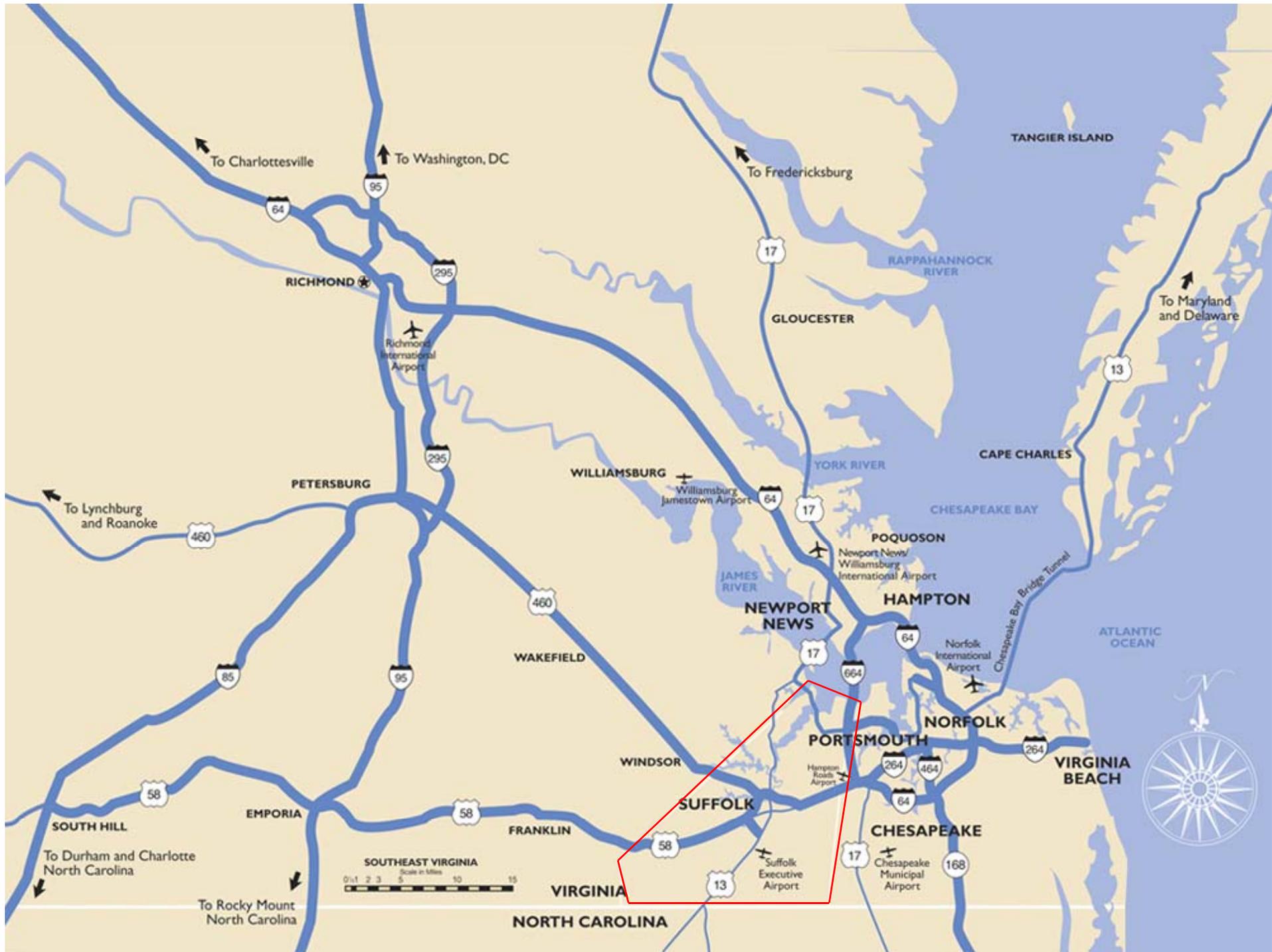




Suffolk

V I R G I N I A

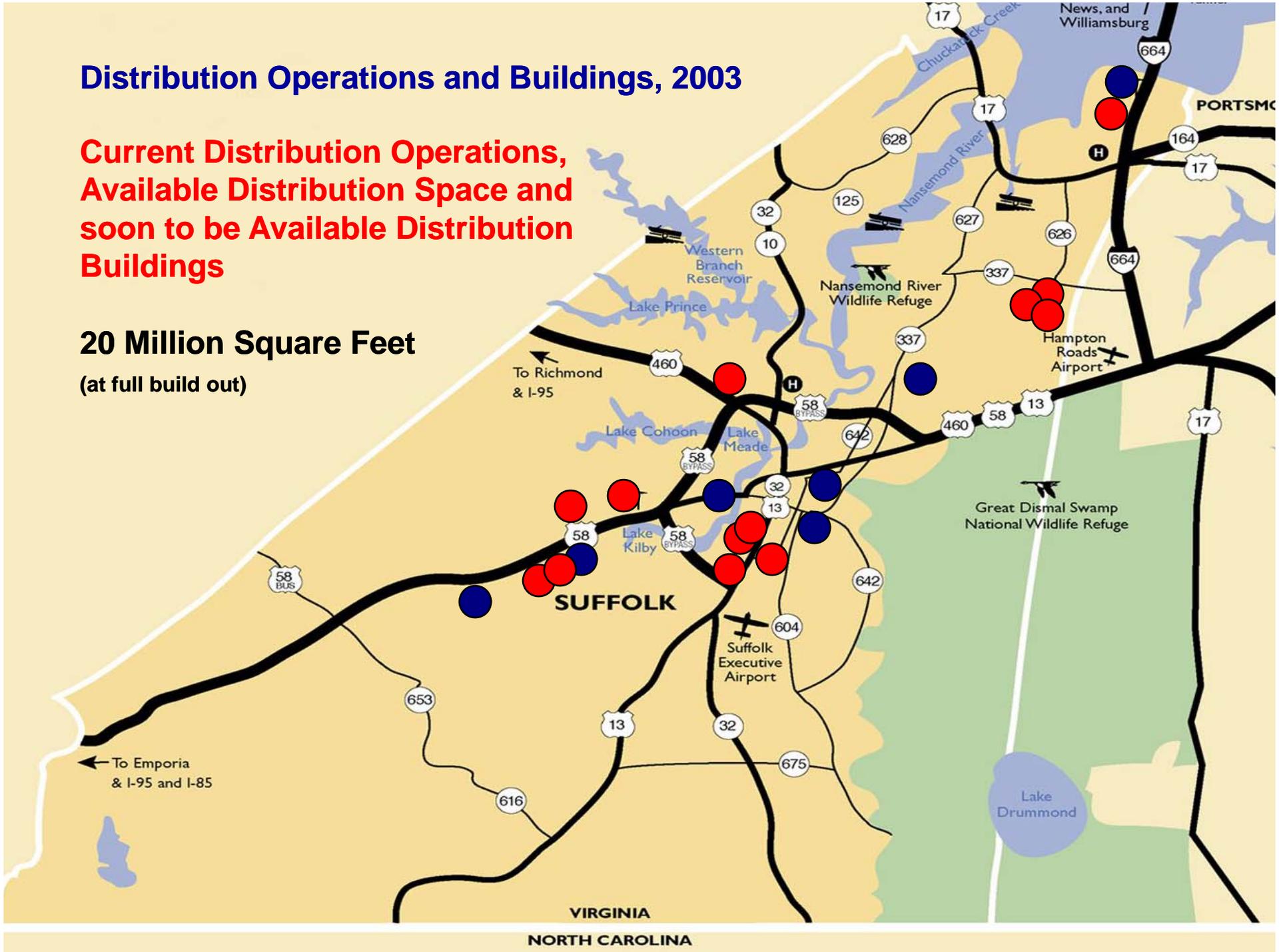
It's a good time to be in Suffolk



Distribution Operations and Buildings, 2003

**Current Distribution Operations,
Available Distribution Space and
soon to be Available Distribution
Buildings**

**20 Million Square Feet
(at full build out)**



from **Suffolk** to the region, the country and the world



FLEXA



**Distribution
Systems**



LAUFEN



greatwide™
LOGISTICS SERVICES



recent private development investment in **Suffolk**



