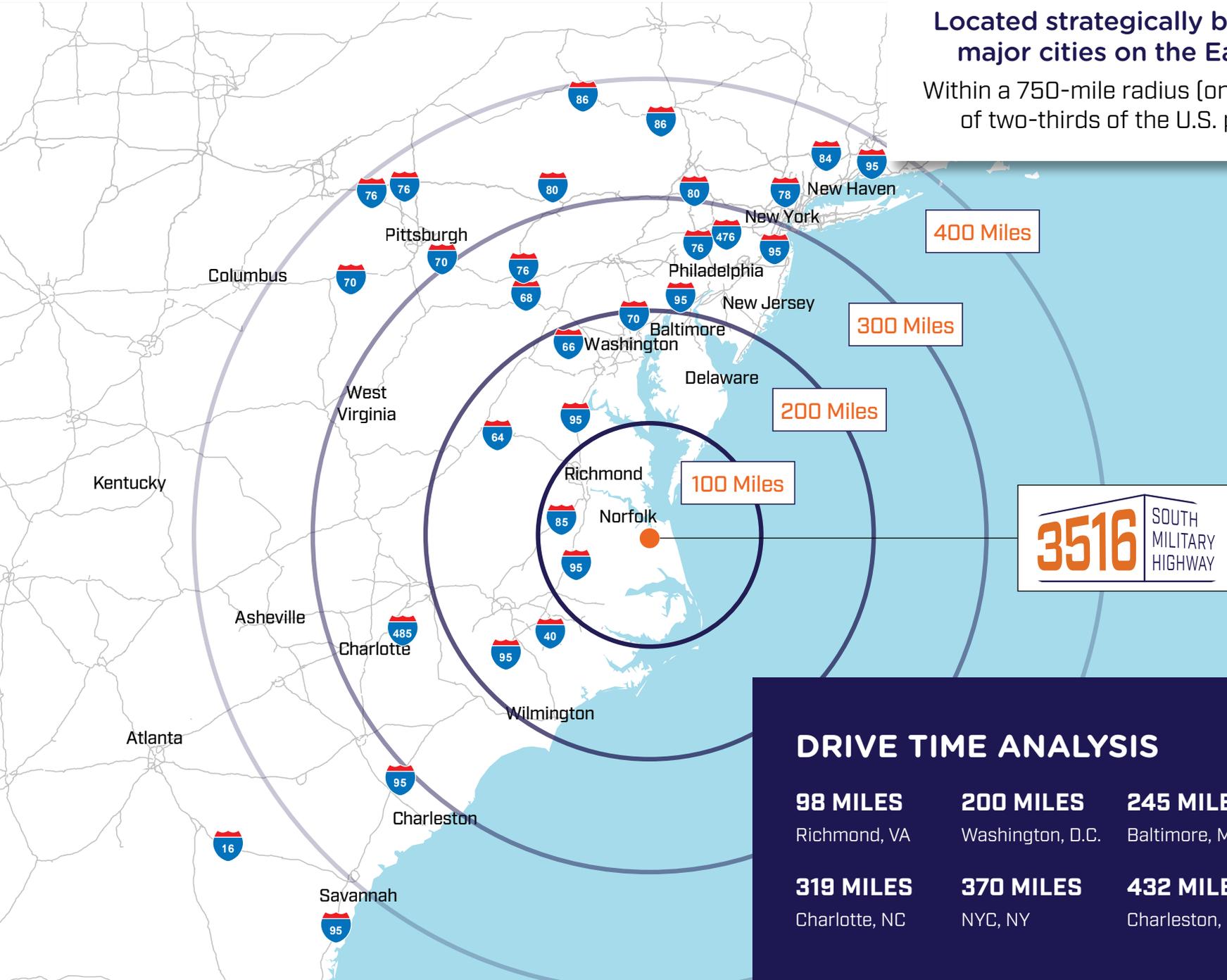
NORFOLK

3516 SOUTH MILITARY HIGHWAY

CHESAPEAKE

REGIONAL LOCATION

Located strategically between six major cities on the East Coast
 Within a 750-mile radius (one day's drive) of two-thirds of the U.S. population



DRIVE TIME ANALYSIS

98 MILES Richmond, VA	200 MILES Washington, D.C.	245 MILES Baltimore, MD	285 MILES Philadelphia, PA
319 MILES Charlotte, NC	370 MILES NYC, NY	432 MILES Charleston, SC	476 MILES Savannah, GA

3516 SOUTH MILITARY HIGHWAY



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