FOR LEASE

Building 2
Suffolk Industrial Park
324 Moore Ave, Suffolk, VA

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Features

- ± 91,552 SF available for lease
- Zoned M-2 (General Industrial) for assembly, distribution, manufacturing
- Abundant trailer storace acreage available
- Conveniently located near I-64, I-664, Highway 58 and 460
- Located near downtown, with retail centers and restaurants offering convenience for customers and employees
- Lease Rate: $5.95 PSF, NNN

Property Overview

Building Size	± 91,552 SF
Clear Height	± 28’ - 38’ at peak
Column Spacing	± 61’ x ± 29’ & ± 58’ x ± 29’
Loading	11 dock positions 1 grade level door
Truck Court	± 130’, heavy concrete
Fire Suppression	ESFR, enabling very high racking
Lighting	Metal halide/skylights
Electric	3-phase with 400amp panel
HVAC	Natural gas heaters in warehouse areas with ventilation

Suffolk
Industrial Park
Building 2

Port Map

324 Moore Avenue, Bldg. 2, Suffolk, VA

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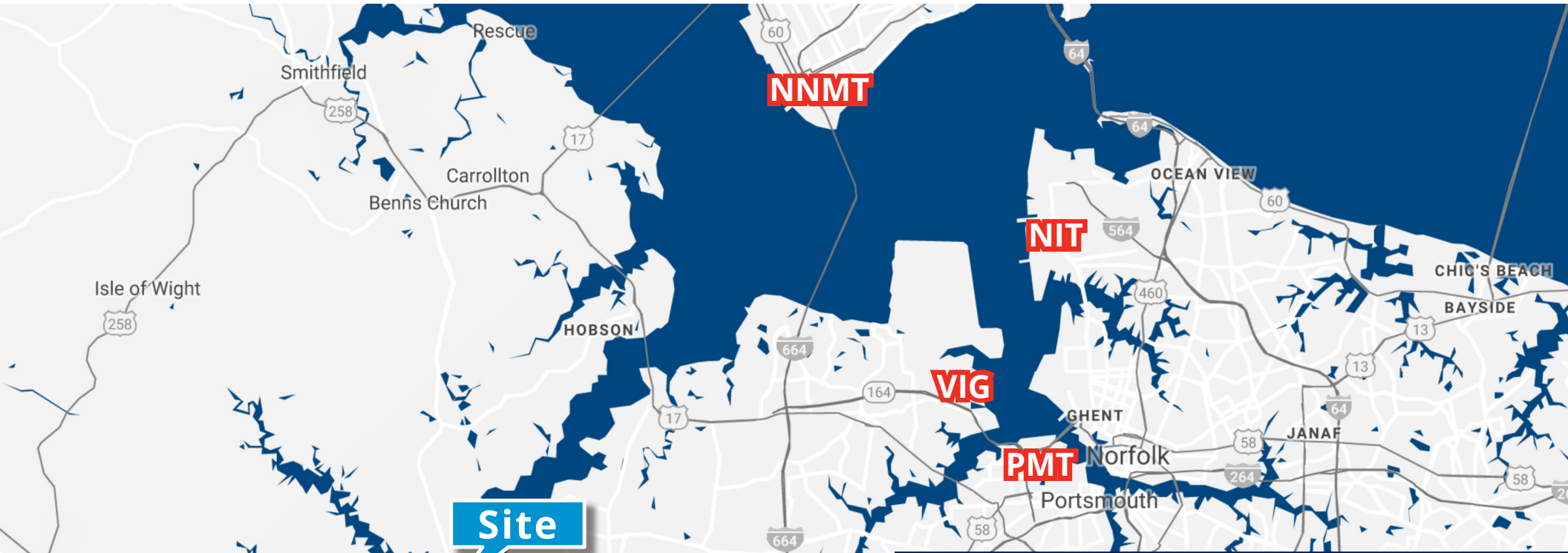

Area Features

- Largest, natural ice free harbor
- 50' channel depths (Deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps authorization
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ship afloat
- Dual Class-1 rail service (NS &CSX)
- ±95% of global service lines calling here
- Northern most right-to-work state
- 100 Million population within 10-hour truck drive
- Great quality of life

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