

# WESTPORT COMMERCE PARK

THE WAY WEST

±2,500,000 SF Class A  
Distribution Space



Pre-leasing and  
Under Construction



Manning Bridge Road

Building 200  
1,402,000 SF

120 Westport Parkway  
548,600 SF

Holland Road  
(U.S. Rte 58)

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# WESTPORT COMMERCE PARK OVERVIEW

Westport is a 247-acre, master planned park strategically located in Suffolk, Virginia at the intersection of Manning Bridge Road and Holland Road (U.S. Route 58). Building 100 is complete and in operation by MS International. Building 200 offers availability up to 1,402,000 SF of Class A logistics, distribution and warehouse space. The park will also include 150,000+ square feet of retail space along US-58. McDonald Development has completed initial site improvements to accelerate development, including an installed 2M gallon water tower, water line, sewer and pump station and electrical power along Westport Parkway. Some of the largest corporate occupiers in the market are located within ¼ mile of Westport, including Lowes, Target, Amazon, Dart Logistics, GXO Logistics, NFI, Massimo Zanetti, Emser Tile and others. The park is located within a designated Foreign Trade Zone service area. Westport is located within a 25 mile radius of the Ports of Virginia—the dominant Mid-Atlantic seaport—and is located within a 2 day drive of 2/3 of the population of the United States.



Fully entitled and zoned. Ready for custom design construction.



The Site is served by two signalized intersections



Master planned for efficient traffic flow, building usage, and consistent architectural controls



Experienced industrial developer – over 50 million square feet developed in Southeast U.S.

## Westport Commerce Park Development Status

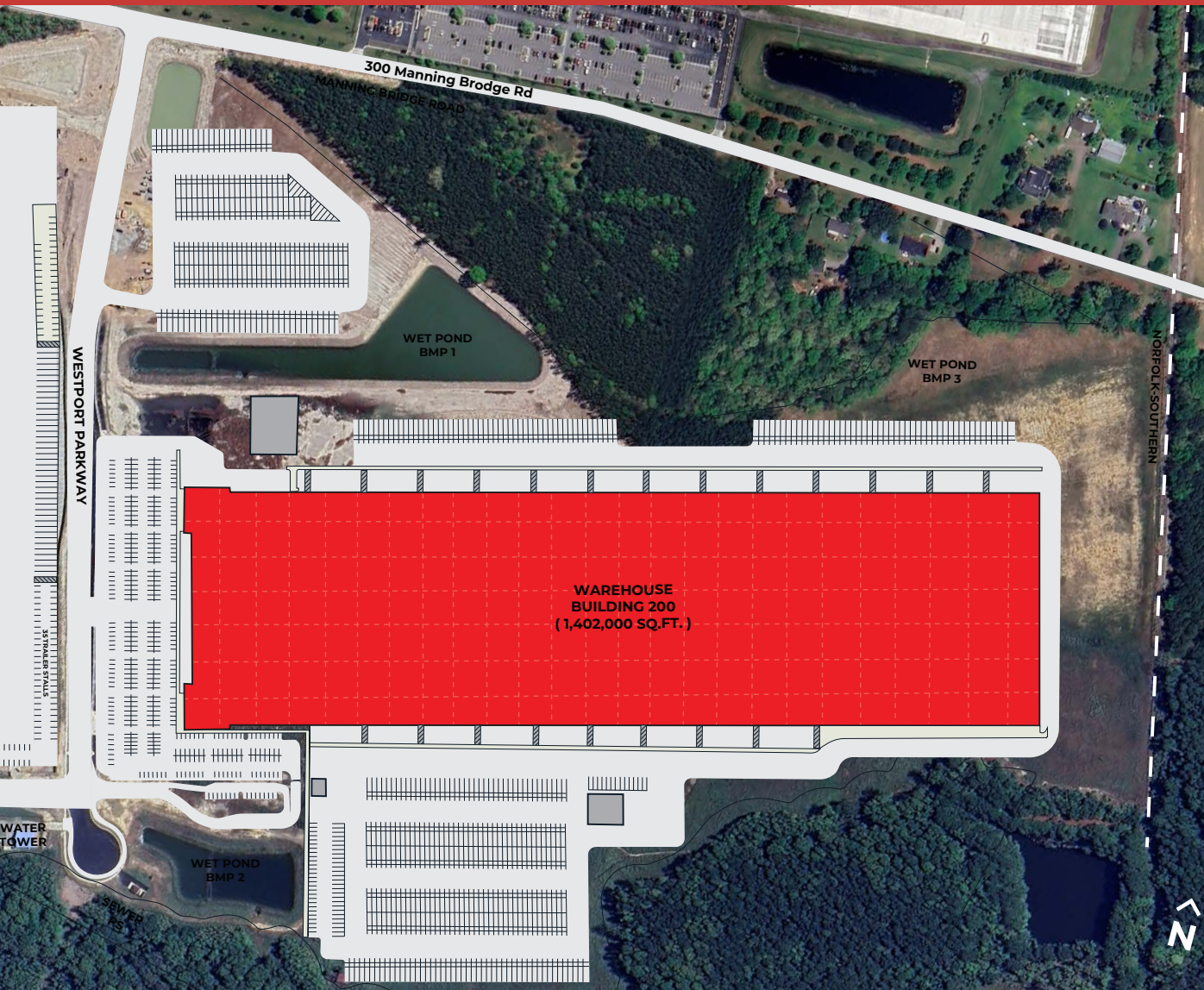
- Permit for mitigation of isolated wetlands was issued, and mitigation credits have been purchased.
- 2-million-gallon regional water tower is in place at the end of Westport Parkway.
- Construction of Westport Parkway has been completed.
- Sanitary sewer pump house and force main north to Highway 58 have been completed.
- All utilities are in place in Westport Parkway.
- Plans for Enterprise Drive (from Westport Parkway north to US 58) are under review by City of Suffolk.
- Dominion Energy has 19 MW of capacity available in the King Fork 473 circuit that serves Westport.





