

WESTPORT

FOR LEASE OR BUILD-TO-SUIT

PROPOSED
LEED CERTIFIED



2,000,000+/- SF CLASS A DISTRIBUTION SPACE

US-58 | SUFFOLK, VA | 247-ACRE, MASTER PLANNED PARK

FULLY ENTITLED AND READY FOR CONSTRUCTION

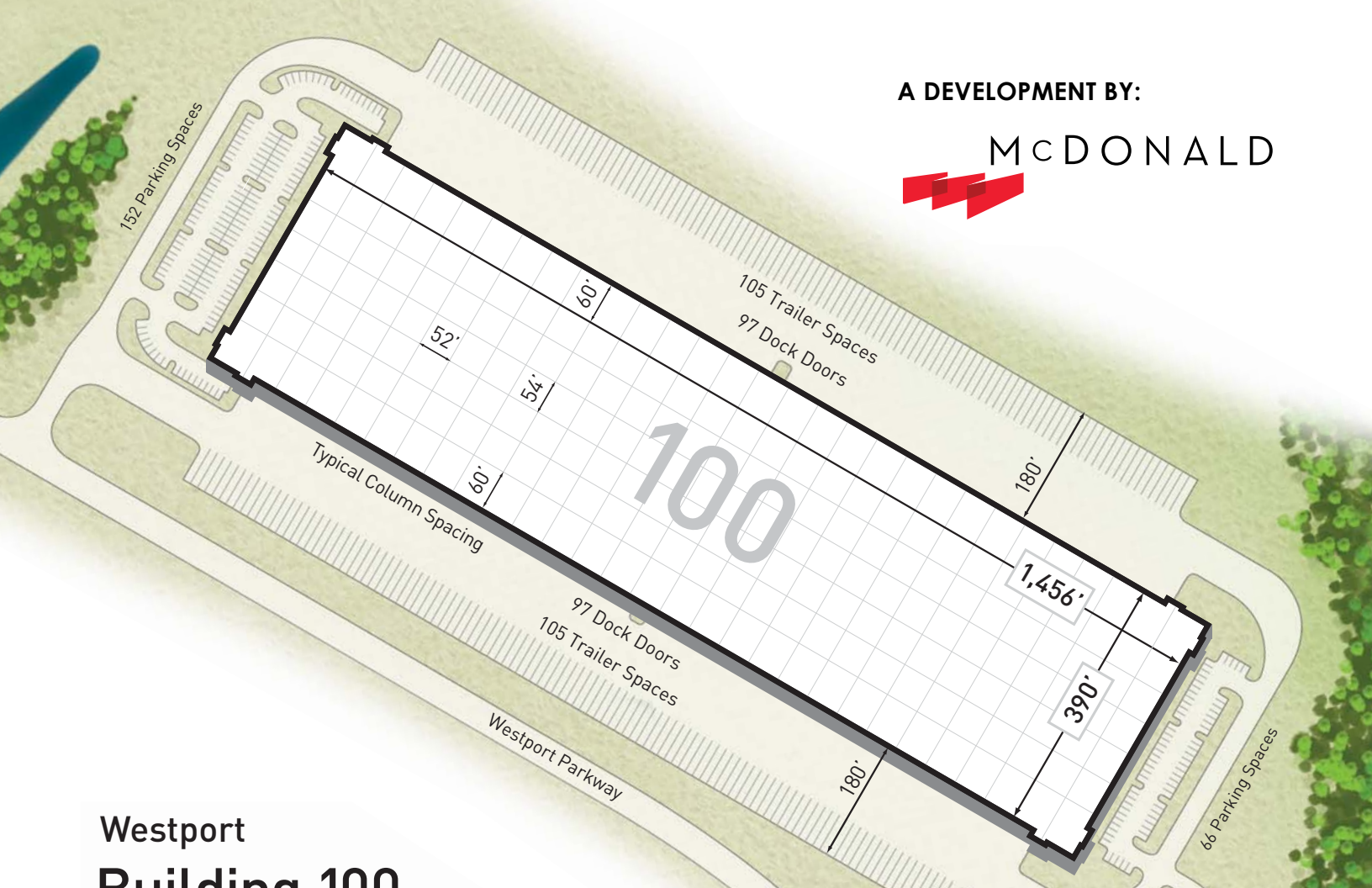
- Plans for Building 100 submitted for review
- Site plan provides for 125,000 up to 1,000,000 SF buildings – single and multi-tenant
- Master planned for efficient traffic flow, building usage, and consistent architectural controls
- Utilities in place
- Experienced industrial developer – over 40 million square feet developed in Southeast U.S.



