

# COASTAL LOGISTICS CENTER

**PHASE II**  
716,527 SF  
DIVISIBLE

SUFFOLK, VIRGINIA

# UNDER CONSTRUCTION

COASTAL-LOGISTICS-CENTER - VA. CBRE-PROPERTIES.COM





**278** Acre  
Master Park

**716K** Divisible  
to 350K

**637** Total  
Potential  
Trailer Parking\*

\* Trailer Parking Breakdown

Building Trailer Parking	204
Lot II A Trailer Parking	253
Lot II B Trailer Parking	180

## EXECUTIVE SUMMARY

Coastal Logistics Center II is a 716,527 SF Class A speculative warehouse facility with Build-to-Suit capabilities and above market trailer parking opportunities.

The park has immediate interstate access and is within close proximity to the Port of Virginia, Route 58, Route 460, and I-64.



# PROPERTY SPECIFICATIONS

## PHASE II

Square Footage	716,527 SF
Clear Height	40' Clear
Column Spacing	52'-0" X 50'-0"   52'-0" X 70'-0" Speed Bay
Auto Parking	261 Spaces
Trailer Parking	204 Trailer Stalls
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels With Textured Painted Finish
Structural Steel	12 X 12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 Psi
Vapor Barrier	2 Bays Of 10 Mil Vapor Barrier Under The Slab At Each Building Corner
Dock Doors	72 Built (82 Future) 154 Total
Drive-In Doors	4
Roofing	45 Mil White Tpo With R-20 Insulation
HVAC	Make-Up Air Units To Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277v
Lighting	Led, 30 F.C.
Office	Build-To-Suit

## REMOTE PARKING - LOT II A & II B

Trailer Parking - Lot II A	253 Spaces
Trailer Parking - Lot II B	180 Space
Total Remote Trailer Parking	433 Space



# PROPERTY SPECIFICATIONS





# PORT OF VIRGINIA

The Port of Virginia has been the center and generator of trade and commerce in Virginia for more than 400 years. Today, more than 70 maritime-related companies are located in the Norfolk Harbor. Private industry sectors include ship repair facilities, ship line offices and headquarters, and terminal operators for coal, grain, fertilizer and other bulk products. Support industries range from logistics, vessel pilotage and cargo examination to container fumigation and customs brokerage. Additional indirect industries include banking, engineering, industrial real estate, consulting, marine surveying and cargo insurance.

Virginia's deep harbor and channels can accommodate the largest container ships and bulk vessels in the Atlantic and Pacific trade. The Norfolk Harbor is strategically important from military and economic standpoints: it is home to Naval Station Norfolk, the world's largest navy base, North America's busiest coal terminals and the nation's heaviest concentration of shipbuilding and repair services.

*(Source: Virginia Advantages Book)*



75% of the U.S. population lives within a two-days drives from The Port of Virginia



\$6.95 million available in Virginia Port Incentives each year



Home to Foreign Trade Zone (FTZ) #20



Virginia has the third largest state-maintained transportation network, including interstates: I-95, I-81, I-64, I-85, I-77, I-66



63% moved by truck – utilizing a highly-effective interstate system and the PRO-PASS trucker reservation system



A top-performing North American port and the most efficient move in any supply chain.

# WHY VIRGINIA?



\$2 BILLION + INVESTED  
in port-related economic  
development in 2019



8 MILLION + SQ. FT.  
of industrial development  
space since 2016



218 PORT RELATED  
ECONOMIC DEVELOPMENT  
ANNOUNCEMENTS  
over the past 5 years



18 NAUTICAL MILES  
OR 2.5 HOURS  
to open sea with  
no air draft restrictions



ASIA SERVICE OFFERINGS  
from both Panama Canal  
and Suez Canal



NEARLY 30 INTERNATIONAL  
SHIPPING LINE SERVICES  
offer direct access to  
more than 90 foreign ports



2 CLASS I RAILROADS  
operating on-dock –  
Norfolk Southern & CSX



16 MIDWEST AND  
SOUTHEAST  
inland points served by rail



34 PERCENT OF CARGO  
arrives and departs the port  
by rail, the largest percentage  
of any U.S. East Coast port



26 SUEZ-CLASS  
ship-to shore  
cranes port-wide



HRCP II PROVIDES A TRUE  
GRAY CHASSIS POOL  
across container operations.



