

COASTAL LOGISTICS CENTER II

700 CAROLINA ROAD

357,789 SF

AVAILABLE | DIVISIBLE

SUFFOLK, VIRGINIA

AVAILABLE
IMMEDIATELY

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





278 Acre
Master Park

**UP TO
357K** Available
Divisible

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 warehouse facility with 357,789 SF available for immediate occupancy. The remaining space has 2,850 SF of speculative office and can be sub-divided up to 357,789 SF to create two front load opportunities. There is potential for an additional 433 trailer positions adjacent to the facility. The park is within close proximity to the Port of Virginia with easy access to Route 58, Route 460, and all interstates in the Region.



PROPERTY SPECIFICATIONS

700 CAROLINA ROAD

Available Square Footage	357,789 SF
Spec Office Space	2,850 SF
Clear Height	40' Clear
Column Spacing	52'-0" X 50'-0" 52'-0" X 70'-0" Speed Bay
Auto Parking	180
Trailer Parking	120
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	36 (42 Future Dock Door Knockouts)
Drive-In Doors	2
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.

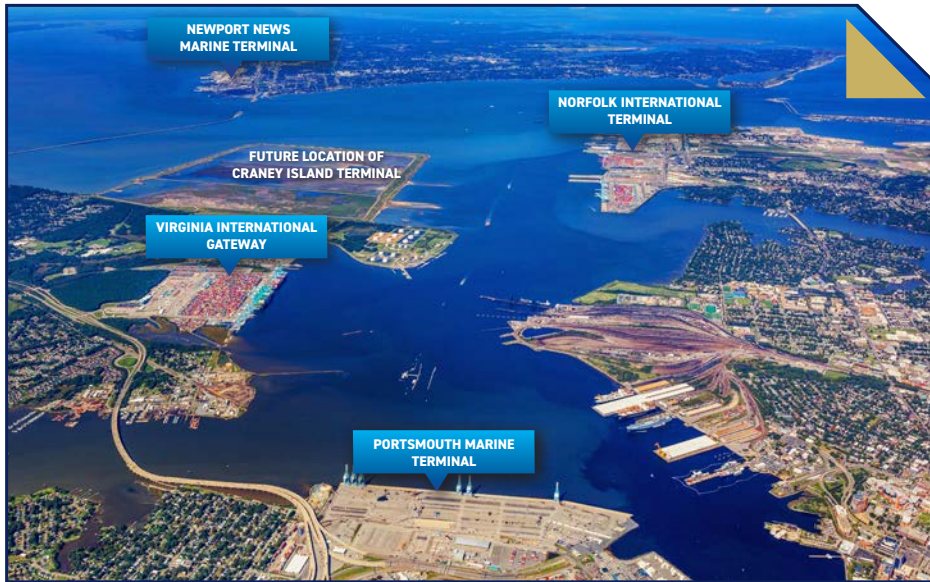
REMOTE PARKING - LOT II A & II B

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



PROPERTY SPEC OFFICE





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 drive 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



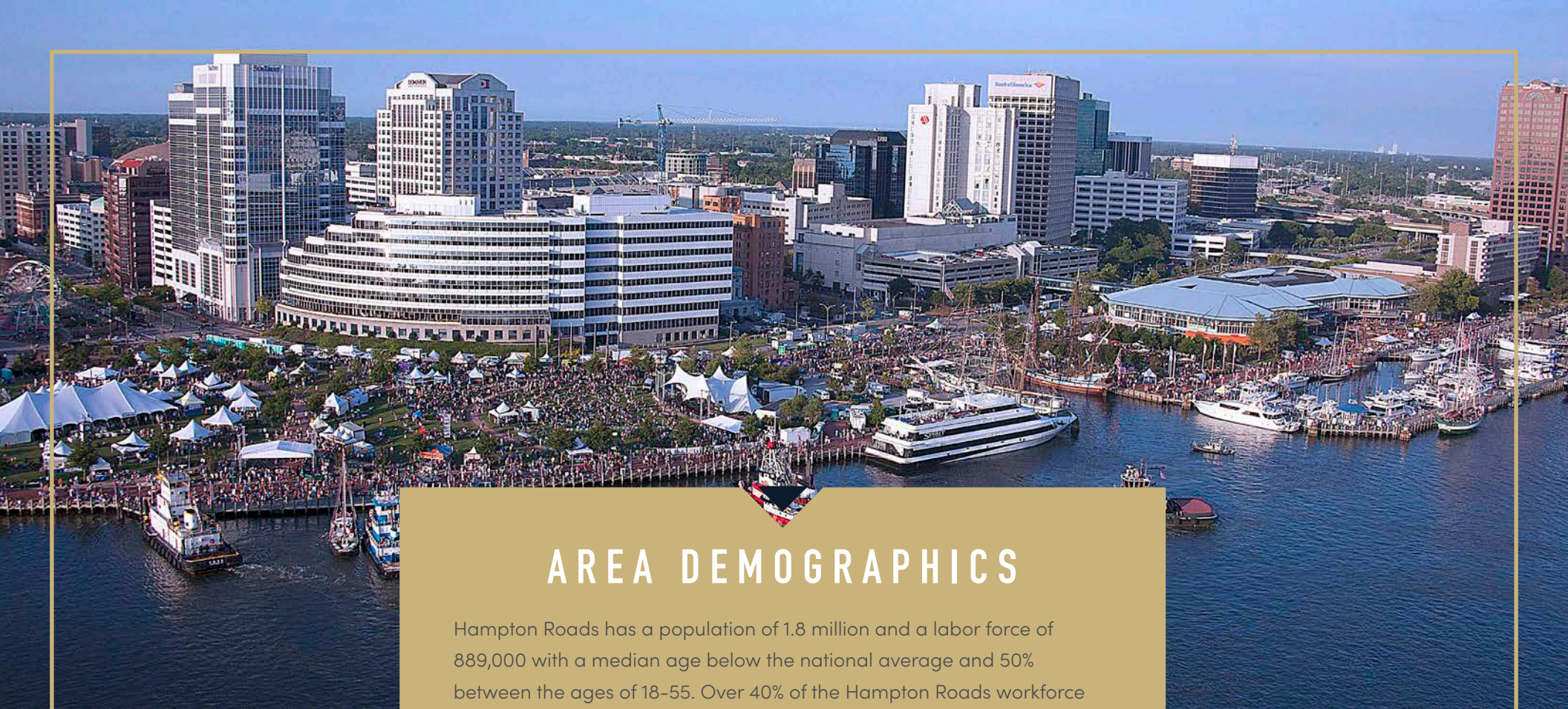
RESPONSIBLE FOR
NEARLY 400,000 jobs



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

COASTAL
LOGISTICS
CENTER

DRIVE TIME MAP



69.4 M

8 HOUR 2022
TOTAL POPULATION



120.4 M

12 HOUR 2022
TOTAL POPULATION

COASTAL LOGISTICS CENTER

PROFESSIONALLY MARKETING BY:

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