



AVAILABLE FOR LEASE
DELIVERING 2025



5 MILLION SF INDUSTRIAL DEVELOPMENT ON OVER 500 ACRES

PORT OF VIRGINIA | SUFFOLK, VA

TARGETED INDUSTRY CLUSTERS:

ADVANCED MANUFACTURING
LIFE SCIENCES
LOGISTICS | PORT OPERATIONS | WAREHOUSING



ROCKEFELLER
GROUP



PROPOSED SITE & BUILDING DETAILS



PROPOSED SITE LAYOUT, SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS



SUFFOLK, VA



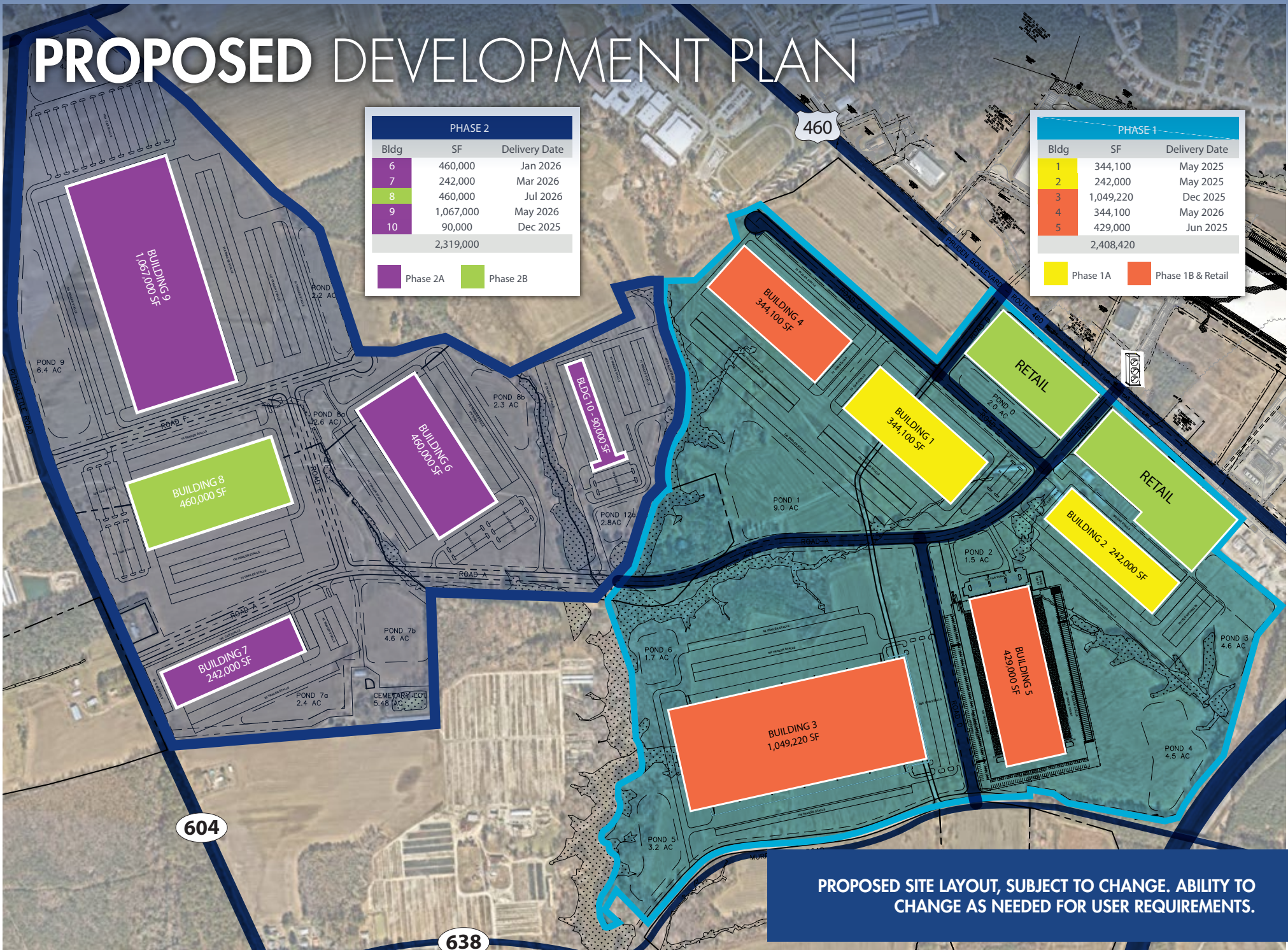
PROPOSED DEVELOPMENT PLAN

PHASE 2		
Bldg	SF	Delivery Date
6	460,000	Jan 2026
7	242,000	Mar 2026
8	460,000	Jul 2026
9	1,067,000	May 2026
10	90,000	Dec 2025
2,319,000		

■ Phase 2A ■ Phase 2B

PHASE 1		
Bldg	SF	Delivery Date
1	344,100	May 2025
2	242,000	May 2025
3	1,049,220	Dec 2025
4	344,100	May 2026
5	429,000	Jun 2025
2,408,420		

■ Phase 1A ■ Phase 1B & Retail



PROPOSED SITE LAYOUT, SUBJECT TO CHANGE. ABILITY TO CHANGE AS NEEDED FOR USER REQUIREMENTS.

