

Available Warehouse Space  
Near The Port of Virginia



**THE PORT OF VIRGINIA**

**Building A Brighter, Cleaner, Greener Future.**

# Available Warehouse Space for Lease

## Ashland, VA

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### Grubb & Ellis

95,000 SqFt

**Location:** 14140 N Washington Hwy  
Hanover County

**Notes:** Class B Distribution

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Jason Hetherington

**Title:** Senior Vice President

**Company:** Grubb & Ellis

**Office:** 804-788-1000x235

**Mobile:**

**E-mail:**

### Porter Realty

392,000 SqFt

**Location:** 14174 N Washington Hwy (Route 1)  
Hanover County

**Notes:** 16' and 27' ceiling height. 70,000 SF Office space.  
127 loading docks. 3 miles to I-95. Expansion  
opportunities, 16.2 acres.

**Project Name:** the former Best Products building

**Point of Contact:**

Rail

**Name:** Mr. Robert Porter Jr.

**Title:** President

**Company:** Porter Realty

**Office:** 804-353-7994

**Mobile:**

**E-mail:** bob@porterinc.com

## Chesapeake, VA

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### Ashley Capital

43,000 SqFt

**Location:** 2601 Indian River Road

**Notes:**

**Project Name:** Indian River Road

**Point of Contact:**

Rail

**Name:** Mr. Bobby Phillips

**Title:** First Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-873-4124

**Mobile:** 757-285-1649

**E-mail:** bobby.phillips@thalhimer.com

### CB Richard Ellis

141,050 SqFt

**Location:** 1910 & 1920 Campostella Road

**Notes:** Suites available starting at 68,950 SF. Norfolk  
Southern rail siding. 6-acre ware-yard with  
access to NS on site.

**Project Name:** Diamond Hill Distribution Center

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

# Available Warehouse Space for Lease

## Chesapeake, VA

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### CB Richard Ellis

70,000 SqFt

**Location:** 3512 Business Center Drive  
Cavalier Blvd

**Notes:** Close to area ports. Close-in within the beltway offering the lowest dray rates from the freight terminals. Adjacent 5.8-acre land may also be bought. M-1 Zoning.

**Project Name:** Business Center Drive

**Point of Contact:**

Rail

**Name:** Mr. Ken Benassi

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-217-1874

**Mobile:**

**E-mail:** ken.benassi@cbre.com

### CB Richard Ellis

267,000 SqFt

**Location:** 1960 Diamond Hill Road  
Cavalier Industrial Park

**Notes:** Eleven doors on NS rail, 27' to roof desk, 25' clear. 16 dock height doors for trucks, plenty of yard and container storage space.

**Project Name:** Diamond Hill - DD Jones Warehouse 10

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis

160,000 SqFt

**Location:** 1960 Diamond Hill Road  
Cavalier Industrial Park

**Notes:** Currently leased to DD Jones. Potential for available space (160,000 SF) with NS rail siding.

**Project Name:** First Potomac Building

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis

45,008 SqFt

**Location:** 1400 Cavalier Blvd  
Cavalier Industrial Park

**Notes:** 7 dock doors, 1 grade level door, 3 rail doors. Private Norfolk Southern rail spur. 30,008-45,008 SF available.

**Project Name:** Bay Warehouse

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

# Available Warehouse Space for Lease

## Chesapeake, VA

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### Croot Realty

93,000 SqFt

**Location:** 3808 Cooke Blvd  
Cavalier Industrial Park

**Notes:** Cooke Blvd

**Project Name:** Chesapeake Industrial Bldg. II

**Point of Contact:**

Rail

**Name:** Ms. Noni Williams

**Title:** Associate

**Company:** Croot Realty

**Office:** 757-270-9584

**Mobile:**

**E-mail:**

### DD Jones

200,000 SqFt

**Location:** 2115 Portlock Road

**Notes:** 145,000 Square Feet Available Now for Lease -  
Beltline / NS Rail

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Don Goldberg

**Title:** President

**Company:** DD Jones

**Office:** 757-494-0252

**Mobile:**

**E-mail:** dgoldberg@ddjones.com

### Harvey Lindsay

142,000 SqFt

**Location:** 1500 Steel Street

**Notes:** 30,000 to 142,000 SF office/warehouse,  
subdividable into a minimum of 300,000 SF.  
Exterior dock with ramp. Doors at each end of  
the building, 25' minimum ceiling height.  
Waterfront. Building has rail capability-NS rail  
spur can be activated.

**Project Name:** Steel Street

**Point of Contact:**

Rail

**Name:** Mr. Chamie Burroughs

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-9475

**Mobile:**

**E-mail:** chammieburroughs@harveylindsay.com

### Harvey Lindsay

58,652 SqFt

**Location:** 550-A Woodlake Circle  
Greenbrier Industrial Park

**Notes:** 54,352 SF warehouse space, 4,300 SF office  
space. PUD zoning, 6 dock level doors, 1 grade  
level door, 3 rail doors (track is non-functional).  
22.7-25' ceiling height.

**Project Name:** Woodlake Circle

**Point of Contact:**

Rail

**Name:** Mr. Chip Worley

**Title:** Vice President

**Company:** Harvey Lindsay

**Office:** 757-640-8218

**Mobile:**

**E-mail:** chipworley@harveylindsay.com

# Available Warehouse Space for Lease

## Chesapeake, VA

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### Harvey Lindsay

62,921 SqFt

**Location:** 700 Boundary Street

**Notes:** 3.37 acres with gated entrance, fenced yard. On the Beltline; rail would need to be re-installed at the building. Building A is 25,160 sf and Building B is 37,761 sf. 24' ceilings, close to I-464, zoned M-2.