The Regional Companies



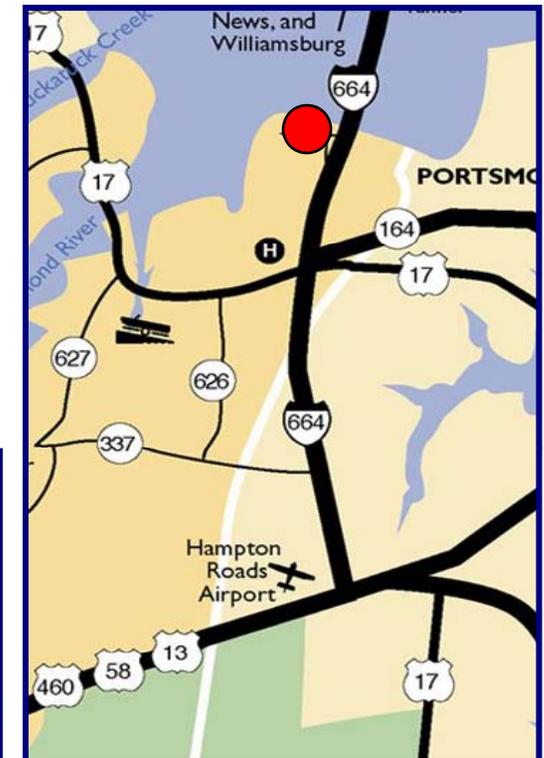
CenterPoint Properties*

Bridgeway Business Center

Interstate-664 Corridor

AshleyCapital

Former GE manufacturing facility was purchased by Ashley Capital and they have been refurbishing the 800,000 sq ft facility for warehousing and distribution space. Current tenants include: Amsec, Rock Bottom Golf and Dixie Group. A second building is in the design phase process, and could accommodate an additional 800,000 sq ft facility. **Current Availability – 40,000 sq ft**