TRUCK COURT



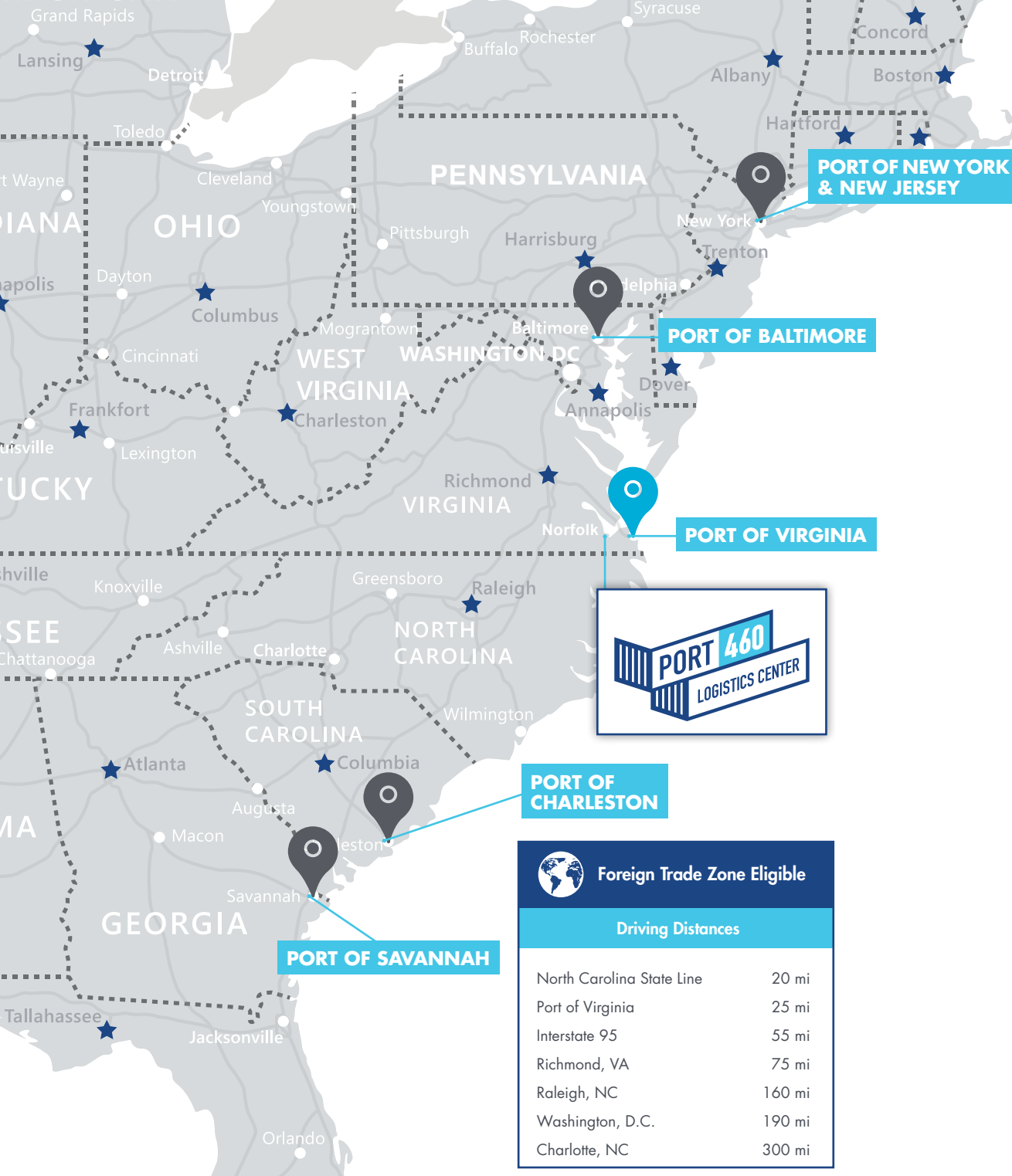
PHASE 1 PROJECT DESCRIPTION

	PHASE 1A		PHASE 1B		
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
Building SF	344,100	242,000	1,049,220	344,100	429,000
Acreage	36	36	93	28	50
Coverage %	0.22	0.15	0.26	0.28	0.20
Building Type	Cross Dock	Rear Load	Cross Dock	Cross Dock	Cross Dock
Clear Height	36'	36'	36'	36'	36'
Dock Doors	100	56	168	100	126
Dock Door Ratio per 1,000 SF	0.30	0.25	0.16	0.30	0.30
Trailer Parking	198	156	393	211	221
Trailer Parking/Dock Door	1.98	2.79	2.34	2.11	1.75
Truck Court Depth	140'	135'	140'	140'	120'
Building Dimensions	370'D x 930'L	260'D x 931'L	670'D x 1566'L	370'D x 930'L	390'D x 1100'L
Column Spacing	56'x50'	52'x50'	56'x50'	56'x50'	56'x50'
Car Parking	170	240	360	72	150

ALL BUILDINGS WILL HAVE:

- Tilt Wall Concrete Construction
- Min 7" Thick Slab with 4,000 PSI
- ESFR Sprinklers
- LED Lighting
- Min 2" Suffolk DPU Water System
- Min 6" Suffolk DPU Sewer System
- Dominion Power
- Verizon, Comcast Fiber
- VA Natural Gas Company Gas
- 6 EV Parking Spaces
- 4 Drive In Doors
- 60' Speed Bays