**Project Name:** Boundary Street

**Point of Contact:**

Rail

**Name:** Mr. Peter Abraham

**Title:** Senior Vice President

**Company:** Harvey Lindsay

**Office:** 757-640-8226

**Mobile:**

**E-mail:** pabraham@harveylindsay.com

### Porter Realty

148,000 SqFt

**Location:** 723 Fenway Ave

**Notes:** NS rail access with 9.5 acres of outdoor storage area (unfinished). Conveniently located near I-64, zoned MI.

**Project Name:** former International Paper building

**Point of Contact:**

Rail

**Name:** Mr. Robert Porter Jr.

**Title:** President

**Company:** Porter Realty

**Office:** 804-353-7994

**Mobile:**

**E-mail:** bob@porterinc.com

### SL Nusbaum/ Thalhimer

80,568 SqFt

**Location:** 1112 Cavalier Blvd

**Notes:** Multi-tenant manufacturing building. 13.5 acre site, 13,000 SF office area. 21' center ceiling, 16' side ceiling. Two 10' x 12' overhead doors with access to a triple-wide loading well.

**Project Name:** Cavalier Blvd

**Point of Contact:**

Rail

**Name:** Mrs. Stephanie Sanker

**Title:** Industrial Brokerage

**Company:** SL Nusbaum

**Office:** 757-640-2290

**Mobile:** 757-679-1065

**E-mail:** ssanker@slnusbaum.com

### Thalhimer, Cushman & Wakefield

452,000 SqFt

**Location:** 201 Dexter Street West

**Notes:** 21-acre site. Dock and grade loading. 18-27' clear ceilings. NS rail line - 1,064 ft. rail siding. Off I-64 at Battlefield Blvd.

**Project Name:** Dexter Street

**Point of Contact:**

Rail

**Name:** Mr. Clay Culbreth

**Title:** Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-499-0386

**Mobile:** 757-407-2424

**E-mail:** clay.culbreth@thalhimer.com

# Available Warehouse Space for Lease

## Chesapeake, VA

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### Thalhimer, Cushman & Wakefield

80,500 SqFt

**Location:** 400 Woodlake Drive

**Notes:** Owner will consider subdividing into 20,000 SF increments. Expandable by 14,000 SF. Zone M-1, 21' ceiling height, 15 truck doors and 5 rail doors. Rail: NS

**Project Name:** Woodlake Drive

**Point of Contact:**

Rail

**Name:** Mr. Abe Ellis

**Title:** Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-213-4140

**Mobile:**

**E-mail:** abe.ellis@thalhimer.com

### Thalhimer, Cushman & Wakefield

37,000 SqFt

**Location:** 1119 Cavalier Blvd  
Cavalier Industrial Park

**Notes:** 34,100 SF of warehouse space and 2,900 SF of office. 6,700 SF of concrete floored mezzanine for additional storage space above office and not included in SF. M-1 Zoning, four dock doors, one 12'x14' drive in door, ceiling height ranges from 17'8" to 19'

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr Patrick Mumey

**Title:** First Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-213-4150

**Mobile:**

**E-mail:** patrick.mumey@thalhimer.com

## Chester, VA

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### Thalhimer, Cushman & Wakefield

226,809 SqFt

**Location:** 2101 Bermuda Hundred Rd  
Chesterfield County

**Notes:** Class B Distribution

**Project Name:** Enterchange at Meadowville

**Point of Contact:**

Rail

**Name:** Mr. Evan Magrill

**Title:** Senior Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 804-697-3435

**Mobile:**

**E-mail:** evan.magrill@thalhimer.com

# Available Warehouse Space for Lease

## Chesterfield, VA

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### Virginia's Gateway Region

113,817 SqFt

**Location:** Waverly Textiles  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 25'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

### Virginia's Gateway Region

163,811 SqFt

**Location:** 11200/11300 Old Stage Road (HON Mfg)  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 30'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

### Virginia's Gateway Region

116,449 SqFt

**Location:** Enterchange at Walthall C  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 38'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

### Virginia's Gateway Region

406,000 SqFt

**Location:** 1601 Bellwood Rd - James River Logistics  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 32'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

# Available Warehouse Space for Lease

## Chesterfield, VA

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### Virginia's Gateway Region

121,415 SqFt

**Location:** Enterchange at Walthall B  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 35'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

### Virginia's Gateway Region

226,810 SqFt

**Location:** Enterchange at Meadowville  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 30'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

### Virginia's Gateway Region

242,000 SqFt

**Location:** 1651 Bellwood Rd - James River Logistics  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 32'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty  
**Title:** Research / IT Manager  
**Company:** Virginia's Gateway Region  
**Office:** 804-732-8971  
**Mobile:**  
**E-mail:** cbooty@gatewayregion.com

Rail

## Colonial Heights, VA

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### Thalhimer, Cushman & Wakefield

130,961 SqFt

**Location:** 1936-1962 Ruffin Mill Rd  
Chesterfield County

**Notes:** Class A Distribution

**Project Name:** Enterchange at Walthall - Bldg C

**Point of Contact:**

**Name:** Ms. Dawn Calabrese  
**Title:** Associate  
**Company:** Thalhimer, Cushman & Wakefield  
**Office:** 804-697-3406x1406  
**Mobile:**  
**E-mail:** dawn.calabrese@thalhimer.com

Rail

# Available Warehouse Space for Lease

## Courtland, VA

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### Meridian International

130,000 SqFt

**Location:** 24551 Agri-Park Drive  
Southampton Business Park

**Notes:** 50K SF dry, 50K SF freezer, & 30K SF refrigeration space. 10 loading bays. 45K SF warehouse & 8K SF office for rent or full turn key 3PL services. Freight Forwarding/NVOCC on site. Serving Hampton Roads, previously Southampton Terminal.

**Project Name:**

**Point of Contact:**

**Name:** Mr. Sherief Singer

**Title:** Vice President

**Company:** Southampton Terminal, LLC

**Office:** 757-653-9888

**Mobile:**

**E-mail:** ssinger@meridiandistro.com

Rail

## Dinwiddie, VA

### Thalhimer, Cushman & Wakefield

248,816 SqFt

**Location:** 20520 Unico Road  
McKenney, VA

**Notes:** Expandable. Former Manufacturing/Distribution Facility. Zoned General Industrial (M-2). 5 Dock Loading doors. 50 miles from Richmond CBD. 18'-28' ceiling height in both the warehouse and main manufacturing plant.