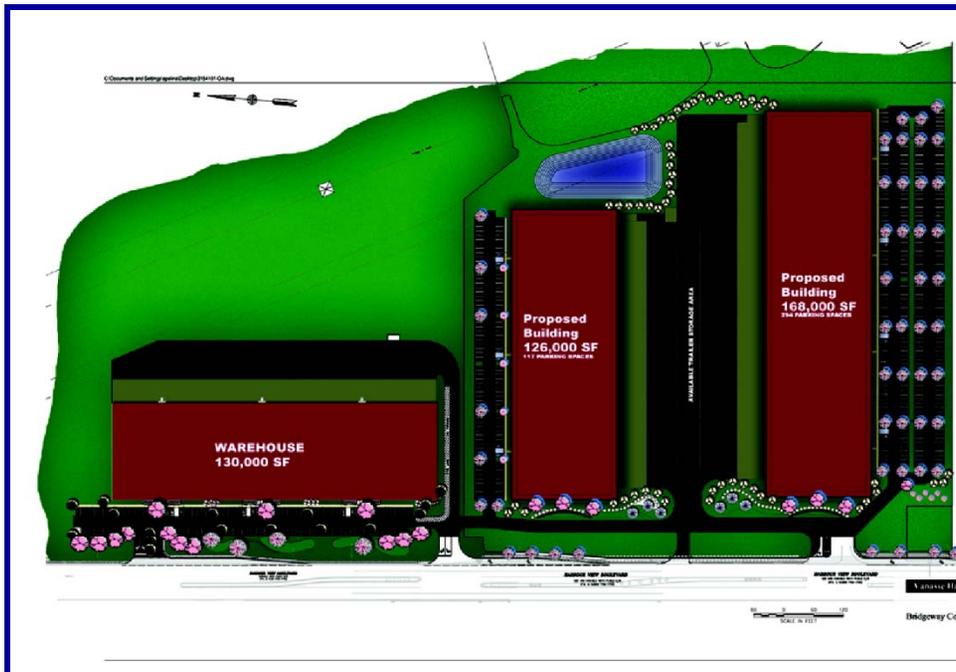
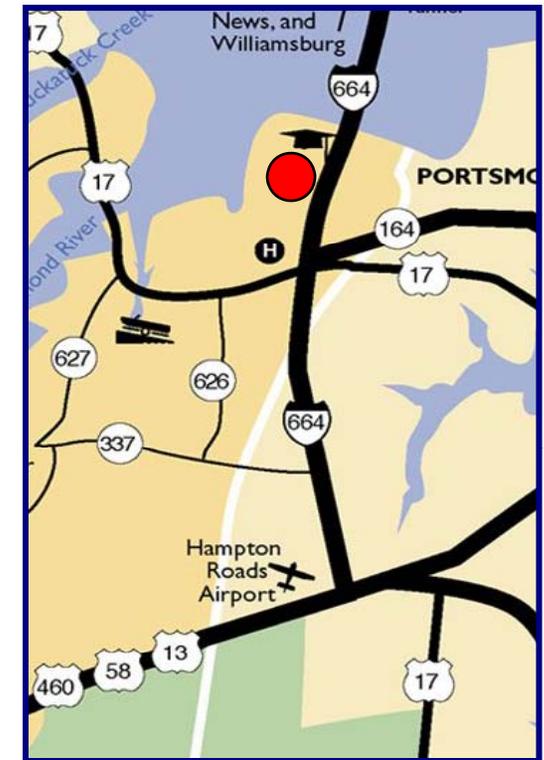


Bridgeway Commerce Center

Interstate-664 Corridor



At full build-out the three building development will equal 324,000 square-feet on Harbour View Boulevard. Buildings I and III are complete and fully leased. Current tenants include Dana Corporation, TKC Technology Solutions, Capital Lighting and Supply and CHEP Pallets. **Building II is pad-ready.**

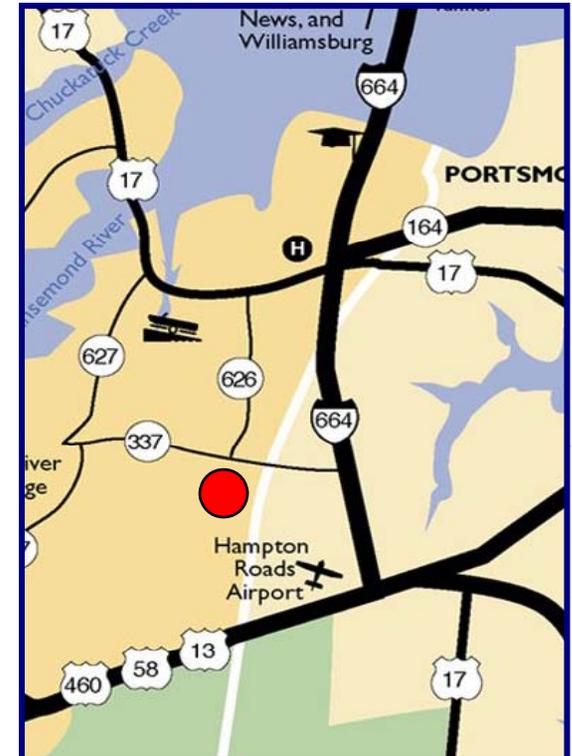


Northgate Logistics Center

Interstate-664 Corridor



A 300,000 sq ft development in total made up of two warehouses of 150,000 sq ft located in Northgate Commerce Park. The current tenant is Great Wide Logistics. The development is located in the Enterprise Zone.
Current Availability – 260,000 sq ft.



