



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



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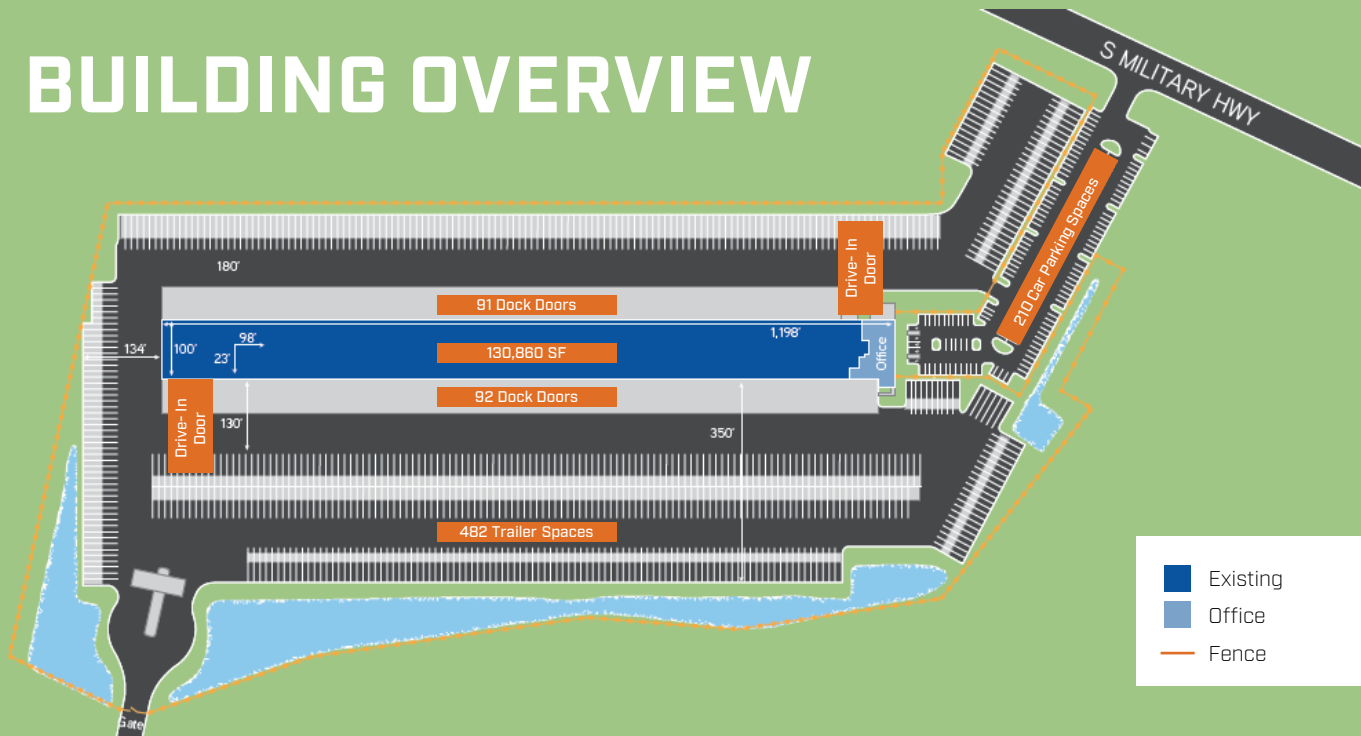
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BUILDING OVERVIEW