**Project Name:** Unico Road

**Point of Contact:**

**Name:** Mr. Jeffrey Cooke

**Title:** Senior Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 804-697-3459

**Mobile:**

**E-mail:** jeff.cooke@thalhimer.com

Rail

### Virginia's Gateway Region

248,816 SqFt

**Location:** Philip Morris Facility - McKenney  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 28'

**Project Name:**

**Point of Contact:**

**Name:** Mr. Christian Booty

**Title:** Research / IT Manager

**Company:** Virginia's Gateway Region

**Office:** 804-732-8971

**Mobile:**

**E-mail:** cbooty@gatewayregion.com

Rail

# Available Warehouse Space for Lease

## Edinburg, VA

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### Johns Manville Roofing Systems Facility

200,000 SqFt

**Location:** 182 Johns Manville Drive

**Notes:** In Shenandoah County. 29' ceiling height, 25' at the eaves, Industrial Zoning, 3 miles to I-81, 2 NS rail spurs with one interior to building serving several cars. 6 truck docks are interior to building.

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr John Loftus

**Title:** Sites and Buildings Representative

**Company:** Virginia Economic Development Partnership

**Office:** 804-545-5786

**Mobile:**

**E-mail:** JLoftus@YesVirginia.org

## Emporia, VA

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### Downer & Associates

43,600 SqFt

**Location:**

**Notes:** Building A is 41,400 SqFt of warehouse space. Building B is a 2,200 SqFt office building. Located South of Richmond at Route 95 and 58.

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Bill Downer

**Title:** Agent

**Company:** Downer and Associates

**Office:** 434-296-0545

**Mobile:**

**E-mail:** bill@downerandassociates.com

## Hampton, VA

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### CB Richard Ellis

150,000 SqFt

**Location:** 2101 Aluminum Avenue  
Copeland Industrial Park

**Notes:** 30-32' ceilings. 6 dock doors per 30,000 SF. Large drive-in doors.

**Project Name:** Enterchange at Hampton - Devon USA

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

# Available Warehouse Space for Lease

## Hampton, VA

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### CB Richard Ellis

106,058 SqFt

**Location:** 200 West Park Lane

**Notes:** Unique opportunity for distribution, light assembly, and manufacturing. Total building is 180,000 SF. 5,700 - 106,058 SF available immediately. 53 dock doors 9'w x 10'h. 28' ceiling height minimum. Industrial zoning, Enterprise zone.

**Project Name:** West Park Building II

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1802

**Mobile:**

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis

695,486 SqFt

**Location:** 301 and 500 West Park Lane

**Notes:** 40K SF office, 217K SF warehouse for Building 500. 6K SF office and 251K SF warehouse for Building 301. 100 total docks and 2 ramps, 25' to 28' ceilings, Industrial zoning, 100% Full climate control in building 500.

**Project Name:** West Park 301 and 500

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1802

**Mobile:**

**E-mail:** ashton.williamson@cbre.com

### Harvey Lindsay

180,000 SqFt

**Location:** West Park Lane

**Notes:**

**Project Name:** West Park Spec Building

**Point of Contact:**

Rail

**Name:** Mr. Richard Burroughs

**Title:** Vice Chairman

**Company:** Harvey Lindsay

**Office:** 757-640-8224

**Mobile:**

**E-mail:** richardburroughs@harveylindsay.com

### Schneider Logistics

248,000 SqFt

**Location:** Aluminum Avenue  
Copeland Industrial Park

**Notes:** Schneider can provide door to door service through internal brokerage, freight forwarding, distribution & trucking. This facility has 30-32' ceilings. Suites available starting at 32,300 SF, 6 dock doors per 30K SF. Large drive-in doors. 3 acre droplot

**Project Name:** Enterchange at Hampton

**Point of Contact:**

Rail

**Name:** Mr. John Edwards

**Title:** Director of Business Support

**Company:** Schneider Logistics

**Office:** 912-965-2034

**Mobile:**

**E-mail:** edwardsj@schneider.com

# Available Warehouse Space for Lease

## Martinsville, VA

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### Martinsville-Henry County Economic Development

748,020 SqFt

**Location:** 101 E Commonwealth Blvd

**Notes:** 12'4" ceiling ht.

**Project Name:** Commonwealth Centre Bldg 1

**Point of Contact:**

Rail

**Name:** Mr. Mark Heath

**Title:** President

**Company:** Martinsville-Henry County Economic Development

**Office:** 276-403-5944

**Mobile:**

**E-mail:** mheath@yesmartinsville.com

### Martinsville-Henry County Economic Development

628,000 SqFt

**Location:** Frith Drive

**Notes:** 610K sq ft manuf. space, 17K sq ft office space.  
33 dock high doors, 18' ceiling ht

**Project Name:** Cohen Asset Building

**Point of Contact:**

Rail

**Name:** Ms. Leigh Cockram

**Title:** Director of Marketing/Recruiting

**Company:** Martinsville-Henry County Economic Development

**Office:** 276-403-5942

**Mobile:**

**E-mail:** lcockram@yesmartinsville.com

## Newport News, VA

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### Continental Realty

90,000 SqFt

**Location:** 275 Picketts Line  
Oakland Industrial Park

**Notes:**

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Gregg Christoffersen

**Title:** Principal Broker

**Company:** Continental Realty

**Office:** 757-348-1477

**Mobile:**

**E-mail:** gchris@cpcrealty.com

# Available Warehouse Space for Lease

## Norfolk, VA

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### CB Richard Ellis

650,000 SqFt

**Location:** 2424 Springfield Avenue

**Notes:** NS rail, Manufacturing building for lease and parcels of land available for sale or lease. Near Indian River Rd, I464 and I64. 109 acres of industrially zoned land, 14' deep at waterfront, 25' ceilings in building

**Project Name:** Virginia Renaissance Center

**Point of Contact:**

Rail

**Name:** Mr. Ken Benassi

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-217-1874

**Mobile:**

**E-mail:** ken.benassi@cbre.com

### CB Richard Ellis

11,400 SqFt

**Location:** 860 West 44th Street  
West Side of Norfolk

**Notes:** Office-Warehouse space. Strategic location near Old Dominion University, property fronts 44th Street and 45th Street. Significant on-site parking, landlord will make improvements.