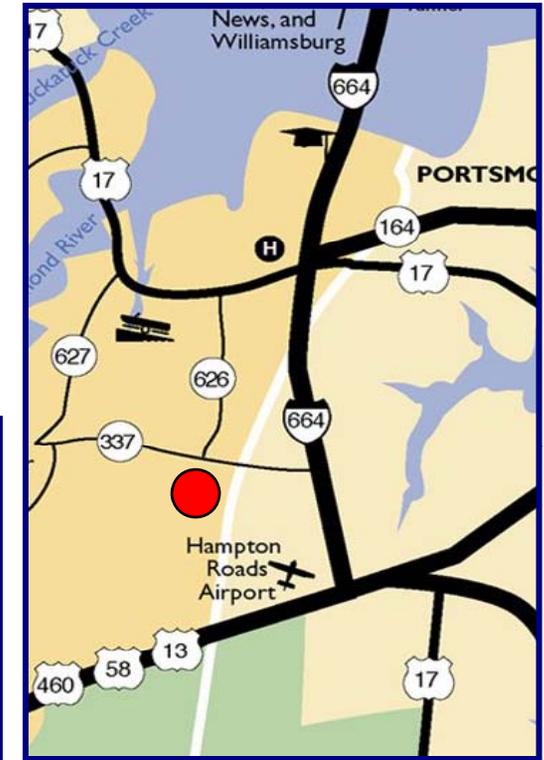
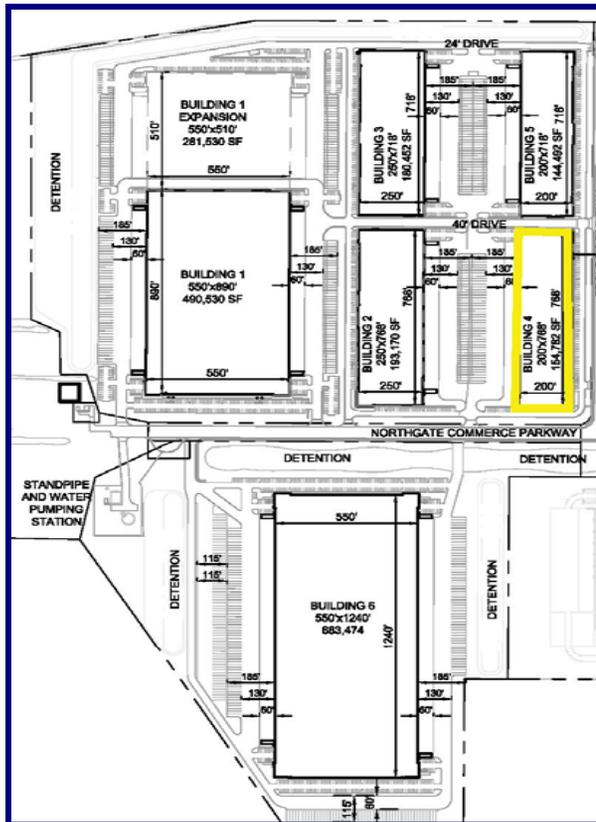
ProLogis Park

Interstate-664 Corridor



A 6 building 2,100,000 sq ft distribution development located in Northgate Commerce Park. The development is proposed to feature LEED certification buildings from 150,000 sq ft to 700,000sq ft. The first building and infrastructure is currently under site plan review. The development is located in the Enterprise Zone.

Available space 2009– 154,785 sq ft.