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

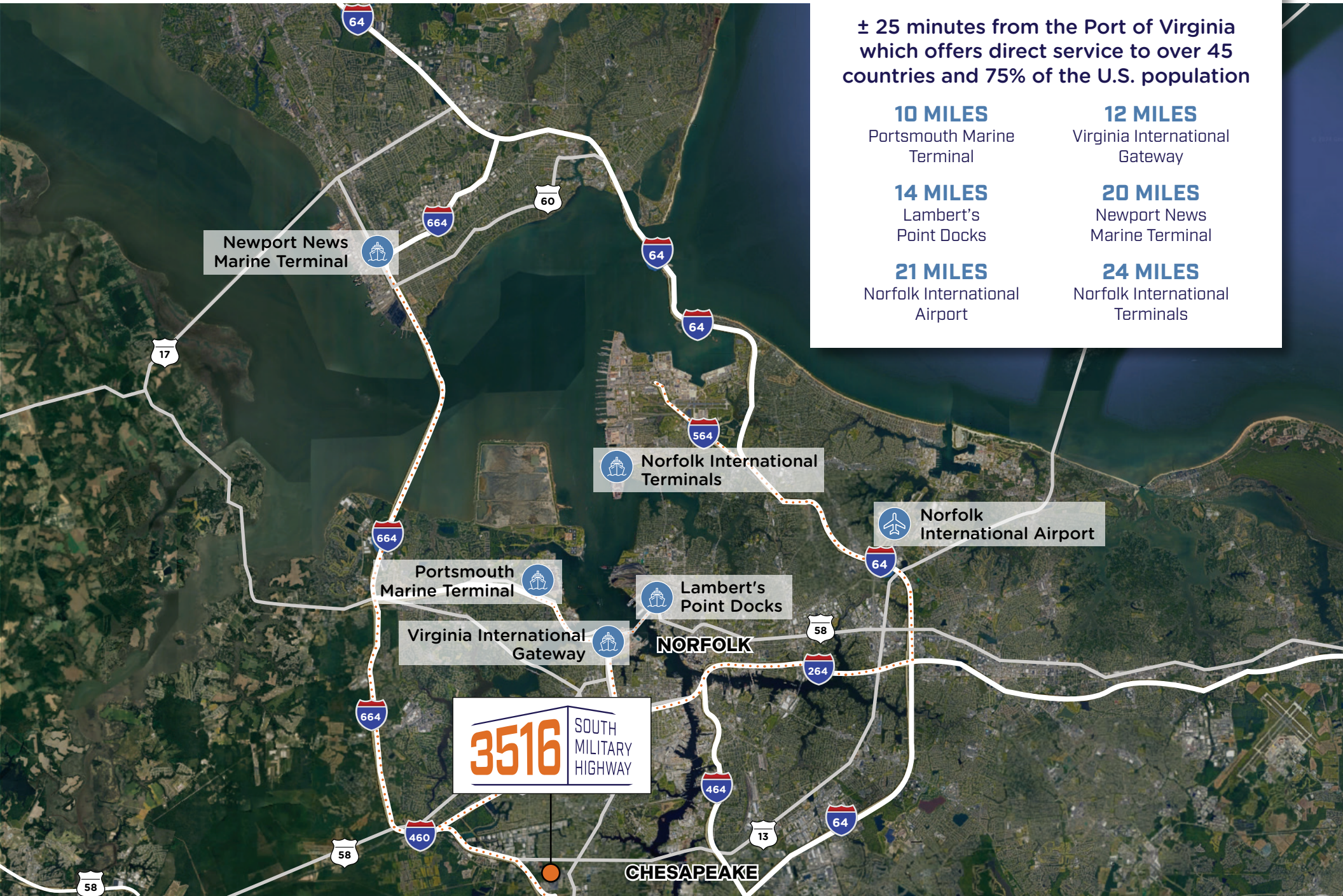


374,000 jobs or **9.4%** of the state's resident workforce



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

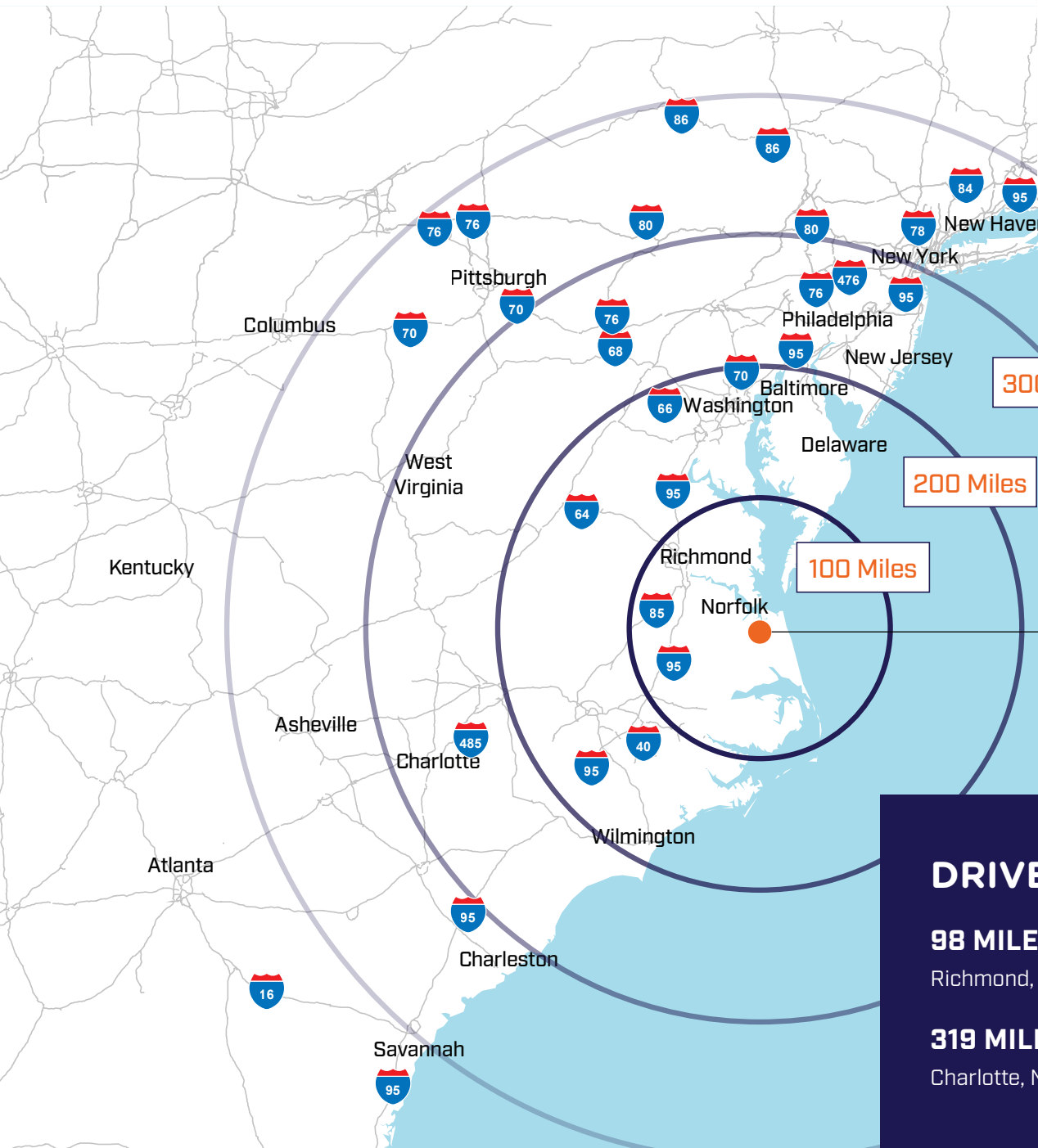
21 MILES

Norfolk International Airport

24 MILES

Norfolk International Terminals

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

400 Miles

300 Miles

200 Miles

100 Miles



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

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MILITARY
HIGHWAY



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