# BUILDING 200

The Current Status of Westport 200 Site Development: The permit for the site has been issued and the site has been cleared with mass-grading of the WP 200 site (1,402,000 SF building) complete to Approximately 650,000 SF of the total building pad area. Construction on two of four BMPs has been completed.



Zoning: M-1



Building Area: 1,402,000 SF Warehouse



Parking (Auto): 615 Stalls



Parking (Trailer): 1,013 Stalls



Dock Doors: 227 Available Positions

# LOCATION

## PORT OF VIRGINIA

- Port of Virginia will be the deepest and widest port in the East Coast by end of 2025
- The future Craney Island Marine Terminal is the largest fully-permitted port expansion project on the east coast
- 75% of the U.S. population lives within a two-day drive from the Port of Virginia
- Richmond Marine Terminal is westernmost port in the Mid-Atlantic and Northeast
- 2.5 hours to open sea with no air draft restrictions
- \$6.95 million available in Virginia Port incentives each year
- Hampton Roads Bay Bridge Tunnel expansion completion in 2027 will double capacity for interstate-bound cargo via I-64.
- A comprehensive ESG strategy with a commitment to reach net zero across our business by 2040



**3rd Largest Port**  
on the East Coast



**6th Largest Port**  
in the U.S.



**Authorized to Dredge  
55 Feet Deep to**  
service growing fleet of  
Ultra Large Container  
Vessels



**33% of Cargo** arrives  
and departs the port  
by rail, the **largest**  
**percentage** of any U.S.  
East Coast Port



**374,000 jobs** or **9.4%**  
of the state's resident  
workforce



**Over 16 billion** in  
recent and upcoming  
infrastructure  
improvement



Port of Virginia	26 Miles
Portsmouth Marine Terminal	26.5 Miles
Lambert Point's Docks	30 Miles
Norfolk International Airport	37 Miles
Virginia International Gateway	28 Miles
Newport News Marine Terminal	48 Miles

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Virginia International Gateway