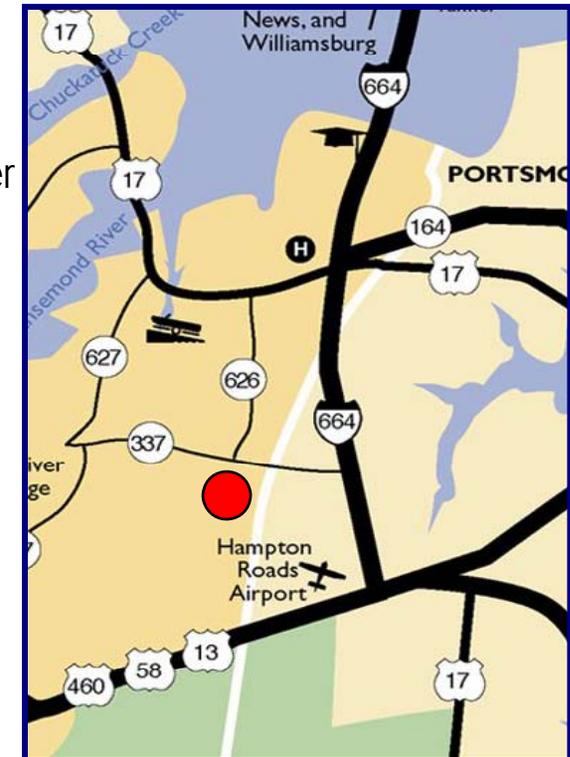
Northgate Commerce Park

Interstate-664 Corridor

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

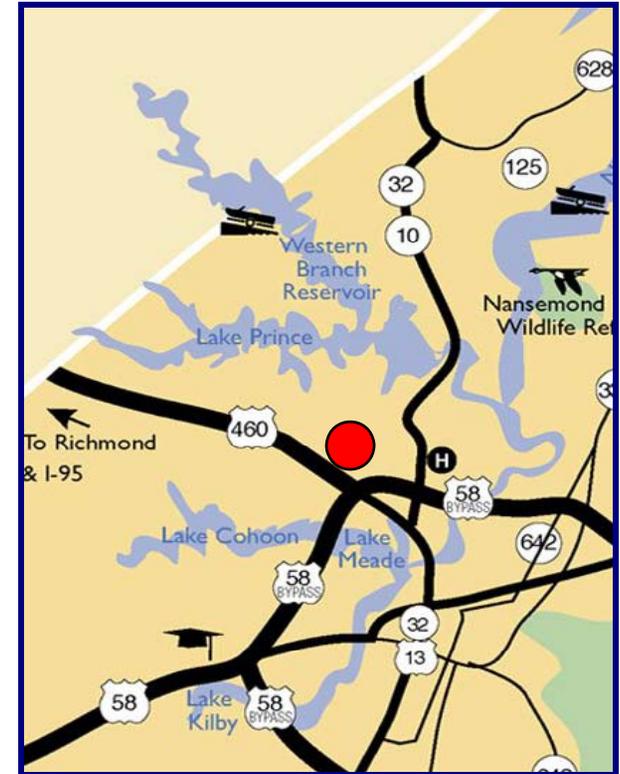
Suffolk

A 430 acre Class A Commerce Park ideal for regional operations. It has been master planned with covenants and restrictions, and design criteria in place to ensure and maintain quality development. The Park is located in the Enterprise Zone. Three separate tracks are currently available – 82 acres



The Regional Companies

Virginia Regional Commerce Park is a 25 acre master planned commerce park designed to offer over 1,000,000 sq ft of industrial space when built out. The acreage fronting Route 460 offers future retail and office opportunities. The Park is scheduled to be located in the Foreign Trade Zone and Enterprise Zone in early 2009. Building A and related infrastructure are nearing completion. Available space late 2008 – 154,785 sq ft.



Virginia Commerce Center

Route 58 Corridor



Master planned 3 building industrial park that will feature 1,373,720 sq ft of cross-dock space. The park also offers CSX rail service, and is scheduled to be located in the Foreign Trade Zone and Enterprise Zone, early 2009. Building 1 is complete and ready for immediate occupancy. Available space – 385,320 sq ft.

