



For Lease | Building 6  
Suffolk Industrial Park

324 Moore Avenue  
Suffolk, VA, 23434

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## Features

- ±36,000 SF available for lease
- Recently renovated with new insulation and new roof
- Zoned M-2 (general industrial) for assembly, distribution, manufacturing
- 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

<b>Building Size</b>	± 36,000 SF
<b>Clear Height</b>	± 17' - 25' clear
<b>Column Spacing</b>	± 49' x ± 27'
<b>Loading</b>	3 grade level doors 2 dock positions on loading platform
<b>Lighting</b>	Upgraded lighting throughout warehouse
<b>Electric</b>	3-phase with 200A panel

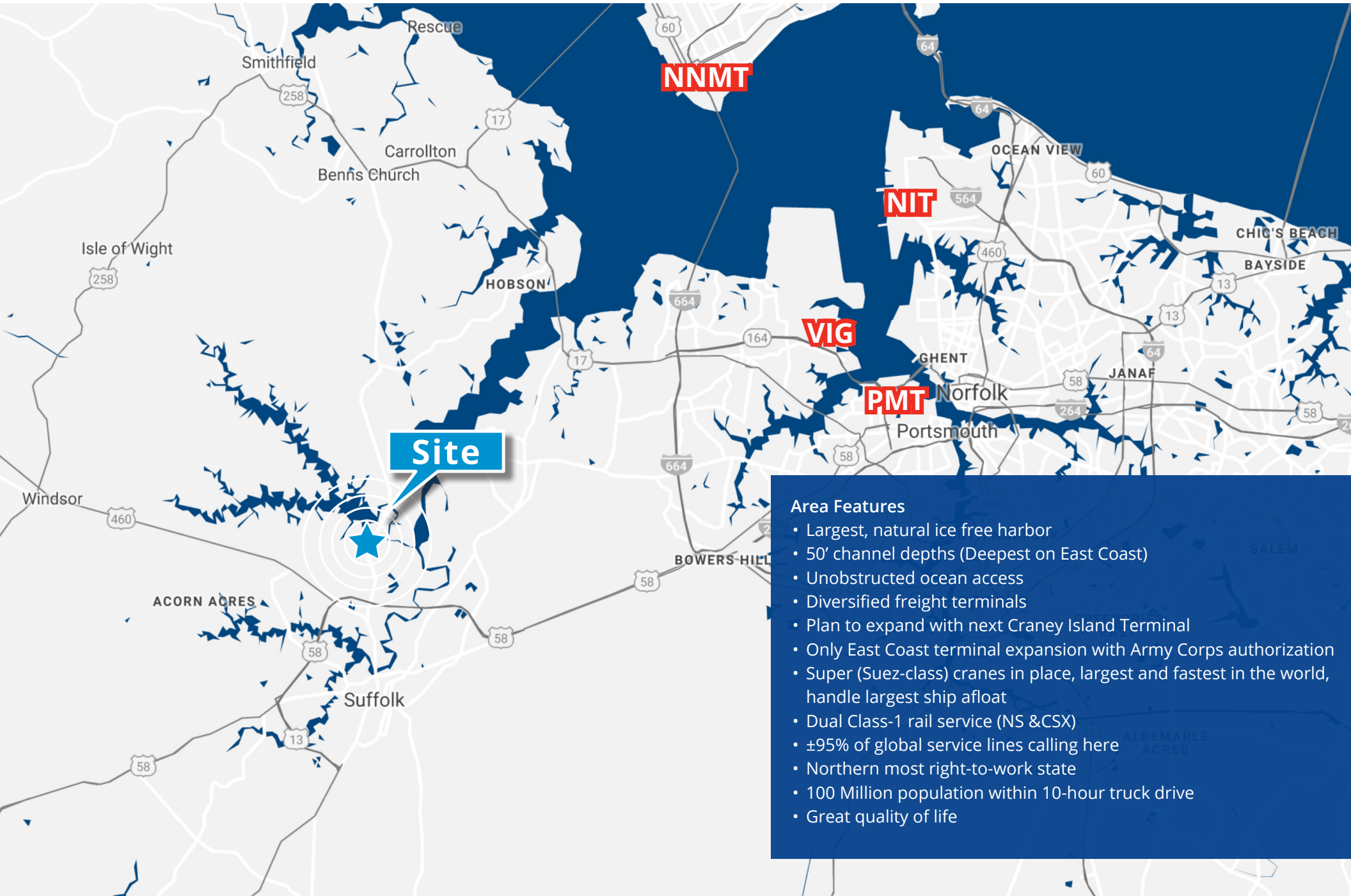
Suffolk  
Industrial Park  
Building 6

# Aerial Photo



# Port Map

324 Moore Avenue, Bldg. 6, Suffolk, VA



## 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



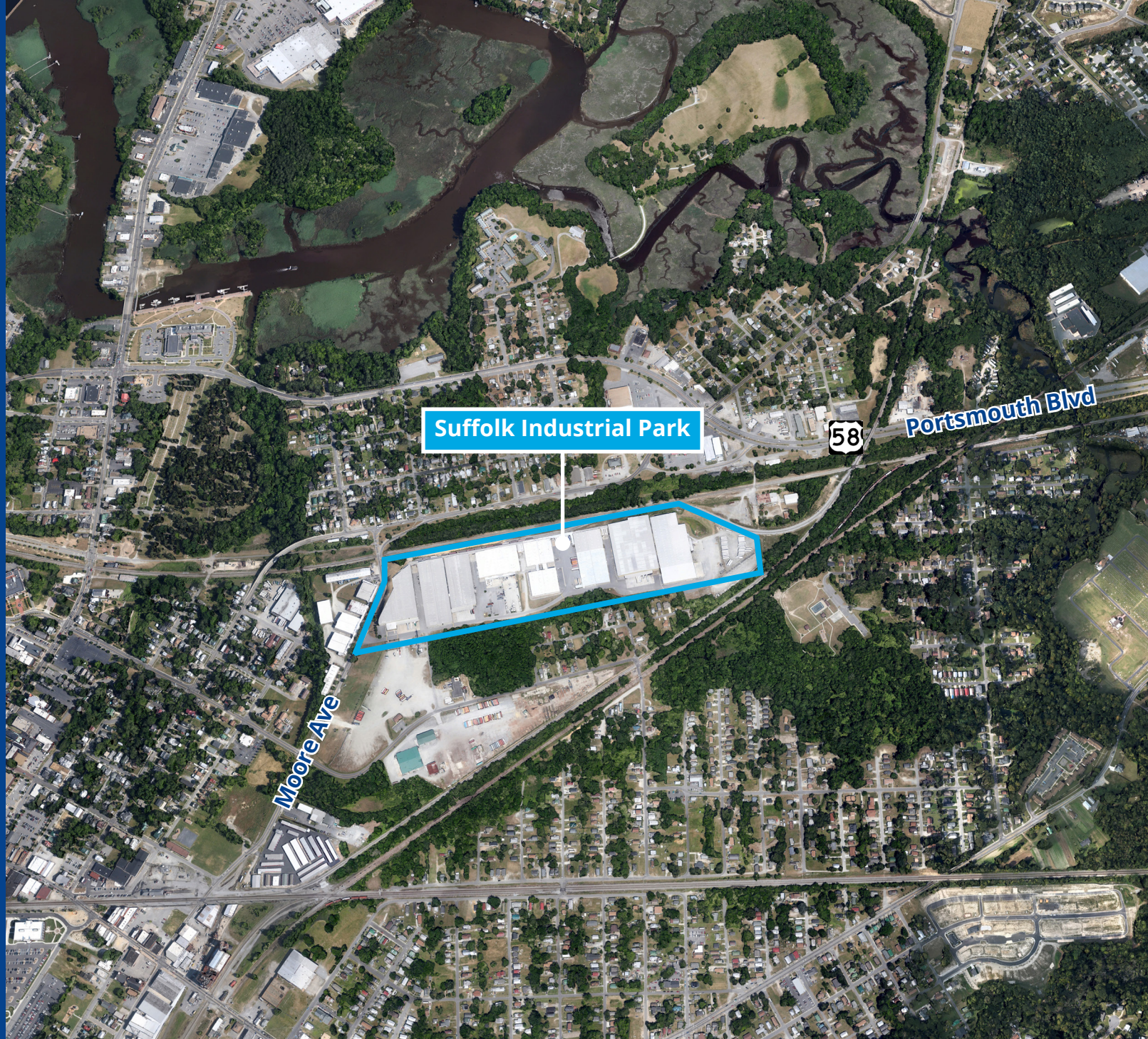
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