

COASTAL LOGISTICS CENTER

150 JUDKINS COURT, SUFFOLK, VA

"CLASS A" SPECULATIVE INDUSTRIAL BUILDING

AVAILABLE 3RD QUARTER 2022

813,721 SF INDUSTRIAL BUILDING

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CBRE

FLINT
DEVELOPMENT



COASTAL LOGISTICS CENTER

Square Footage	813,721 SF
Total Site Area	71.117 Acres
Clear Height	36' clear
Column Spacing	50' x 52' (60' in the speed bay)
Auto Parking	318
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.



SITE
PLAN



PORTS OF VIRGINIA

20 MI

Newport News Marine Terminal

Newport News

Carrollton

258

17

Virginia International Gateway

Norfolk International Terminal

Ocean View

64

Portsmouth Marine Terminal

Portsmouth

264

13-58

64

Suffolk

Chesapeake



COASTAL
LOGISTICS
CENTER



17

PORT OF VIRGINIA STATISTICS

460

258



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



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



\$6.95 million available in Virginia Port Incentives each year

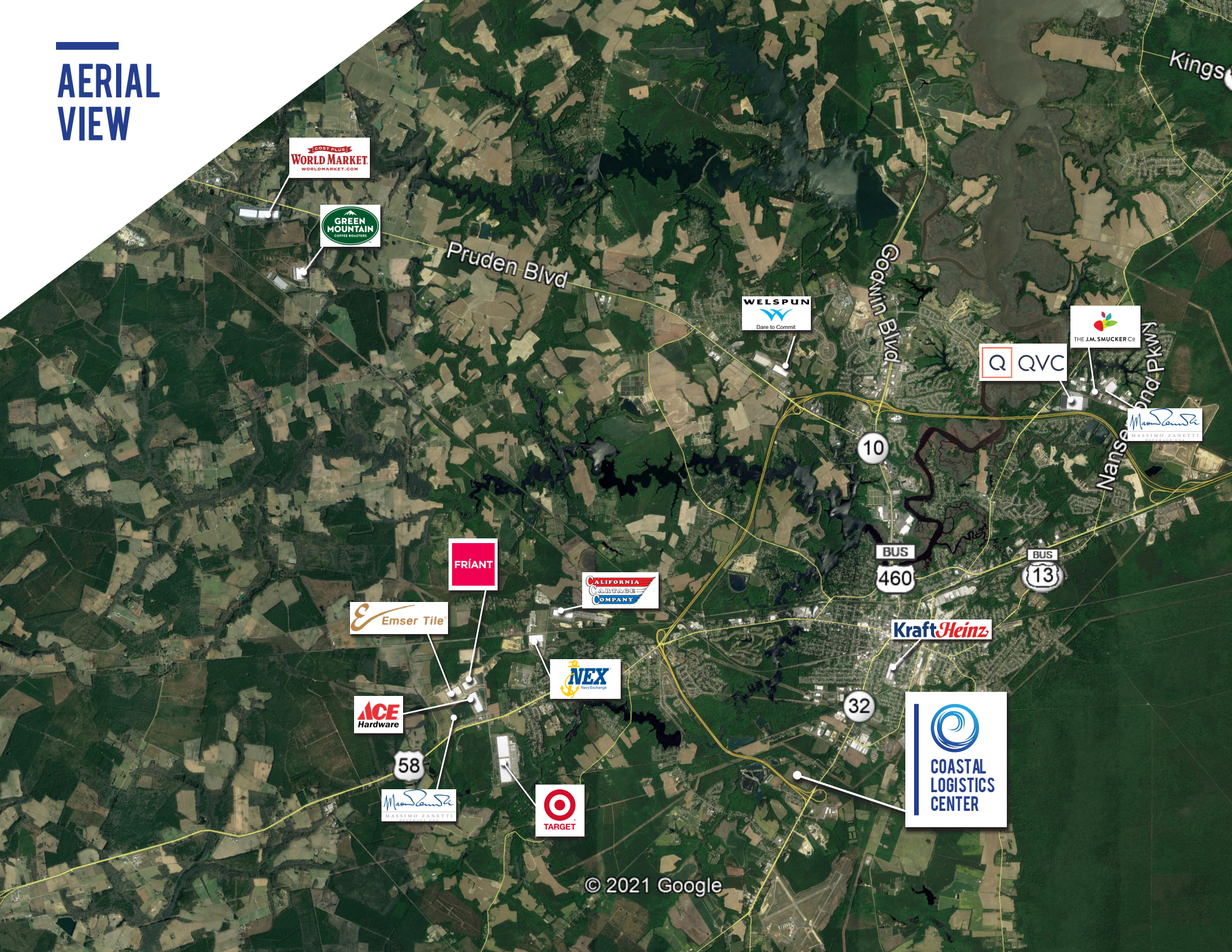


Home to Foreign Trade Zone (FTZ) #20



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

AERIAL VIEW



WORLD MARKET
WORLDMARKET.COM

GREEN MOUNTAIN
COFFEE ROASTERS

Pruden Blvd

WELSPUN
Dare to Commit

Gocnin Blvd

QVC

THE J.M. SMUCKER CO.

Nanssone Blvd

Massimo Zanetti
MASSIMO ZANETTI

10

BUS
460

BUS
13

FRÍANT

Emser Tile

CALIFORNIA CARPENTRY COMPANY

NEX
New Exchange

ACE Hardware

58

Massimo Zanetti
MASSIMO ZANETTI

TARGET

32

Kraft Heinz

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