**Project Name:** West 44th Street

**Point of Contact:**

Rail

**Name:** Mr. Ken Benassi

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-217-1874

**Mobile:**

**E-mail:** ken.benassi@cbre.com

### Harvey Lindsay

42,152 SqFt

**Location:** 2810-2842 Cromwell Road  
Central Norfolk

**Notes:** Four connected buildings. Can serve as an office, plant, and warehouse. Double-wide dock-loading under canopy. 4 grade level doors, Fenced storage yard, Zoned I-1. NS rail siding.

**Project Name:** H.B. Hunter Property

**Point of Contact:**

Rail

**Name:** Mr Billy King

**Title:** Senior Vice President

**Company:** Harvey Lindsay

**Office:** 757-640-8250

**Mobile:**

**E-mail:** billyking@harveylindsay.com

### John Lee & Associates

28,280 SqFt

**Location:** 902 Cooke Avenue

**Notes:** 24' ceiling height. 7 dock height doors and 1 drive-in ramp door. In a HUB Zone, Urban Enterprise Zone and Empowerment Zone, which may provide significant tax advantages. 1.6 acres of fenced outside wareyard. Recently renovated office and showroom.

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. John Lee

**Title:** Owner/Agent

**Company:** John Lee & Associates

**Office:** 757-490-3311

**Mobile:**

**E-mail:** johnlee@johnleeassociates.com

# Available Warehouse Space for Lease

## Norfolk, VA

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### Port Norfolk Commodity Warehouse

12,198 SqFt

**Location:** 1157 Production Road  
Section (5a) - 12K

**Notes:** Serviced by NS (mainline), rail dock covered. For Lease: \$3.10 psf industrial gross, 18.5 acres outdoor storage available, ample parking for trailers/containers, office space available, can subdivide.

**Project Name:** Port Norfolk, Section 5a - 12,000 K SF

**Point of Contact:**

Rail

**Name:** Ms. Jane Mirmelstein

**Title:** Owner/President

**Company:** Port Norfolk Commodity Warehouse

**Office:** 757-460-7749

**Mobile:** 757-408-4567

**E-mail:** jmirmelstein@pncw.net

### Port Norfolk Commodity Warehouse

80,000 SqFt

**Location:** 1157 Production Road  
Section (1) - 80K

**Notes:** Serviced by NS (mainline), rail dock covered. For Lease: \$3.10 psf industrial gross, 18.5 acres outdoor storage available, ample parking for trailers/containers, office space available, can subdivide.

**Project Name:** Port Norfolk, Section 1 - 80,000 SF

**Point of Contact:**

Rail

**Name:** Ms. Jane Mirmelstein

**Title:** Owner/President

**Company:** Port Norfolk Commodity Warehouse

**Office:** 757-460-7749

**Mobile:** 757-408-4567

**E-mail:** jmirmelstein@pncw.net

### Port Norfolk Commodity Warehouse

7,100 SqFt

**Location:** 1157 Production Road  
Section (5b) - 7K

**Notes:** For Lease: \$3.10 psf industrial gross, 18.5 acres, ample parking for trailers/containers, office space available, can subdivide, served by NS

**Project Name:** Port Norfolk, Section 5b - 7,000 SF

**Point of Contact:**

Rail

**Name:** Ms. Jane Mirmelstein

**Title:** Owner/President

**Company:** Port Norfolk Commodity Warehouse

**Office:** 757-460-7749

**Mobile:** 757-408-4567

**E-mail:** jmirmelstein@pncw.net

### Port Norfolk Commodity Warehouse

109,810 SqFt

**Location:** 1157 Production Road  
Section (2) - 110K

**Notes:** Serviced by NS (mainline), rail dock covered. For Lease: \$3.10 psf industrial gross, 18.5 acres outside storage available, ample parking for trailers/containers, office space available, can subdivide

**Project Name:** Port Norfolk, Section 2 - 110,000 SF

**Point of Contact:**

Rail

**Name:** Ms. Jane Mirmelstein

**Title:** Owner/President

**Company:** Port Norfolk Commodity Warehouse

**Office:** 757-460-7749

**Mobile:** 757-408-4567

**E-mail:** jmirmelstein@pncw.net

# Available Warehouse Space for Lease

## Norfolk, VA

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### Schneider Logistics

165,000 SqFt

**Location:** 1400 Sewells Point Road

**Notes:** Schneider can provide door to door service through internal brokerage, freight forwarding, distribution & trucking. NS & CSX rail at this facility. 15 door facility. 4 acres for drop-lot space available.

**Project Name:**

**Point of Contact:**

**Name:** Mr. John Edwards  
**Title:** Director of Business Support  
**Company:** Schneider Logistics  
**Office:** 912-965-2034  
**Mobile:**  
**E-mail:** edwardsj@schneider.com

Rail

### SL Nusbaum

28,597 SqFt

**Location:** 301 E. 20th Street

**Notes:** Located one block from Monticello Ave. Zoned I-2 (Light Industrial). 3,274 SF office and 25,323 SF warehouse. 14' ceilings. In a State Enterprise Zone, which may offer tax and financing incentives. 1.9 acre lot, fenced yard.

