

**FOR LEASE/
OWNERSHIP**

VARIABLE
INVESTMENT
OPPORTUNITY

Virginia ColdDock258

240,000 Square Foot Facility (Planned)
DIVISIBLE SPACE +/- 20,000SF

LEFCOE
DEVELOPMENT
COMPANY

PROPOSED SITE
For Illustrative Purposes Only

Isle of Wight County, Virginia 25415 | Walters Highway (US 258)

PORT OF VIRGINIA: CLASS-A COLD STORAGE

FREEZER, COOLER, PROCESSING, AND DRY SPACE

- Building Size: 240,000 SF
- Clear Height: 32' Minimum
- 85 Installed Dock Doors
- Floor: 7" Reinforced - 4,000 PSI
- Government Compliant Cooling Refrigerant System
- Sprinkler: ESFR
- Abundant Trailer Storage On Site
- Class-A New Construction
- Direct Access to Port of Virginia Marine Terminals
- 30-Minute Distance to Port
- Distance to I-95: 57 miles (via US 460 and/or US 58)
- Limited Traffic impact on US 258
- Direct Access to US 58 - Easier Trucking Route
- Zoning Supports Light Manufacturing, Warehousing, and Distribution Uses
- Virginia Economic Development/Port Incentives

For More Information:

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Virginia ColdDock258

INVESTMENT OPPORTUNITY

STRATEGIC MARKET POSITION

Cold Dock 258 represents a 240,000-square-foot refrigerated warehouse development strategically positioned on Virginia's primary logistics corridors.

- Located 1.5 miles from US 460 and 10 minutes from US 58
- Direct access to the Port of Virginia, the Mid-Atlantic's largest two-way port
- No competing refrigerated storage facilities in the immediate market
- Dominant position in Coastal Virginia's expanding logistics sector

FULLY ENTITLED DEVELOPMENT

The project eliminates development risk through complete regulatory approvals and infrastructure readiness.

- Complete site plan approvals and Virginia Department of Transportation authorization
- 35-acre facility with 170+ truck positions and 85 overhead doors
- Divisible up to 19 insulated refrigerated chambers with flexible configurations from 20,000 square feet
- Infrastructure includes glycol-based refrigeration, generator backup, and parking for 120+ employee vehicles

INVESTMENT STRUCTURE AND RETURNS

Cold Dock 258 qualifies for multiple Virginia incentive programs and offers diverse monetization strategies.

- Virginia Economic Development Partnership Cap Ex/Employment incentives
- Virginia Port Authority TEU-based grants
- Investment options: build-to-suit pre-leasing, third-party logistics, joint ventures
- Construction commences upon 25-50% pre-leasing with 18-month development timeline

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SITE ELEVATIONS



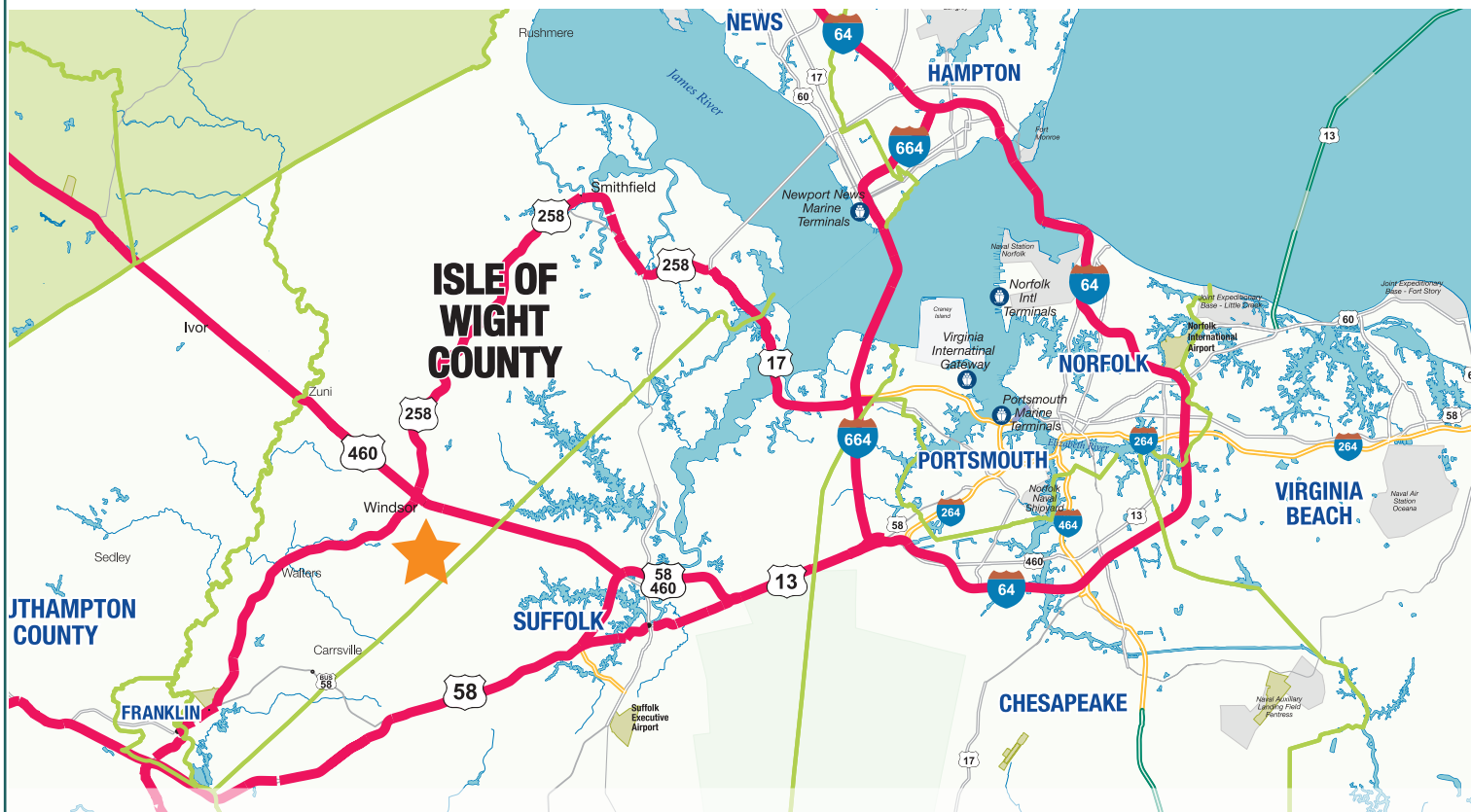
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LOCATION DETAILS



