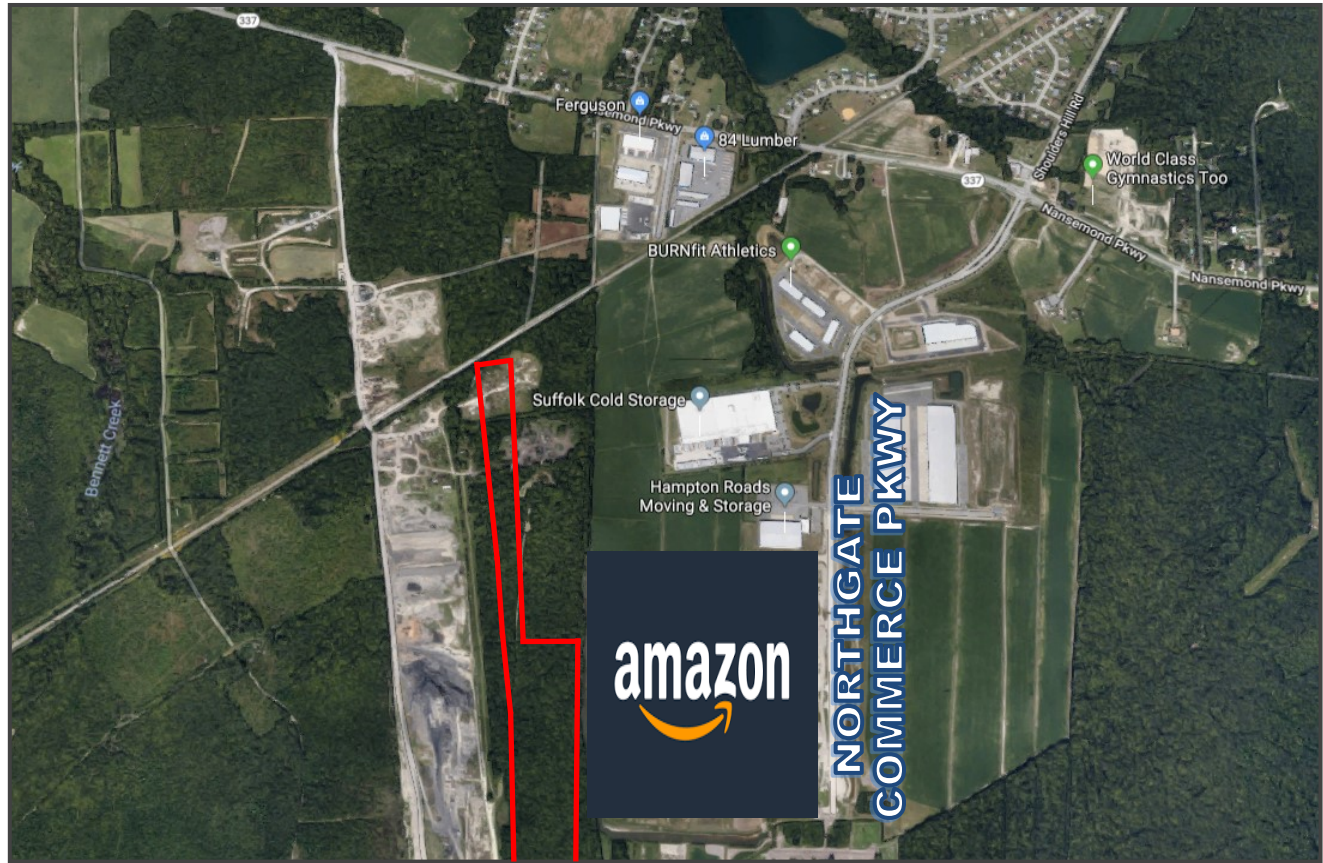


LAND FOR SALE

Northgate and Nansemond Parkway
Suffolk, VA 23435



LISTING PRICE: \$52,000 Per Acre

- Adjacent to Northgate Commerce Park and Amazon
- 88.88 Acres
- Zoning: Agricultural
- Nearby Utilities: City Water/Sewer, Dominion Virginia Power & Columbia Gas of Virginia
- Access: Future Prologis Road

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted.
This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

EXCLUSIVELY OFFERED BY :

CONTACT:
LARRY RUMSEY
lrumsey@riddleassociates.com
(757) 523-1900

RIDDLE ASSOCIATES, INC.
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”