**Project Name:** E. 20th Street

**Point of Contact:**

**Name:** Mr. Michael Myers  
**Title:** Senior Vice President  
**Company:** SL Nusbaum  
**Office:** 757-640-2273  
**Mobile:** 757-679-3273  
**E-mail:** mmyers@slnusbaum.com

Rail

### SL Nusbaum

30,000 SqFt

**Location:** 1017 W.26th Street

**Notes:** 10,000 SF outdoor storage available.

**Project Name:** W. 26th Street

**Point of Contact:**

**Name:** Mr. Andrew Myers  
**Title:** Associate  
**Company:** SL Nusbaum  
**Office:** 757-640-2273  
**Mobile:** 757-214-5381  
**E-mail:** amyers@slnusbaum.com

Rail

### SL Nusbaum

150,000 SqFt

**Location:** 3700 Village Ave  
Norfolk Industrial Park

**Notes:** NS Rail Siding with 7 doors / 2 concrete ramps for drive-in capability

**Project Name:** Village Ave

**Point of Contact:**

**Name:** Mr. Michael Myers  
**Title:** Senior Vice President  
**Company:** SL Nusbaum  
**Office:** 757-640-2273  
**Mobile:** 757-679-3273  
**E-mail:** mmyers@slnusbaum.com

Rail

# Available Warehouse Space for Lease

## Portsmouth, VA

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### Harvey Lindsay

73,980 SqFt

**Location:** 2211 Elliot Avenue

**Notes:** 21,120 SF open manufacturing area / 52,860 open warehouse area. Less than 1 mile from I-264.

**Project Name:** Elliot Avenue

**Point of Contact:**

Rail

**Name:** Mr. Billy King

**Title:** Senior Vice President

**Company:** Harvey Lindsay

**Office:** 757-640-8700

**Mobile:**

**E-mail:** billyking@harveylindsay.com

### Thalhimer, Cushman & Wakefield

45,000 SqFt

**Location:** 800-840 Florida Avenue

**Notes:** Three 15,000 SF bays. Owner will lease smaller space. Zoned M-1. Dock loading, units seperated by fire walls.

**Project Name:** Florida Avenue

**Point of Contact:**

Rail

**Name:** Mr. Eric Stanley

**Title:** Commercial Sales - Leasing

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-499-2739

**Mobile:**

**E-mail:** eric.stanley@thalhimer.com

## Prince George County, VA

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### Virginia's Gateway Region

108,960 SqFt

**Location:** Hollingsworth Spec VP-145-05  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 39.5'

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Christian Booty

**Title:** Research / IT Manager

**Company:** Virginia's Gateway Region

**Office:** 804-732-8971

**Mobile:**

**E-mail:** cbooty@gatewayregion.com

### Virginia's Gateway Region

130,560 SqFt

**Location:** Hollingsworth Spec VP-147-05  
Near Richmond, VA

**Notes:** Building Type: Industrial. Ceiling height 39'

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Christian Booty

**Title:** Research / IT Manager

**Company:** Virginia's Gateway Region

**Office:** 804-732-8971

**Mobile:**

**E-mail:** cbooty@gatewayregion.com

# Available Warehouse Space for Lease

## Richmond, VA

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### Porter Realty

113,817 SqFt

**Location:** 8401 Fort Darling Road  
Chesterfield County

**Notes:** With 4,200 +/- office and 109,617 +/- warehouse. Zoned I-3 (Heavy Industrial)- outside storage allowed. Ceiling height 18'-25'. 7 dock doors, 1 van height door, 3 drive-ins.

### Project Name:

#### Point of Contact:

Rail

**Name:** Mr. Clifford Porter

**Title:** Executive Vice President

**Company:** Porter Realty

**Office:** 804-521-1442

**Mobile:**

**E-mail:** cliff@porterinc.com

### Porter Realty

115,957 SqFt

**Location:** 2500 Distribution Dr  
Henrico County

**Notes:** Class A Distribution

### Project Name: Airport Distribution Center, Building C

#### Point of Contact:

Rail

**Name:** Mr. Cliff Porter

**Title:** Executive Vice President

**Company:** Porter Realty

**Office:** 804-521-1442

**Mobile:**

**E-mail:**

### Porter Realty

315,696 SqFt

**Location:** 5710 S. Laburnum Ave

**Notes:** Can divide - 25K SF minimum. 20.9 acres. 16 loading docks, 22' ceiling ht.

### Project Name: the former Stanley Works Building

#### Point of Contact:

Rail

**Name:** Mr. Robert Porter Jr.

**Title:** President

**Company:** Porter Realty

**Office:** 804-353-7994

**Mobile:**

**E-mail:** bob@porterinc.com

### Thalhimer, Cushman & Wakefield

170,043 SqFt

**Location:** 4800-4850 Eubank Rd  
Henrico County

**Notes:** Class A Distribution

### Project Name: Interport Business Center "A"

#### Point of Contact:

Rail

**Name:** Mr. Dean Meyer

**Title:** Senior Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 804-697-3480

**Mobile:**

**E-mail:** dean.meyer@thalhimer.com

# Available Warehouse Space for Lease

## Rockingham, VA

---

### I-81 Distribution Center

89,654 SqFt

**Location:** 4500 Early Road  
Shenandoah Valley

**Notes:** 32' ceiling height. 1.7 miles form I-81.

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. John Loftus

**Title:** Sites and Buildings Representative

**Company:** Virginia Economic Development Partnership

**Office:** 804-545-5786

**Mobile:**

**E-mail:** jloftus@yesvirginia.org

## Suffolk, VA

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### CB Richard Ellis

150,000 SqFt

**Location:** Northgate Commerce Parkway

**Notes:** In Building Two. 24-28' ceilings. Class A Office/Warehouse and Distribution Center.

**Project Name:** Northgate ProLogis Park - Suffolk

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis

207,000 SqFt

**Location:** 2840 Holland Road & Rt. 58 & Manning Bridge Rd

**Notes:** Building 1 complete. Up to 5.5 million square feet planned in the CenterPoint park. Divisible to 100,000 SF. Near the 1.8 million SF Target DC. On US Route 58.

