

CONSTRUCTION
COMPLETE

COASTAL LOGISTICS CENTER

150 JUDKINS COURT
SUFFOLK, VIRGINIA

AVAILABLE FROM
203,580 SF UP TO
610,525 SF

203,580 SF LEASED





EXECUTIVE SUMMARY

Coastal Logistics Center is an 814,105 SF Class A new construction warehouse located in the City of Suffolk, VA and within close proximity to the Port of Virginia. The property has direct access from Route 13 By-Pass and is situated within 2 miles of the amenities in downtown Suffolk. Coastal Logistics Center also has an expansive trailer parking ratio that includes two additional lots at its entrance. The crossed-docked building can easily accommodate tenants from 203,580 SF up to 610,525 SF.



PROPERTY SPECIFICATIONS

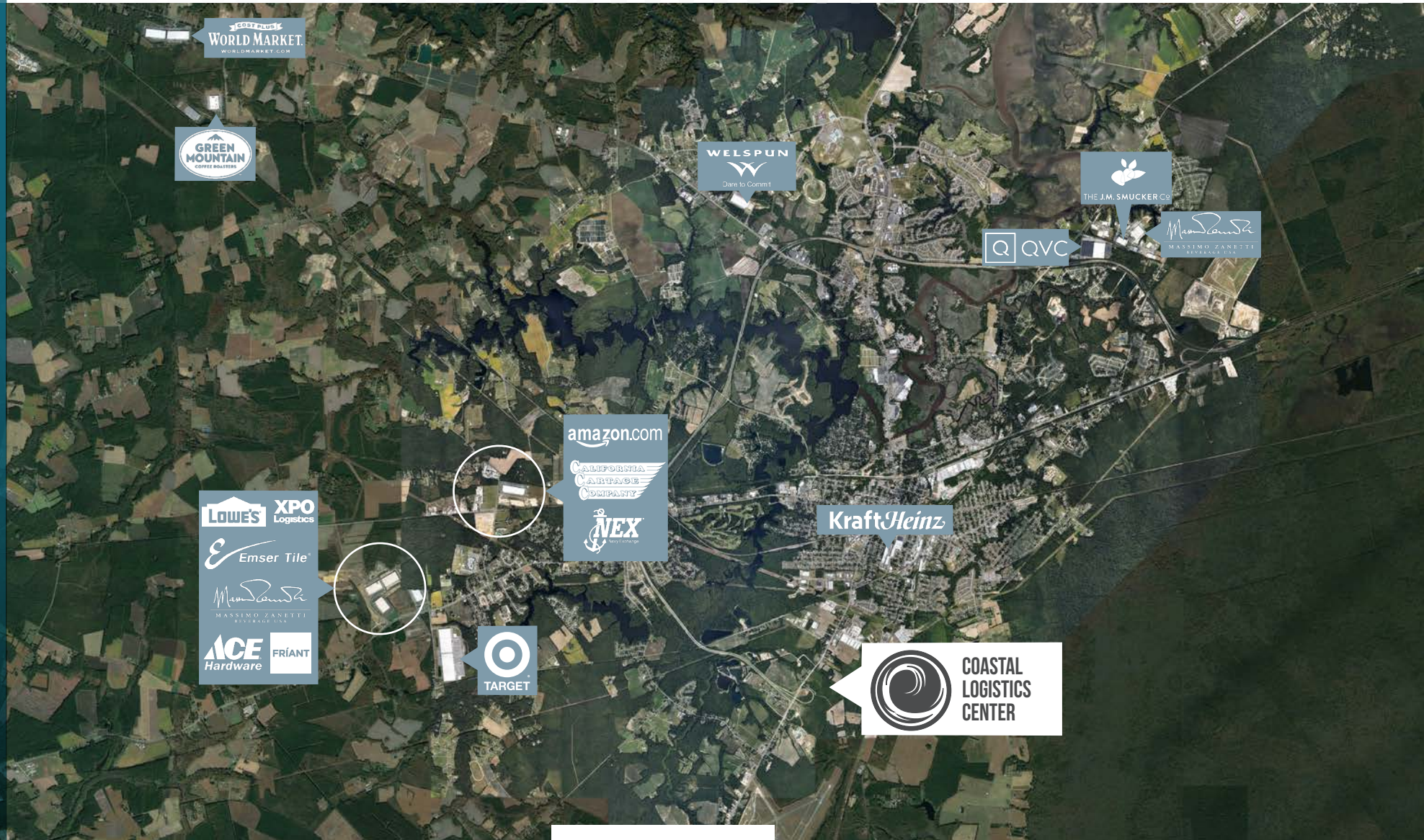
PHASE I

Square Footage	814,105 SF
Total Site Area	71.117 Acres
Clear Height	36' clear
Column Spacing	50' x 52' (60' in the speed bay)
Auto Parking	324
Trailer Parking	386
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12x12 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced (4,000 PSI)
Vapor Barrier	10,000 SF of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors	82 Built 93 Future (9' x 10') 175 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 480/227V
Lighting	LED, 30 F.C.





COASTAL LOGISTICS CENTER



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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



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



Home to Foreign Trade Zone (FTZ) #20



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



COASTAL LOGISTICS CENTER



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



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



COASTAL LOGISTICS CENTER



COASTAL
LOGISTICS
CENTER



DRIVE TIME MAP



69.4 M

8 HOUR 2022
TOTAL POPULATION



120.4 M

11 HOUR 2022
TOTAL POPULATION

COASTAL LOGISTICS CENTER

SUFFOLK, VIRGINIA

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