Northgate and Nansemond Parkway, Suffolk, VA 23435

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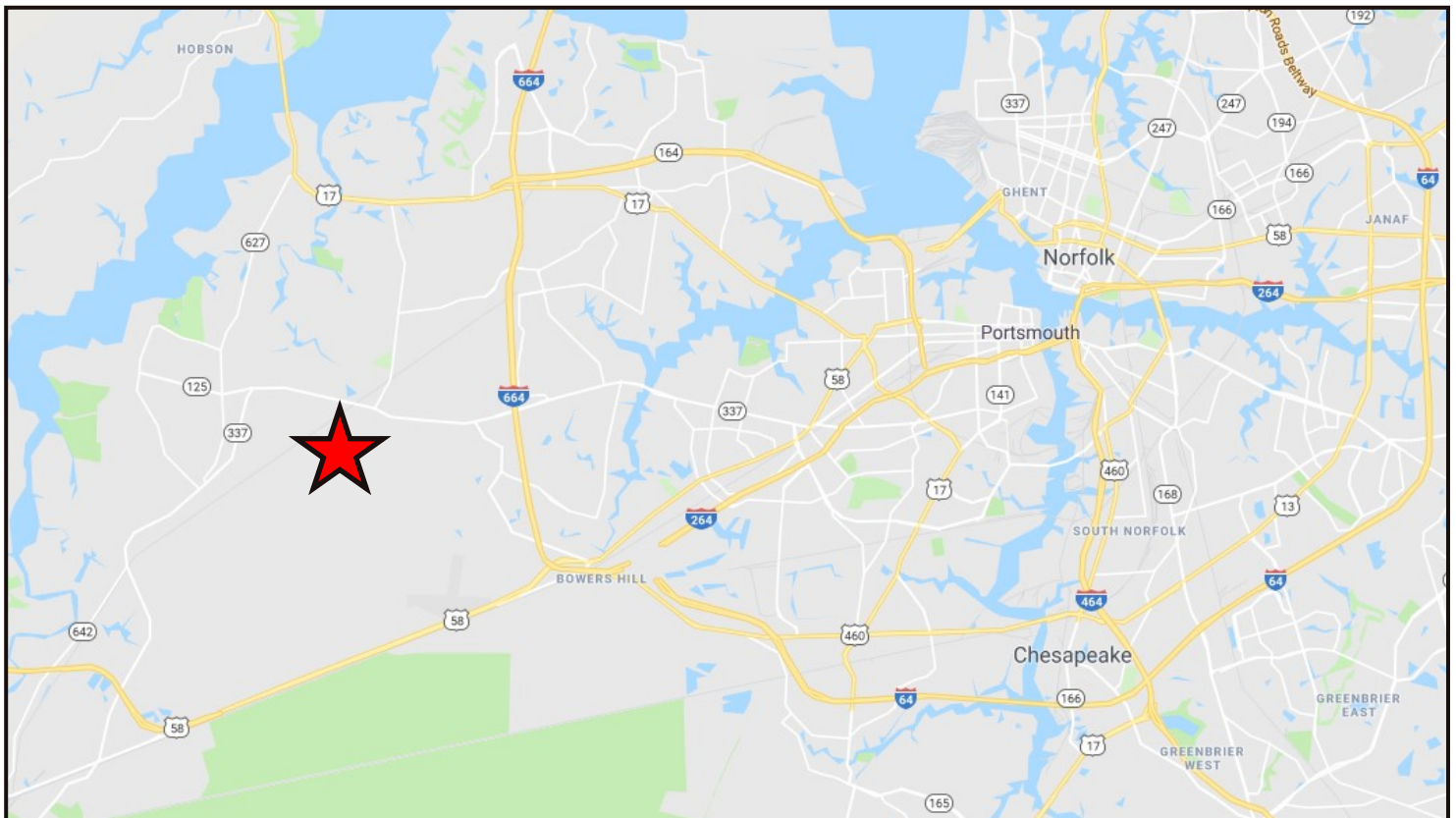
“Convenient access to I-64, I-264, U.S. 58, U.S. 460 and Chesapeake Square Mall.

24 million road widening project recently completed a 4-lane divided highway from the entrance of Northgate Commerce Park to I-664.

Distance to Marine Terminals -

Virginia International Gateway:	+/- 7.5 miles.
Portsmouth Marine Terminals:	+/- 8.5 miles
Norfolk International Terminal:	+/- 11.5 miles
Newport News Marine Terminal:	+/- 11.5 miles

Northgate Commerce Park Corporations:	ProLogis
(Past and Present)	Duke Realty
	Ferguson Enterprises
	Exeter Property Group
	Schneider Logistics
	Pacorini Global Services, USA
	84 Lumber
	Cooke Seafood, USA
	Suffolk Cold Storage
	Averitt Express”



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