55'/16.76M CHANNEL  
DEEPENING PROJECT  
will be complete in early 2025

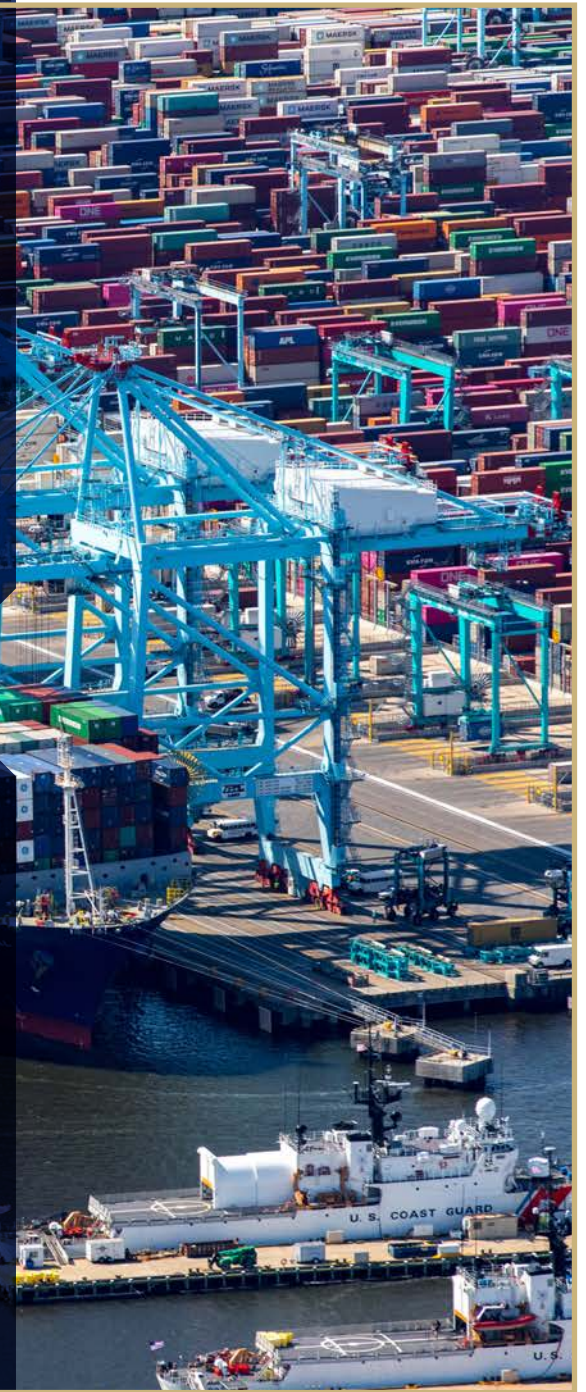


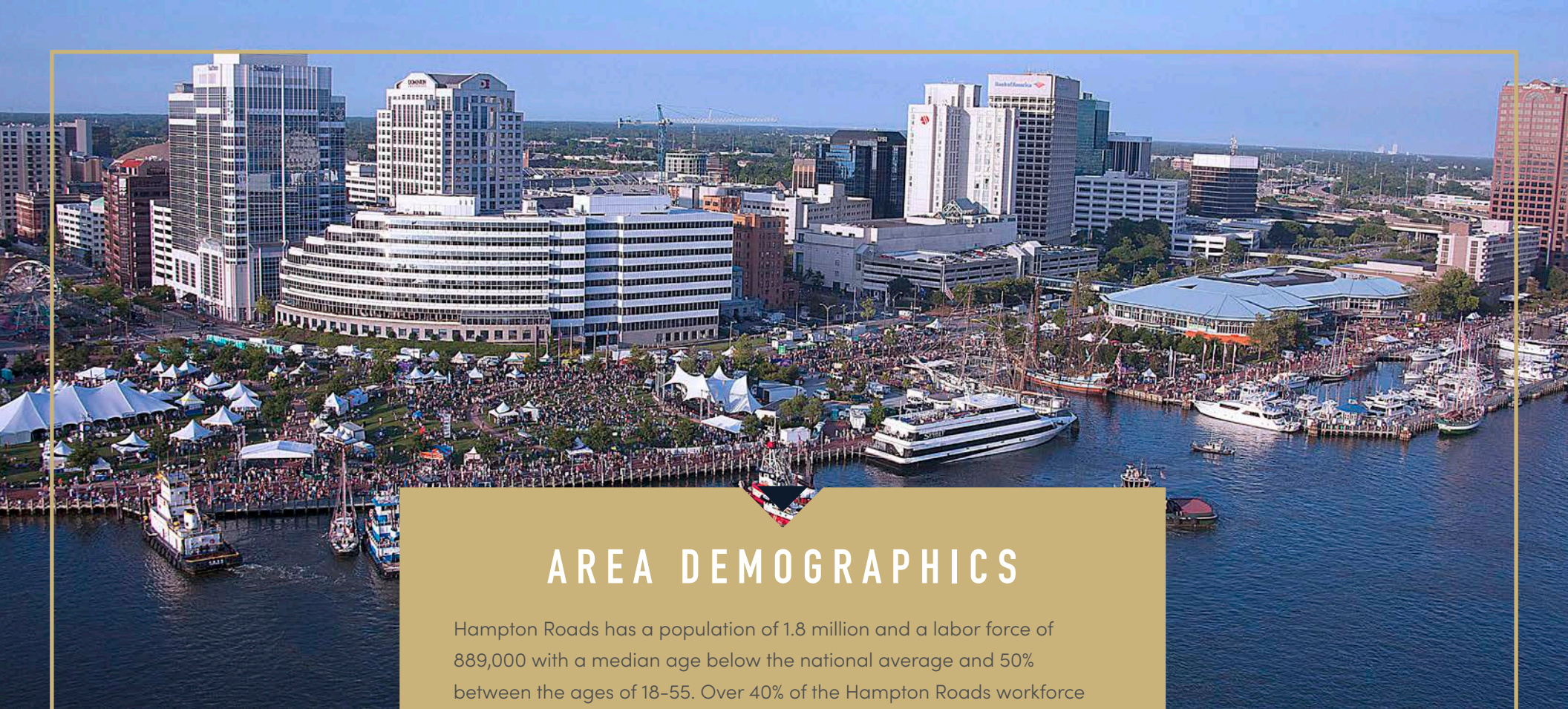
RESPONSIBLE FOR  
NEARLY 400,000 jobs



RECIPIENT OF  
Elizabeth River Project  
Star Awards

\* Sourced from Virginia Port  
Advantages





## AREA DEMOGRAPHICS

Hampton Roads has a population of 1.8 million and a labor force of 889,000 with a median age below the national average and 50% between the ages of 18–55. Over 40% of the Hampton Roads workforce has an associates degree or higher. The workforce also consists of more than 14,000 ex-military members who complete their service and join the civilian labor force every year.



**14,000+**

ex-military members join the civilian labor pool each year



**43%**

of the population has an associates degree or higher



**18+**

Hampton Roads has among the **HIGHEST % OF MILLENNIAL** in the United States



12 HOUR

8 HOUR



# DRIVE TIME MAP



69.4 M

8 HOUR 2022  
TOTAL POPULATION



120.4 M

12 HOUR 2022  
TOTAL POPULATION



# COASTAL LOGISTICS CENTER

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