**Project Name:** CenterPoint Properties - Building 1

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:** 757-288-3438

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis - Regional Properties

400,000 SqFt

**Location:** Rt. 58 and Rt. 460

**Notes:** Four buildings totaling 1.1 million SF planned. Building A: 60,000-400,000 SF available now.

**Project Name:** Virginia Regional Commerce Park

**Point of Contact:**

Rail

**Name:** Mr. Worth Remick

**Title:** Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1849

**Mobile:** 757-285-4661

**E-mail:** worth.remick@cbre.com

# Available Warehouse Space for Lease

## Suffolk, VA

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### Commonwealth Storage

20,000 SqFt

**Location:** Lummis Road

**Notes:**

**Project Name:** Lummis Rd

**Point of Contact:**

Rail

**Name:** Mr. Paul Sims

**Title:** Vice President of Business Development

**Company:** Commonwealth Storage

**Office:** 757-539-2301

**Mobile:**

**E-mail:** pauls@com-stg.com

### Commonwealth Storage

150,000 SqFt

**Location:** 324 Moore Ave

**Notes:** Can subdivide. CSX rail.

**Project Name:** Lummis Rd

**Point of Contact:**

Rail

**Name:** Mr. Paul Sims

**Title:** Vice President of Business Development

**Company:** Commonwealth Storage

**Office:** 757-539-2301

**Mobile:**

**E-mail:** pauls@com-stg.com

### Harvey Lindsay

64,233 SqFt

**Location:** 2005 Northgate Commerce Parkway  
Northgate Commerce Park

**Notes:** Class A Industrial facility. 51,235 SF of warehouse, 6,716 SF office. Can expand facility to fit 15.67 acres site. Large paved and fenced lay-down yard. Zoned M2 Heavy Industrial. 10 dock doors 10'x10' and 1 drive-in door. 34' ceiling at eaves

**Project Name:** Ferguson Enterprises Facility

**Point of Contact:**

Rail

**Name:** Mr Trip Ferguson

**Title:** Senior Vice President

**Company:** Harvey Lindsay

**Office:** 757-640-9292

**Mobile:**

**E-mail:** tripferguson@harveylindsay.com

### John Lee & Associates

102,055 SqFt

**Location:** 215 Suburban Dr.  
South Suffolk Industrial Park

**Notes:** divisible into 41,995sf and 60,060sf

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. John Lee

**Title:** Owner/Agent

**Company:** John Lee & Associates

**Office:** 757-490-3311

**Mobile:**

**E-mail:** johnlee@johnleeassociates.com

# Available Warehouse Space for Lease

## Suffolk, VA

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### Liberty Property Trust

130,000 SqFt

**Location:** 6900 Harborview Blvd

**Notes:** Fully Leased as of 3/07 - New Construction completed 8/06

**Project Name:** Liberty Property - Bridgeway I

**Point of Contact:**

Rail

**Name:** Mr. Craig Cope

**Title:** Vice President

**Company:** Liberty Property Trust

**Office:** 757-498-4800

**Mobile:**

**E-mail:** ccope@libertyproperty.com

### Liberty Property Trust

168,000 SqFt

**Location:** 6900 Harborview Blvd

**Notes:** Shell Complete 8/06

**Project Name:** Liberty Property - Bridgeway III

**Point of Contact:**

Rail

**Name:** Mr. Craig Cope

**Title:** Vice President

**Company:** Liberty Property Trust

**Office:** 757-498-4800

**Mobile:**

**E-mail:** ccope@libertyproperty.com

### McDonald Development

385,320 SqFt

**Location:** Kenyon Road / Holland Road

**Notes:** Cross Dock. Potential for CSX rail.

**Project Name:** Virginia Commerce Center - Bldg 100

**Point of Contact:**

Rail

**Name:** Mr. Tracy White

**Title:** Senior Vice President

**Company:** McDonald Development

**Office:** 757-305-9143

**Mobile:** 404-309-6050

**E-mail:** twhite@mcdco.com

### Regional Properties

391,000 SqFt

**Location:** Rt. 58 and Rt. 460

**Notes:** 60,000 SF to 391,000 SF available now. Expandable to 981,710 SF. Total Park size: 4 bldgs totalling 1,100,000 SF.

**Project Name:** Virginia Regional Commerce Park Building A

**Point of Contact:**

Rail

**Name:** Mr. Worth Remick

**Title:** Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1849

**Mobile:** 757-285-4661

**E-mail:** worth.remick@cbre.com

# Available Warehouse Space for Lease

## Suffolk, VA

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### Schneider Logistics

200,000 SqFt

**Location:** Northgate Commerce Parkway

**Notes:** Schneider can provide door to door service through internal brokerage, freight forwarding, distribution & trucking. This facility has 24-28' ceilings. Suites starting at 20,000 SF, 4 dock doors per 20K SF. 1.5 acre paved, secure droplot available.

**Project Name:** Northgate - Suffolk

**Point of Contact:**

Rail

**Name:** Mr. John Edwards

**Title:** Director of Business Support

**Company:** Schneider Logistics

**Office:** 912-965-2034

**Mobile:**

**E-mail:** edwardsj@schneider.com

### SL Nusbaum

256,800 SqFt

**Location:** 115 Dill Road

**Notes:** Easy access to Rt. 58 (1/4 miles from new 58 bypass). Zoned M-2. Six buildings on site, all dock-high, four are 36,000SF, one is 40,000 SF and one is 72,800 SF. Covered rail/truck platform serves all buildings. Active CSX rail.