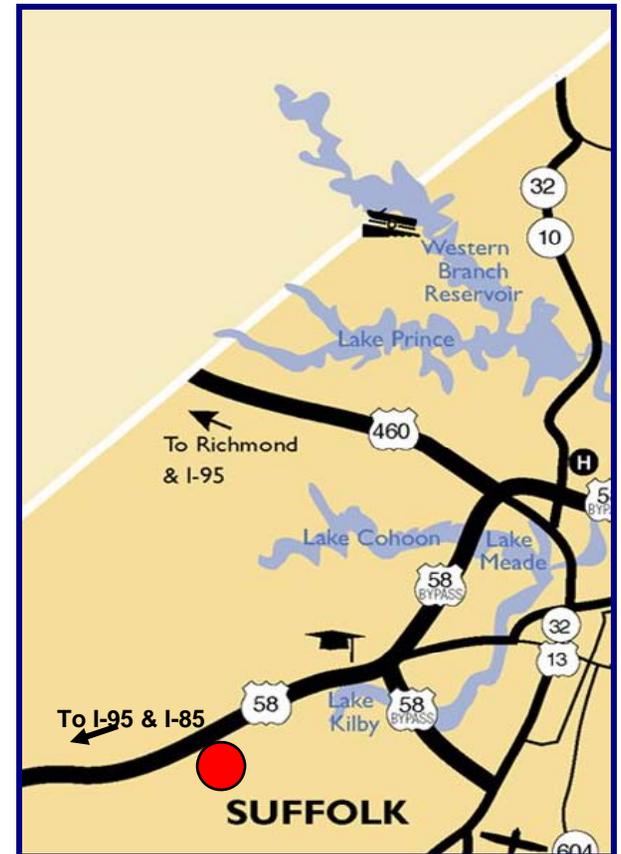


Westport Commerce Center

Route 58 Corridor



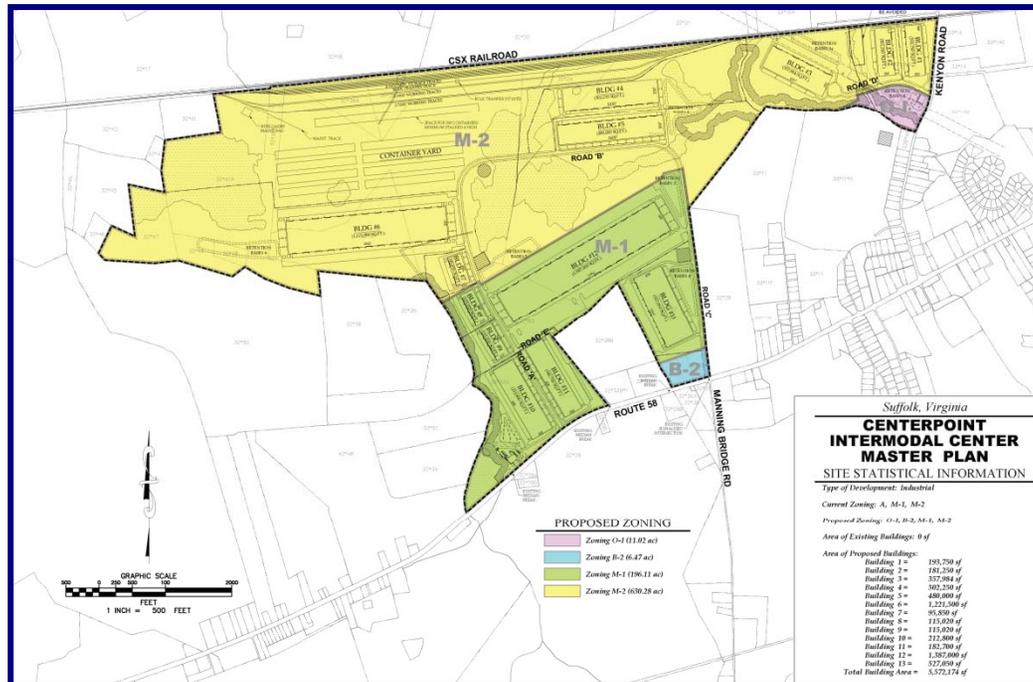
A 235 acre site successfully rezoned from agricultural usage in July 2007 to light industrial. Current master plan expects the construction of 10 distribution/light manufacturing buildings. The first building and infrastructure is currently under site plan review.





CenterPoint Properties*

Proposed Intermodal Commerce Park encompasses approximately 850 acres. The plan for this Intermodal Center includes 5.8 million square feet of light & heavy industrial, distribution, office, and general commercial facilities as well as a rail yard adjacent to a CSX Rail Line. This project is under review for rezoning application.



Suffolk, Virginia
CENTERPOINT INTERMODAL CENTER MASTER PLAN
 SITE STATISTICAL INFORMATION

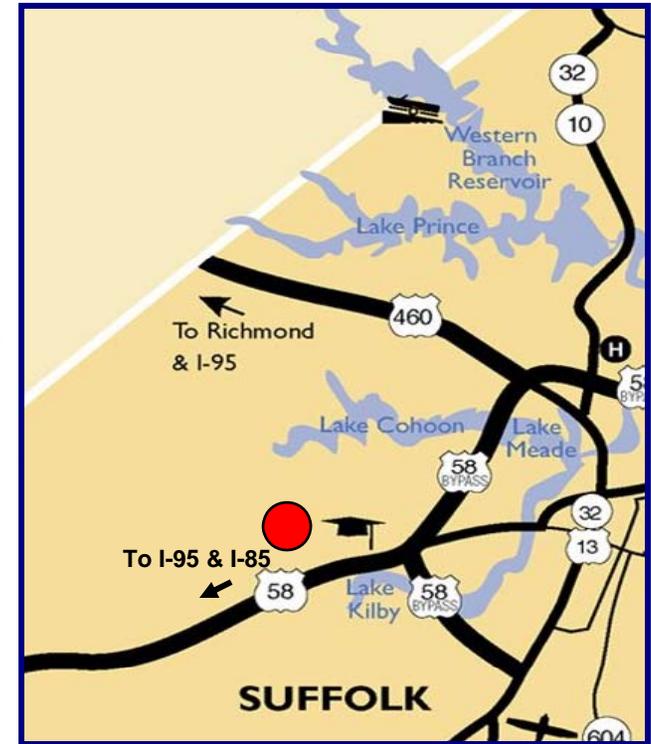
Type of Development: Industrial

Current Zoning: A, M-1, M-2
 Proposed Zoning: O-1, B-2, M-1, M-2

Area of Existing Buildings: 0 sf

Area of Proposed Buildings:

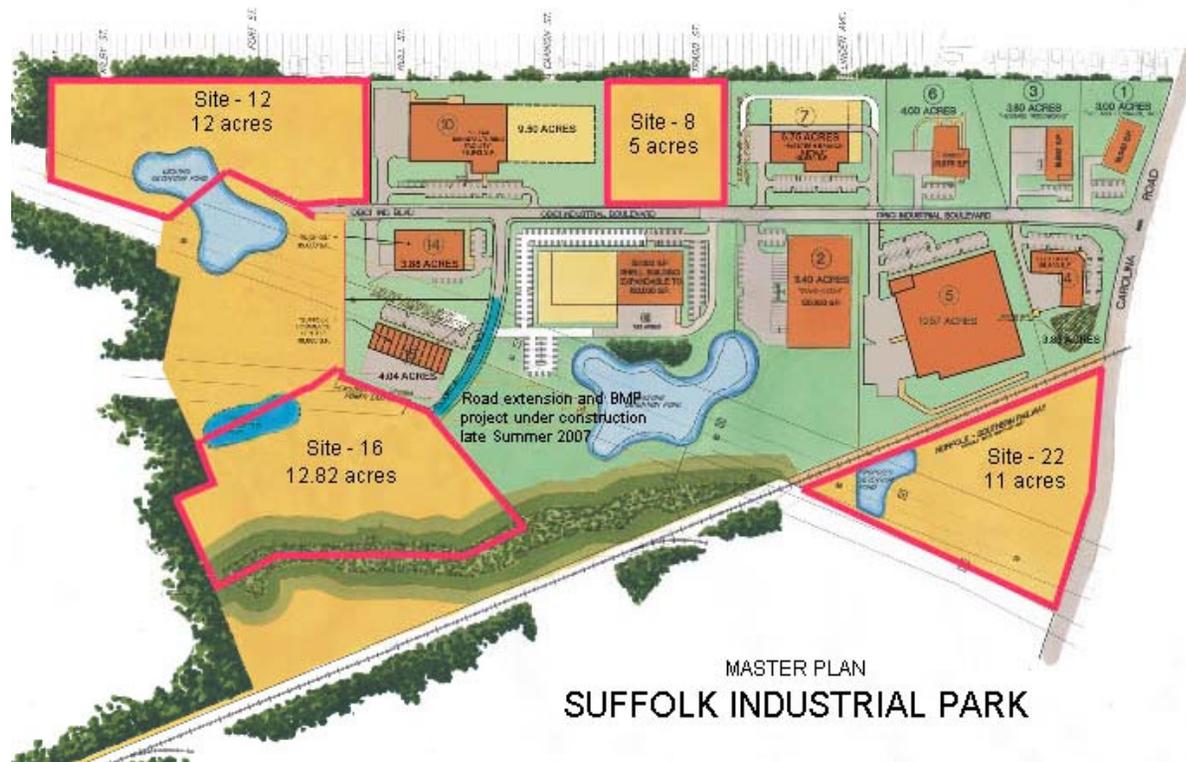
Building 1 =	193,750 sf
Building 2 =	181,250 sf
Building 3 =	372,804 sf
Building 4 =	502,250 sf
Building 5 =	480,000 sf
Building 6 =	1,231,500 sf
Building 7 =	95,850 sf
Building 8 =	113,020 sf
Building 9 =	115,020 sf
Building 10 =	212,800 sf
Building 11 =	182,700 sf
Building 12 =	1,287,000 sf
Building 13 =	527,850 sf
Total Building Area =	5,572,174 sf



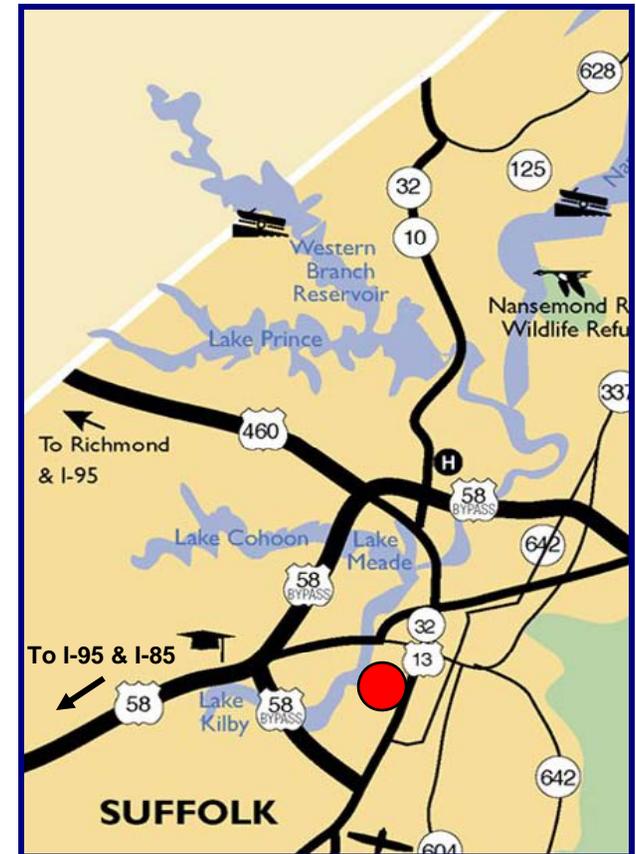
Suffolk

A Class A Commerce Park ideal for manufacturing operations. It has been master planned with covenants and restrictions, and design criteria in place to ensure and maintain quality development. The Park is located in the Enterprise Zone, HUB Zone and Foreign Trade Zone.