- Short Distance to Port of Virginia
- Highly Efficient Location - Clear Access
- Close Proximity to Major Highway Routes
- Refrigerated Distribution and Cold Storage

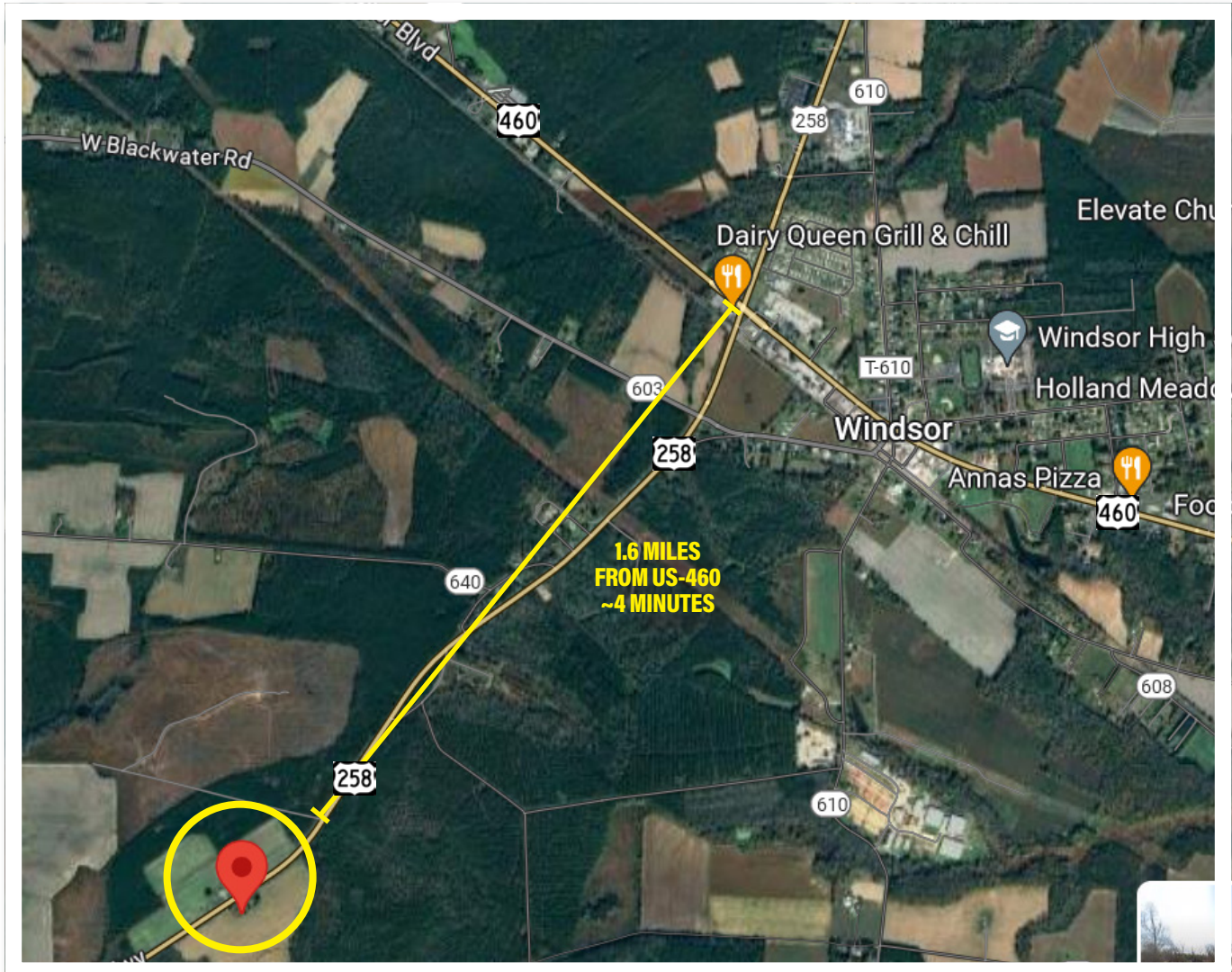
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US 258 - US 460