**Project Name:** Dill Road

**Point of Contact:**

Rail

**Name:** Mr. Michael Myers

**Title:** Senior Vice President

**Company:** SL Nusbaum

**Office:** 757-627-8611

**Mobile:** 757-679-3273

**E-mail:** mmyers@slnusbaum.com

### Thalhimer, Cushman & Wakefield

83,413 SqFt

**Location:** 272 Benton Road

**Notes:** Functional warehouse facility constructed of steel frame situated on 18.5 acres and zoned Heavy Industrial. 3 buildings totaling 83,413 SF: 49,413 SF of warehouse space, 32,500 SF of production space, & 1,500 SF of office space. Rail contiguous

**Project Name:** Bridgeway Business Center

**Point of Contact:**

Rail

**Name:** Mr. Bobby Phillips

**Title:** First Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-873-4124

**Mobile:** 757-285-1649

**E-mail:** bobby.phillips@thalhimer.com

### Thalhimer, Cushman & Wakefield - Ashley Capital

40,804 SqFt

**Location:** 6701 College Drive  
Bridgeway Business Center

**Notes:** Wareyard, 5 dock doors, 1 drive-in ramp, 3 40,000 lb dock levelers. 6.1 miles to new APM Terminal.

**Project Name:** Bridgeway Business Center

**Point of Contact:**

Rail

**Name:** Mr. Bobby Phillips

**Title:** First Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-873-4124

**Mobile:** 757-285-1649

**E-mail:** bobby.phillips@thalhimer.com

# Available Warehouse Space for Lease

## Suffolk, VA

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### Thalhimer, Cushman & Wakefield - Ashley Capital

83,413 SqFt

**Location:** 272 Benton Road

**Notes:** 2 buildings totaling 83K SF. Building adjacent to rail is 32K SF, could have NS rail spur extended alongside (rail is further back on property). Would be on Beltline. 18.5 acres, zoned Light Industrial, Enterprise Zone. Access via Rt. 58 & Carolina Road

**Project Name:** Bridgeway Business Center

**Point of Contact:**

Rail

**Name:** Mr. Bobby Phillips

**Title:** First Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-873-4124

**Mobile:** 757-285-1649

**E-mail:** bobby.phillips@thalhimer.com

## Virginia Beach, VA

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### CB Richard Ellis

98,000 SqFt

**Location:** 5700 Ward Avenue  
Airport Industrial Park

**Notes:** 80,000 SF warehouse plus 18,000 SF office. 7 acres, paved and fenced. 22-24' ceilings, 6 dock level 8'x10' doors, 3 drive-in 12'x14' doors, and 7 14'x14' drive-in level overhead doors.

**Project Name:** Ward Avenue

**Point of Contact:**

Rail

**Name:** Mr. Worth Remick

**Title:** Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1849

**Mobile:**

**E-mail:** worth.remick@cbre.com

### CB Richard Ellis

183,814 SqFt

**Location:** 1265 Diamond Springs Road  
Airport Industrial Park

**Notes:** Food grade cooler/freezer/distribution building near I-64 and Route 13. 68K SF dry storage space, 24K SF office space, 44K SF (840K CF) freezer space, and 29K SF (522K CF) cooler space. 23 loading docks with pit levelers.

**Project Name:** Former US Food Service facility

**Point of Contact:**

Rail

**Name:** Mr. Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1802

**Mobile:**

**E-mail:** ashton.williamson@cbre.com

### CB Richard Ellis

373,782 SqFt

**Location:** 2600 International Parkway  
Oceana West Corporate Park

**Notes:** Suite 1 and Suite 4 are available, each with square feet for office and warehouse. Ceiling height is 29' in Suite 4 and 49' in Suite 1

**Project Name:** 2600 International Parkway

**Point of Contact:**

Rail

**Name:** Mr. Patrick Mugler

**Title:** Senior Vice President, Partner

**Company:** CB Richard Ellis

**Office:** 757-490-3300

**Mobile:**

**E-mail:** pat.mugler@cbre.com

# Available Warehouse Space for Lease

## Virginia Beach, VA

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### CB Richard Ellis

30,000 SqFt

**Location:** 5911 Thurston Avenue, Suite 300  
Airport Industrial Park

**Notes:** Easy interstate access, clear height 24' to 21'. Six dock-high truck positions at covered loading dock, 1,200 SF office, zoned I-1.

**Project Name:** Airport Industrial Center II

**Point of Contact:**

Rail

**Name:** Mr Ashton Williamson

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 757-228-1802

**Mobile:**

**E-mail:** ashton.williamson@cbre.com

### Continental Realty

30,000 SqFt

**Location:** 520 Viking Drive  
Lynnhaven

**Notes:** 1,000 SF office & 30,000 SF warehouse space. Excellent High Bay Warehouse Distribution Center lease opportunity in the Lynnhaven Sub-market area at 520 Viking Drive, available immediately. 4 dock high overhead doors, 24' clear ceiling, secure truck court

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Gregg Christoffersen

**Title:** Principal Broker

**Company:** Continental Realty Services

**Office:** 757-491-2460

**Mobile:**

**E-mail:** gchris@cpcrealty.com

### Harvey Lindsay

18,450 SqFt

**Location:** 889 Seahawk Circle  
Lynnhaven

**Notes:** One grade door, two dock doors. 18' clear ceiling height. Zone I-1.

**Project Name:** Seahawk Circle

**Point of Contact:**

Rail

**Name:** Mr Chamie Burroughs

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-9475

**Mobile:**

**E-mail:** chamieburroughs@harveylindsay.com

### Harvey Lindsay

63,700 SqFt

**Location:** 513 Viking Drive

**Notes:** Superb location in the Lynnhaven sub-market with direct exposure on Lynnhaven Parkway and only two traffic signals from I-264. Zone I-1. Bay dimensions: 50 x 185' deep. Two 10'x10' roll up loading doors per bay.

**Project Name:** Viking Drive

**Point of Contact:**

Rail

**Name:** Mr. Bobby Beasley

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-8252

**Mobile:**

**E-mail:** bobbeasley@harveylindsay.com

# Available Warehouse Space for Lease

## Virginia Beach, VA

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### Harvey Lindsay

88,000 SqFt

**Location:** 1355 London Bridge Road

**Notes:** 88,000 SF of total new construction. 25' ceiling height. 4 dock doors. 2 drive-in doors. Canopy covering over loading doors.