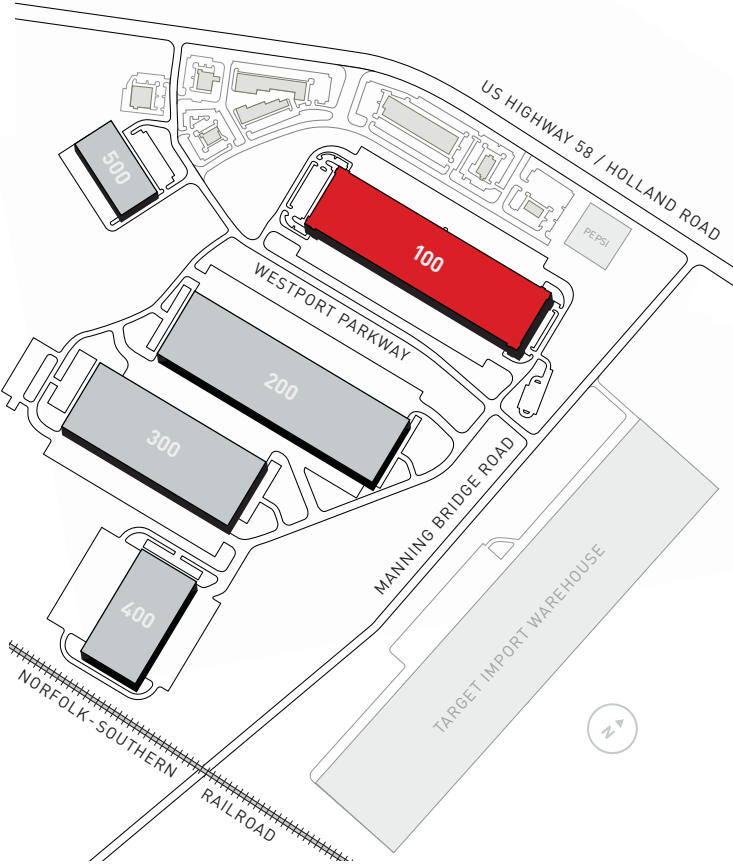
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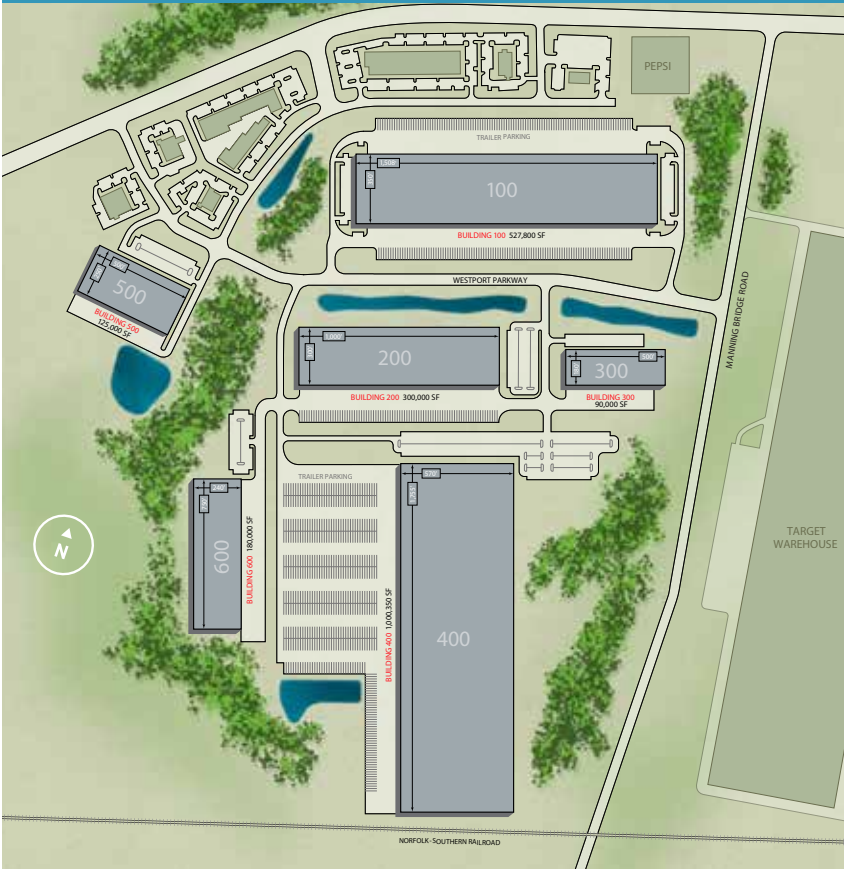