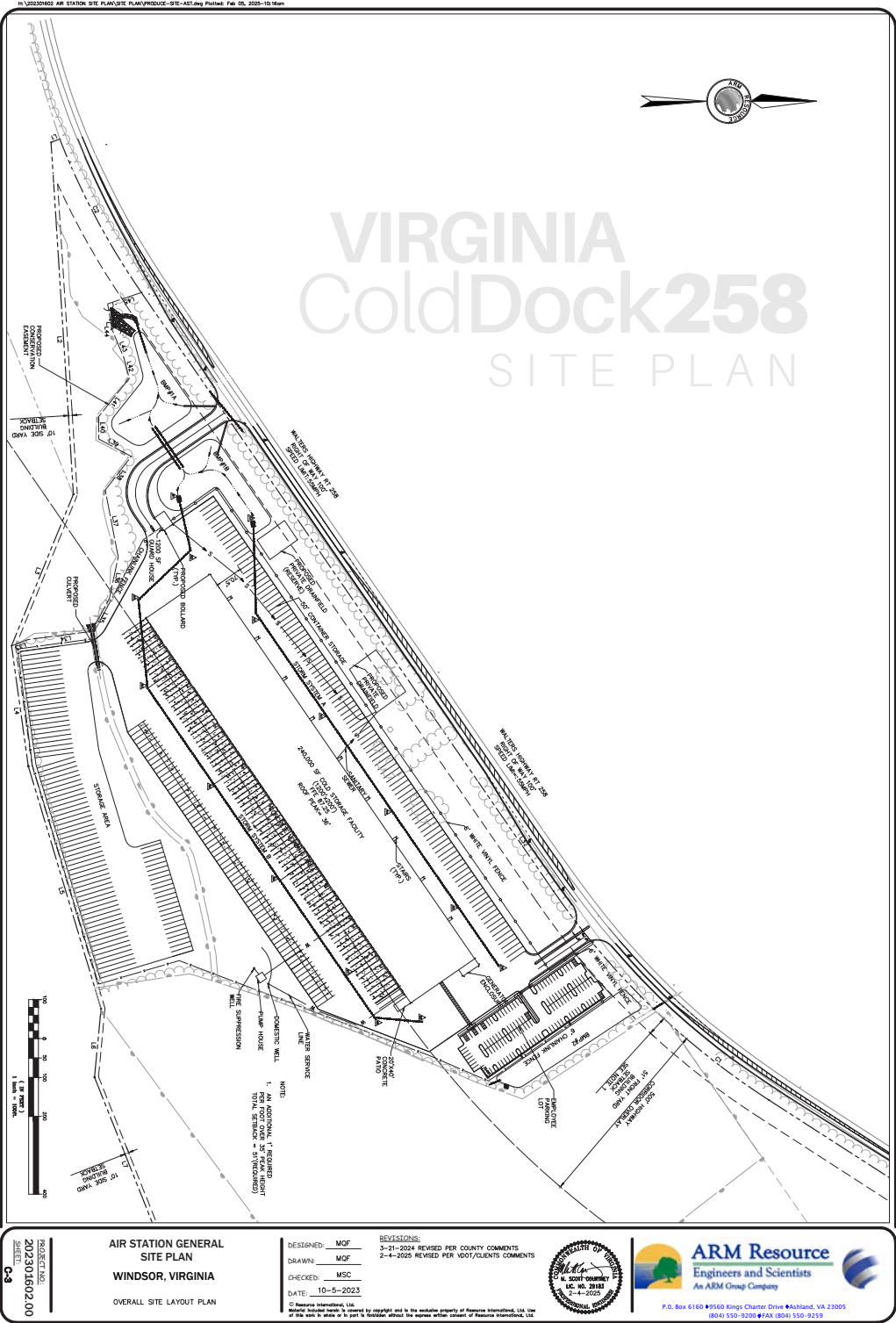
WALTERS HIGHWAY (US 258) LOCATED 1.6 MILES FROM US 460

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SITE PLAN



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Overall floor plan of the building, showing a long rectangular layout with multiple rooms, corridors, and service areas. The plan includes a grid system for room identification and a title block at the bottom.

NOT FOR CONSTRUCTION

REVIEW

QIA PROJECT 22144

SHEET DATE 01/12/20

DESIGNER/ISSUED BY

CHECKED BY

QIA VEHICLE CONTROL PLAN

ORIGINAL MECHANIC PLAN

A1.0

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