

ProLogis Park Northgate

PORT OF VIRGINIA :: SUFFOLK, VIRGINIA

:: FOR LEASE OR BUILD-TO-SUIT



Centrally located at the Mid-Atlantic Port of Virginia, this attractive warehouse opportunity offers up to a total of 2.1 million sq.ft. of Class A office/distributionspace, contiguous and divisible. ProLogis Park Northgate offers ENTERPRISE ZONE BENEFITS and its location is home to other high profile companies such as Wanchese Foods, Ferguson Enterprises and Schneider Logistics. ProLogis offers a master planned, multi-building development, with state of the art industrial buildings ranging from 144,000 to 770,000 SF of contiguous space, LEED registered.

PROPERTY TYPE	Class A, Office/ Warehouse
LAND SIZE	132 Acres, +/- Expandable
SUITE SIZES	20,000 - 770,000 SF
CEILING HEIGHT	32' +
LOADING	Ample dock and grade loading and trailer storage.
LOCATION	New High Efficiency development located with light-controlled access 2.0 miles from I-664 and 7.5 miles from freight terminals.

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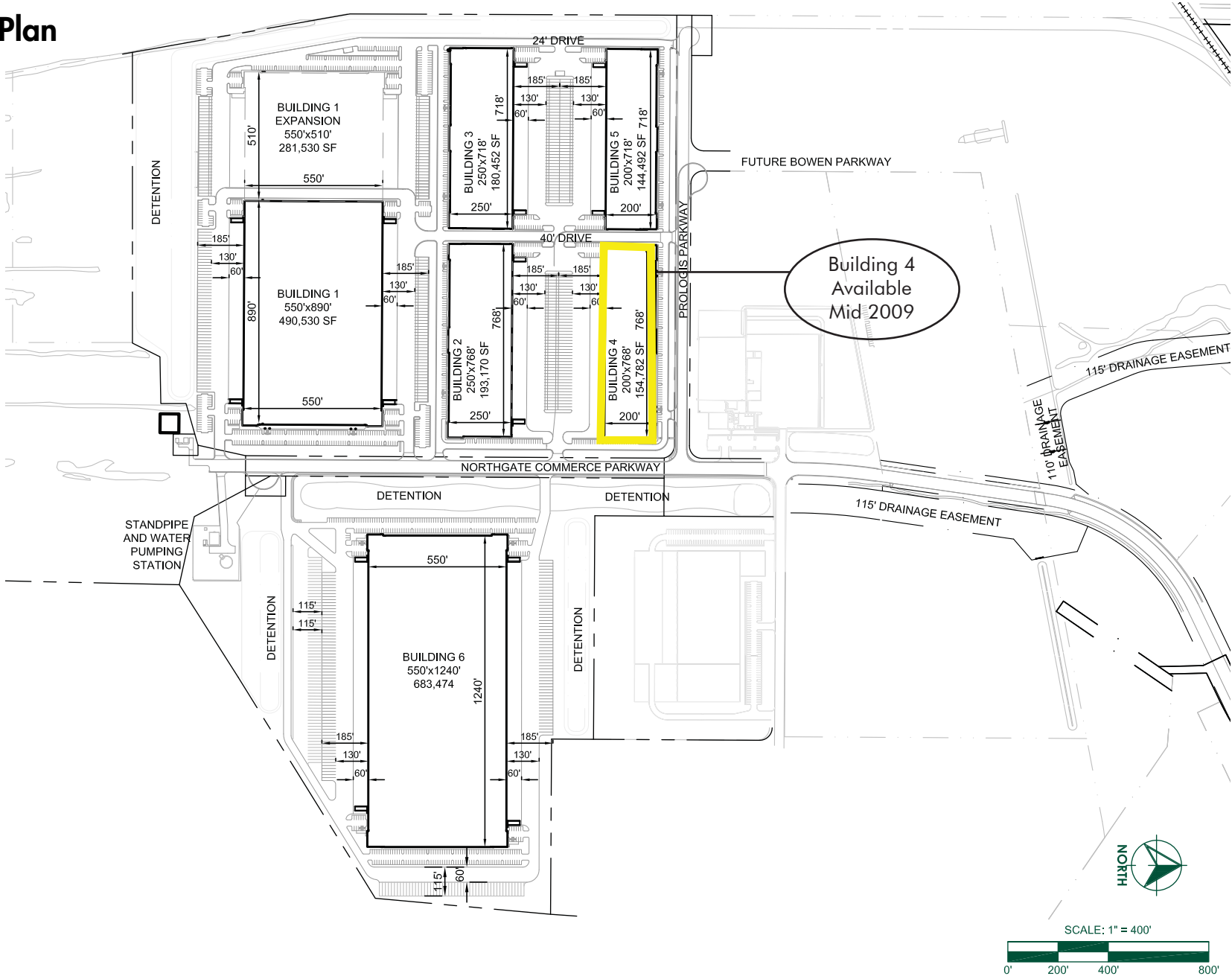