Westport Building 100



| | |
|------------------------|---|
| Building Type: | Cross-Dock |
| Building Size: | 570,440 sq. ft. |
| Construction: | Architectural Tilt-up Concrete |
| Ceiling Height: | 32' Clear |
| Column Spacing: | 52' W x 54' D 52' W x 60' D at Dock Bays |
| Dock Doors: | (190) 9' x 10' (4) 12' x 12' |
| Parking Spaces: | 300 Spaces |
| Trailer Spaces: | 105 Spaces at Each Truck Court |
| Truck Courts: | 180' Deep Each |
| Sprinkler: | ESFR System |

PROPOSED SITE PLAN: 6 BUILDINGS OPTION



ENTITLEMENTS, APPROVALS & AMENDMENTS

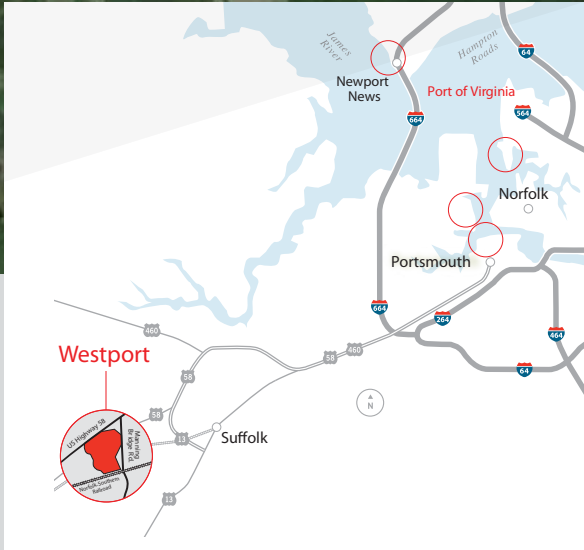
- Zoning is approved with proffers established for M-1 industrial (over 2 million square feet) and B-2 retail (150,000 square feet).
- CCRs are recorded establishing standards for Class A master-planned, industrial park development.
- Wetlands delineation completed and individual wetlands permit granted by USACOE in 2009 for an initial 10 years with the right to extend the permit for five additional years.
- The VA Department of Environmental Quality approved the storm water regulation plan prior to July 1, 2014 with a five year horizon for constructing the system. The existing permit exempts Westport from the 2013 VA Stormwater Management Act that imposes more stringent conditions. The 2013 legislation will reduce developable square footage by 20 percent to 25 percent. Westport is exempt from these conditions.
- The two million gallon water tower is operating in the park for utilization by the immediate region, including the adjacent Target import warehouse. The tower provides domestic water for future development and capacity for ESFR sprinkler systems.

PROPOSED SITE PLAN: 5 BUILDINGS OPTION



- Electrical power is installed underground along the planned Westport Parkway from Manning Bridge Road to the existing water tower. Dominion Virginia is the provider. Future connections to buildings will be tapped off of this existing line. This existing improvement expedites construction scheduling for speculative construction and more importantly for build-to-suit requirements.
- Westport Parkway plans are approved and land disturbance permit is ready to be pulled.
- Plans are in process for construction of the sanitary sewer pump station.
- Plans for construction of Building 100 currently are under review by the City of Suffolk.

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