**Project Name:** London Bridge Road

**Point of Contact:**

Rail

**Name:** Mr. Bobby Beasley

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-8252

**Mobile:**

**E-mail:** bobbeasley@harveylindsay.com

### Harvey Lindsay

25,000 SqFt

**Location:** 1355 London Bridge Road

**Notes:** Class A Warehouse/Distribution center with 88,000 SF of new construction. 25' clear ceiling height. 4 dock doors, 2 drive-in doors. Canopy covering over loading doors.

**Project Name:** London Bridge Road

**Point of Contact:**

Rail

**Name:** Mr. Bobby Beasley

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-8252

**Mobile:**

**E-mail:** bobbeasley@harveylindsay.com

### Harvey Lindsay

63,700 SqFt

**Location:** 513 Viking Drive  
Lynnhaven

**Notes:** Suites available from 9,100 to 63,700 SF. Direct exposure to Lynnhaven Parkway, two traffic signals to I-264. Zoned I-1. 2 10'x10' roll-up loading doors per bay.

**Project Name:** Viking Drive

**Point of Contact:**

Rail

**Name:** Mr. Bobby Beasley

**Title:** Industrial Specialist

**Company:** Harvey Lindsay

**Office:** 757-640-8252

**Mobile:**

**E-mail:** bobbeasley@harveylindsay.com

### Mid-Atlantic Warehouse Services, Swimways **Project Name:**

40,000 SqFt

**Location:** 5816 Ward Court

**Notes:** Available for lease or with 3PL services. Rail siding on the East Coast Railroad (shortline). Improvements may be necessary- rail currently not in use, short turn-around time for improvements.

**Point of Contact:**

Rail

**Name:** Mr. Ed Hayes

**Title:** Vice President, Product Development

**Company:** Swimways

**Office:** 757-318-6311

**Mobile:**

**E-mail:** ehayes@swimways.com

# Available Warehouse Space for Lease

## Virginia Beach, VA

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### Thalhimer, Cushman & Wakefield

35,760 SqFt

**Location:** 2820 Crusader Street  
Oceana Industrial Area

**Notes:** Up to 124,300 SF of Warehouse/Office space. 2 10' x 10' dock high loading doors. Dock seals, edge-of-dock levelers, screened openings. Concrete dolly pads. 20'-22' clear height. APZ 1, Zoned I-2.

**Project Name:** Crusader Street

**Point of Contact:**

Rail

**Name:** Mr. Bill Throne

**Title:** Vice President

**Company:** Thalhimer, Cushman & Wakefield

**Office:** 757-499-2692

**Mobile:** 757-581-9963

**E-mail:** bill.throne@thalhimer.com

## Winchester, VA

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### CB Richard Ellis

256,760 SqFt

**Location:** 255 Fort Collier Road

**Notes:** 7 miles from the Virginia Inland Port. 231,200 sq ft warehouse / 25,560 sq ft office

**Project Name:** Fort Collier

**Point of Contact:**

Rail

**Name:** Mr. Bob Gibbs

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 703-905-0301

**Mobile:**

**E-mail:** bob.gibbs@cbre.com

### CB Richard Ellis

306,600 SqFt

**Location:** Apple Valley Road  
Rt. 37 / I-81

**Notes:** Building 1, lease, building sale, or build to suit

**Project Name:** Apple Valley Business Center

**Point of Contact:**

Rail

**Name:** Mr. Bob Gibbs

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 703-905-0301

**Mobile:**

**E-mail:** bob.gibbs@cbre.com

### Opus

204,600 SqFt

**Location:** Apple Valley Road  
Route 37 and I-81

**Notes:** Seven miles from the VIP. Class A industrial/flex building. M-1 zoning, 28' ceiling height. 11 acre pad site adjacent to building is approved for 100,000 SF buildings or outside storage.

**Project Name:** Apple Valley Business Center

**Point of Contact:**

Rail

**Name:** Mr. Bob Gibbs

**Title:** Senior Vice President

**Company:** CB Richard Ellis

**Office:** 703-905-0301

**Mobile:**

**E-mail:** bob.gibbs@cbre.com

# Available Warehouse Space for Lease

## Winchester, VA

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### Ozburn-Hessey Logistics

100,000 SqFt

**Location:**

Stonewall Industrial Park

**Notes:**

Remaining space available for multi-tenant lease  
Near the Virginia Inland Port

**Project Name:**

**Point of Contact:**

Rail

**Name:** Mr. Jim Conley

**Title:** VP of Operations

**Company:** Ozburn-Hessey Logistics

**Office:** 815-479-9014

**Mobile:**

**E-mail:** jconley@ohlogistics.com

## Windsor, VA

---

### Johnson Development

329,766 SqFt

**Location:**

25400 Old Mill Road  
Shirley T. Holland Commerce Park

**Notes:**

New Construction, complete 9/06 - cross dock expandable to 802,000 Square Feet. Site has 67 acres with additional available; rail adjacent to site. 32'6" ceiling height. 50' x 50' column spacing with 60' staging bay.

**Project Name:** Shirley T. Holland Commerce Park-Building 1

**Point of Contact:**

Rail

**Name:** Mr. Copeland Rhea

**Title:** Market Director

**Company:** Johnson Development

**Office:** 703-245-6917

**Mobile:**

**E-mail:** crhea@johnsondevelopment.net

### SL Nusbaum

470,000 SqFt

**Location:**

12300 Dominion Way

**Notes:**

+/- 470,000 SF of Class A Distribution space for sub-lease. Can be subdivided down to 100,000 SF. 36' clear, 50x50 column spacing. Up to 39 dock level doors, ample trailer storage, completely fenced site, 24 hour security at entrance. Cross-dock.

**Project Name:** Dominion Way

**Point of Contact:**

Rail

**Name:** Ms. Stephanie Sanker

**Title:** Industrial Brokerage

**Company:** SL Nusbaum

**Office:** 757-640-2290

**Mobile:** 757-679-1065

**E-mail:** ssanker@slnusbaum.com