Four separate tracks are currently available – 40 acres



MASTER PLAN
SUFFOLK INDUSTRIAL PARK

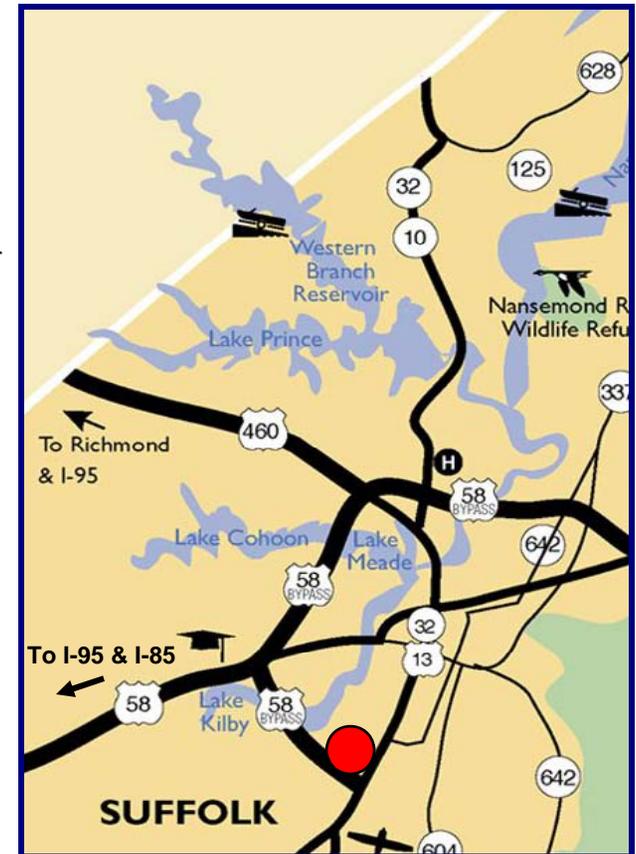


Commerce Center Hampton Roads

Route 13/32 Corridor



A 2 building distribution development totaling 740,000 sq ft. Building A is a 240,000 sq ft rear loaded facility and Building B is a 500,000 sq ft cross dock. The development has received site plan approval. Developers will also consider a built-to-suit opportunity on this site. The development is located in the Enterprise Zone and will be included as part of the Foreign Trade Zone early next year.

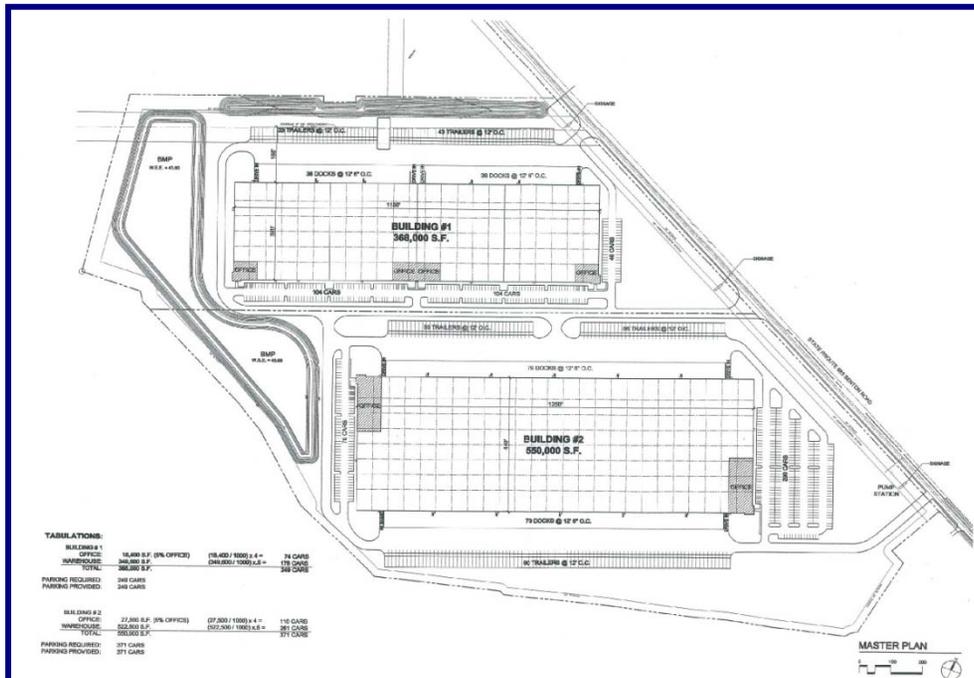


Interchange at Suffolk

Route 13/32 Corridor



A 2 building distribution development totaling 918,000 sq ft. Building A is a 240,000 sq ft rear loaded facility and Building B is a 550,000 sq ft cross dock. The development has received site plan approval, and will begin construction on the entire development by the end of 2008. The development is located in the Enterprise Zone.



Waverton Commerce Park

Route 13/32 Corridor



A future 300+ acre private sector industrial park. When built out, 5 million square feet of industrial space will be available. This new park offers excellent access to Rt. 58 Southwest Bypass and CSX rail line. Waverton Commerce Park is currently in the design phase and infrastructure work is due to commence in 2009. The development is located in the Enterprise Zone.



More Real Estate Opportunities can be found at :

YesSuffolk.com

It's a good time to be in Suffolk