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Site Plan

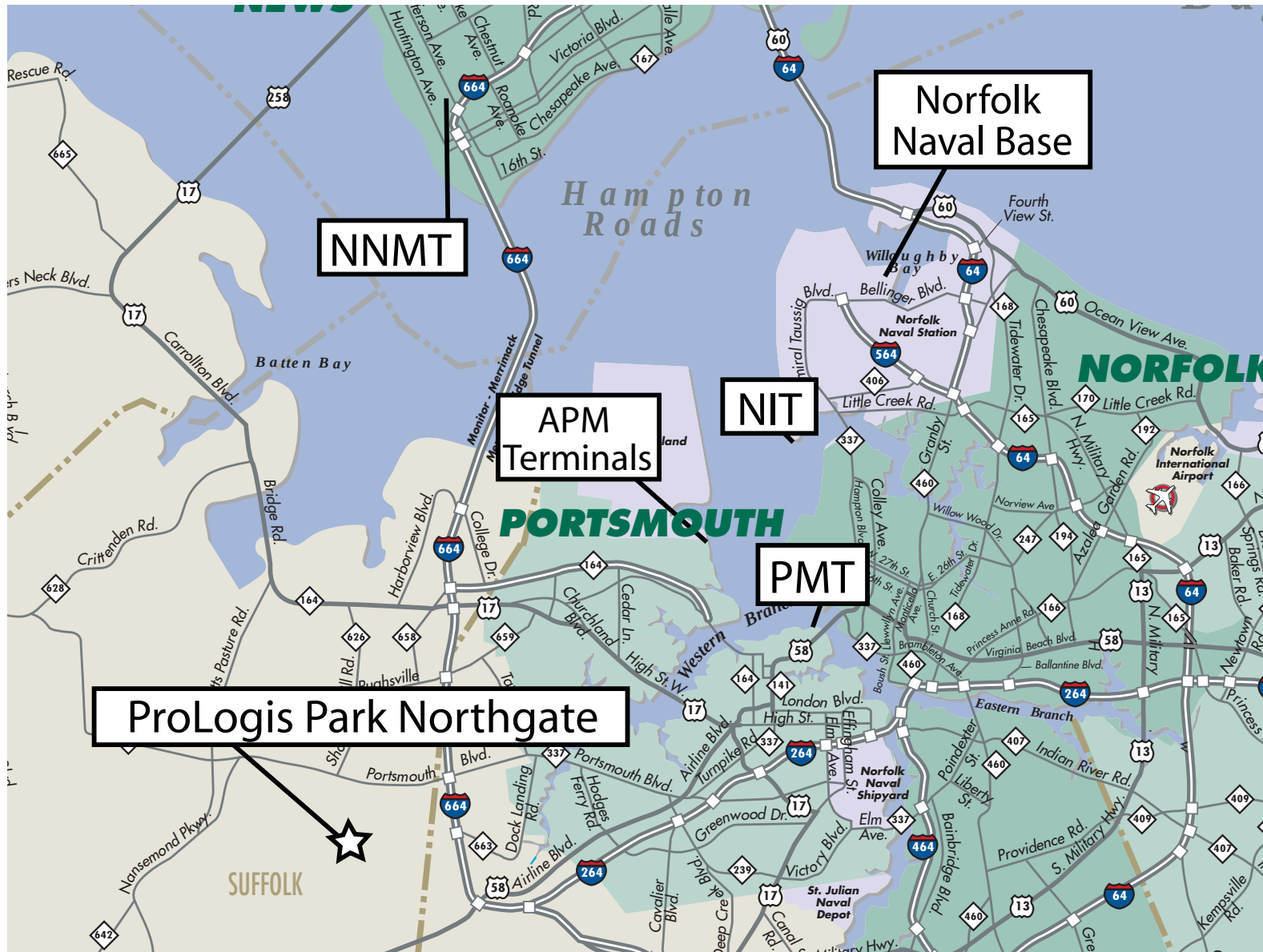


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Hampton Roads Map



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Building 4 - 154,782 SF, Available Mid 2009



BUILDING SPECIFICATIONS

Site:	± 132.5 Acres
Building Sizes:	± 144,000-770,000 SF Contiguous and divisible
Suite Sizes:	± 20,000 and up
Ceiling Height:	32' minimum clear height
Floor:	6" reinforced concrete, 4000 psi, sealed with 2 coats of lapidolith
Column Spacing:	50' x 50'
Loading:	Four (4) docks (9' x 10') per 10,000 SF with concrete dolly pads. Large drive-in doors (12' x 14')
Electric:	480/277 V - 3 ph. amperage as required
Fire Suppression:	ESFR sprinkler throughout, for storage of class 1 through class IV commodities
Lighting:	T5 High Output/Efficiency Fluorescent fixtures and sky lights
HVAC:	Natural gas heaters in warehouse areas

Ventilation:	Three air changes per hour
Office:	Class A finish to suit
Truck court:	Ample, with depth 130'-185'
Utilities:	Water - City of Suffolk Sewer - HRSD Gas - Columbia Natural Gas Electric - Dominion Virginia Power Telecomm - fiber optics, coax cable, DSL & T1 service through Cox Communications and Verizon
Sustainable Development:	ProLogis the world leader in industrial development, is committed to develop to environmental standards by the US Green Building Council and a LEED certification candidate, ensuring environmentally responsible construction.
Lease Rate:	Call for Rates

Distance to Sea Port Terminals (straight line):

APM Terminals:	7.5 mi	Norfolk International Terminal:	11.5 mi
Portsmouth Marine Terminal:	8.5 mi	Newport News Marine Terminal:	11.5 mi

The proximity of nearby container terminals facilitates very high truck turn volume and freight velocity, for efficiency and user savings!

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