Amazon

Massimo Zanetti

460

58

Dart Logistics

Lowes Distribution

Massimo Zanetti

300 Manning Bridge Rd.

GXO Logistics

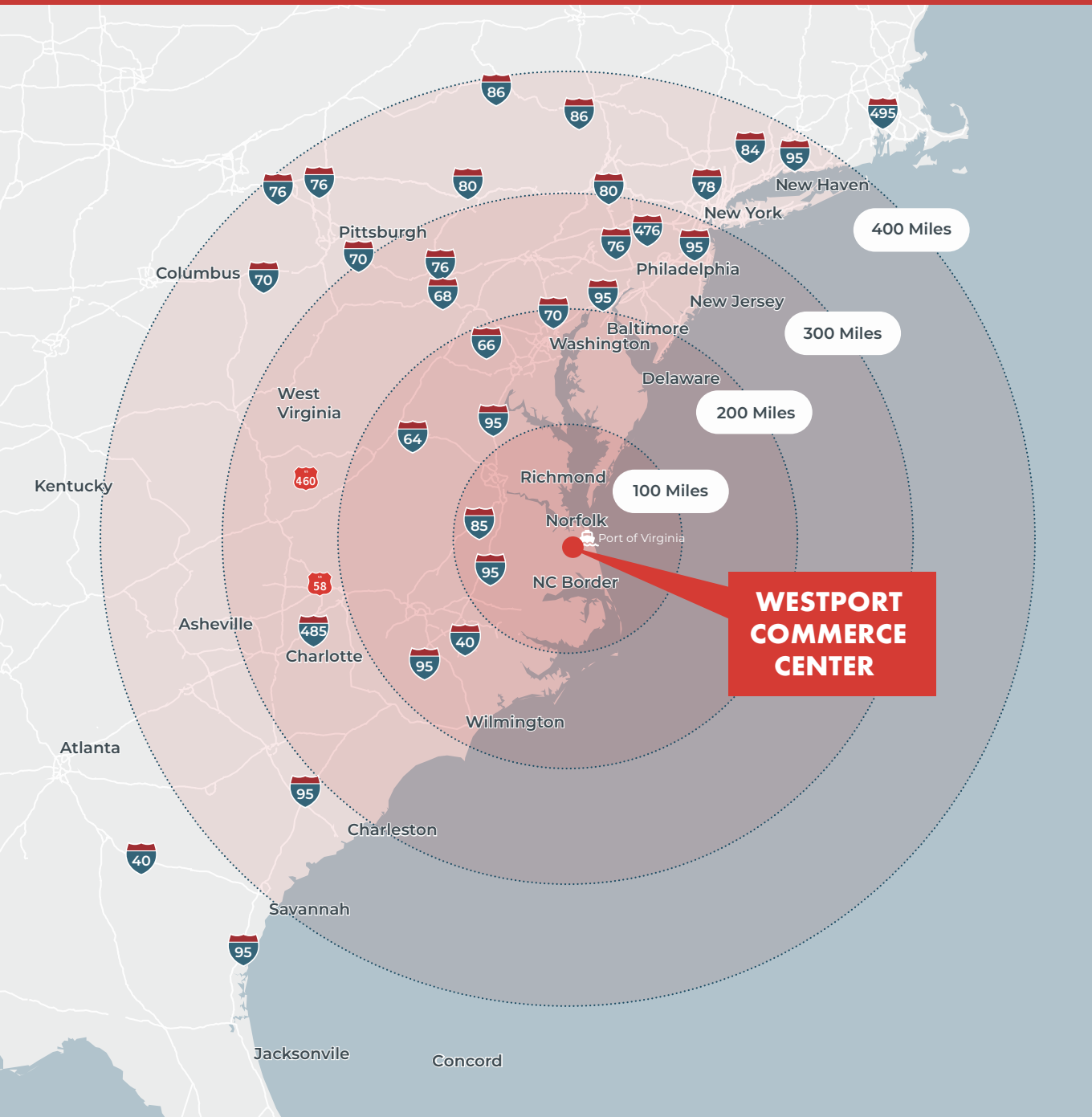
WESTPORT COMMERCE PARK

UNBEATABLE ACCESS



# REGIONAL LOCATION

## HAMPTON ROADS



The Hampton Roads region is the second largest market between Washington, D.C. and Atlanta. Localities in the region include Norfolk, Suffolk, Portsmouth, Virginia Beach, Chesapeake, Hampton, Newport News and Williamsburg.

Hampton Roads features one of the largest and fastest growing ports in the country, a diverse economy, and a solid military sector with major military headquarters and the world's largest naval base. Businesses are attracted to Hampton Roads for a number of factors including a low cost of living, high quality of life, a well-educated and ample labor force and the area's aggressive probusiness growth attitude.

## DRIVE TIME ANALYSIS

<b>U.S. 460</b>	<b>4 MI</b>
<b>I-95 VIA RT. 58</b>	<b>79 MI</b>
<b>I-85 VIA RT. 58</b>	<b>116 MI</b>
<b>PORT OF VIRGINIA</b>	<b>25 MI</b>
<b>NC BORDER</b>	<b>43 MI</b>
<b>PORTSMOUTH, VA</b>	<b>25 MI</b>
<b>RICHMOND, VA</b>	<b>80 MI</b>
<b>RALEIGH, NC</b>	<b>160 MI</b>
<b>CHARLOTTE, NC</b>	<b>300 MI</b>
<b>NASHVILLE, TV</b>	<b>673 MI</b>
<b>ATLANTA, GA</b>	<b>570 MI</b>



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