LOCATION & DISTRIBUTION NETWORKS

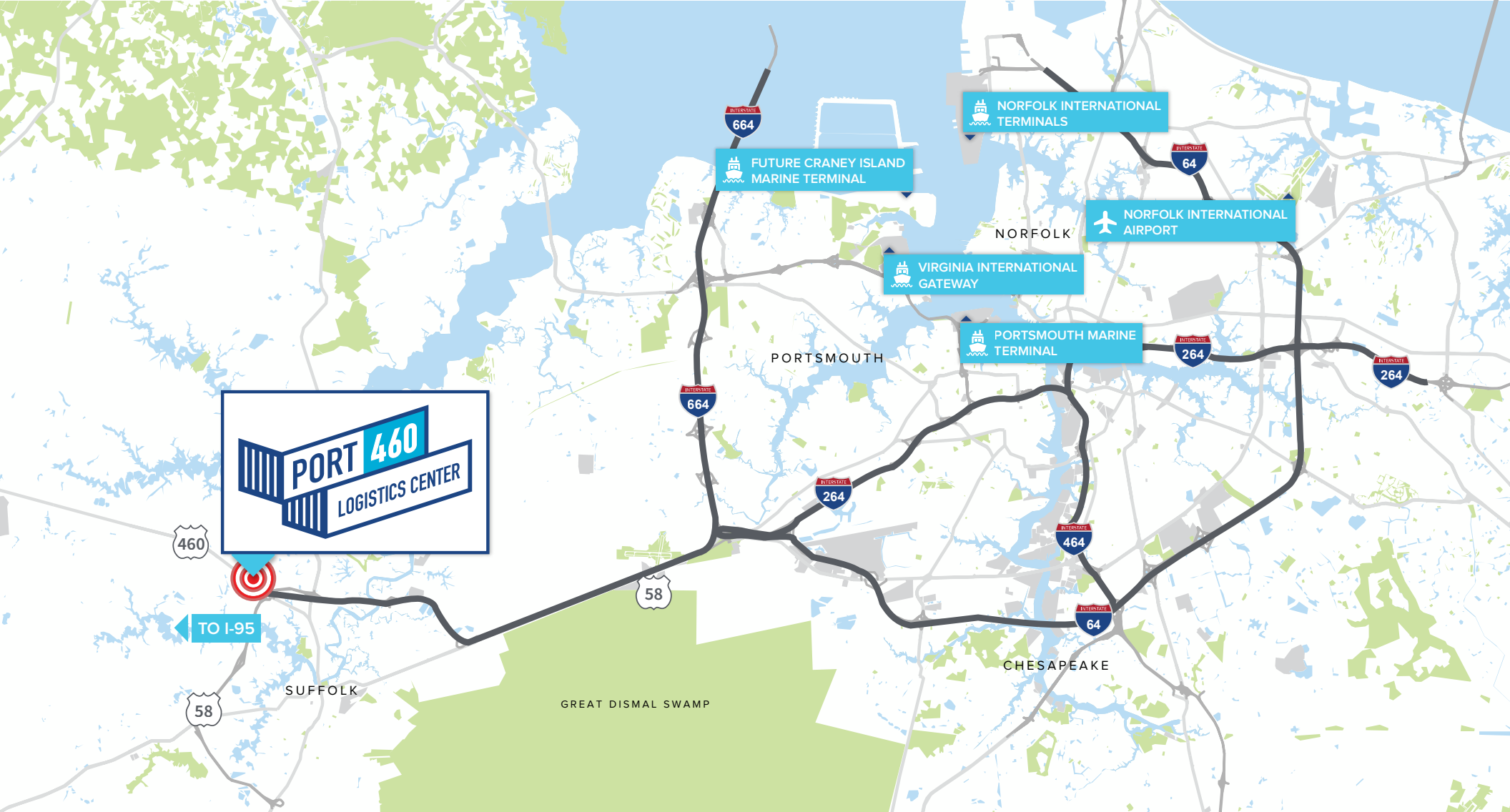


Foreign Trade Zone Eligible

Driving Distances

North Carolina State Line	20 mi
Port of Virginia	25 mi
Interstate 95	55 mi
Richmond, VA	75 mi
Raleigh, NC	160 mi
Washington, D.C.	190 mi
Charlotte, NC	300 mi





HIGHLY CONNECTED LOCATION

Port 460 is advantageously located at the touchpoint of the world-class logistics and distribution infrastructure of the Hampton Roads MSA. Situated directly on US-460, the Project has seamless access to the entire Norfolk region as well as I-85 and I-95, offering extensive connectivity to the major metropolitan areas of the Eastern Seaboard. As the closest development opportunity of scale to the Port of Virginia and its multimodal infrastructure, the Project sits approximately twenty-two (22) miles from the NS/PTI Portlock Terminal and the Norfolk Southern's Lambert's Point Yard, which represent critical access points to the multiple Class I rail networks spanning the Hampton Roads MSA. Moreover, the Project is located twenty-one (21) miles from the Portsmouth Marine Terminal, one of six (6) terminals that constitute the Port of Virginia, one of the largest seaports in the U.S. and the gateway to global commerce for the East Coast.

HAMPTON ROADS/NORFOLK CORPORATE NEIGHBORS



HIGHLY CONNECTED TO MID-ATLANTIC

Located at the new interchange of US-460 and US-58 and just thirteen (13) miles from I-64, the Project presents strong access characteristics and direct connection to the Hampton Roads MSA via a multitude of commercial thoroughfares. Abundant roadways and waterways connect the Project within minutes to the renowned global commerce infrastructure of the Norfolk area, including the Port of Virginia, Norfolk Southern Portlock Yard, Norfolk Southern Lambert's Point Yard, and Norfolk International Airport (ORF).

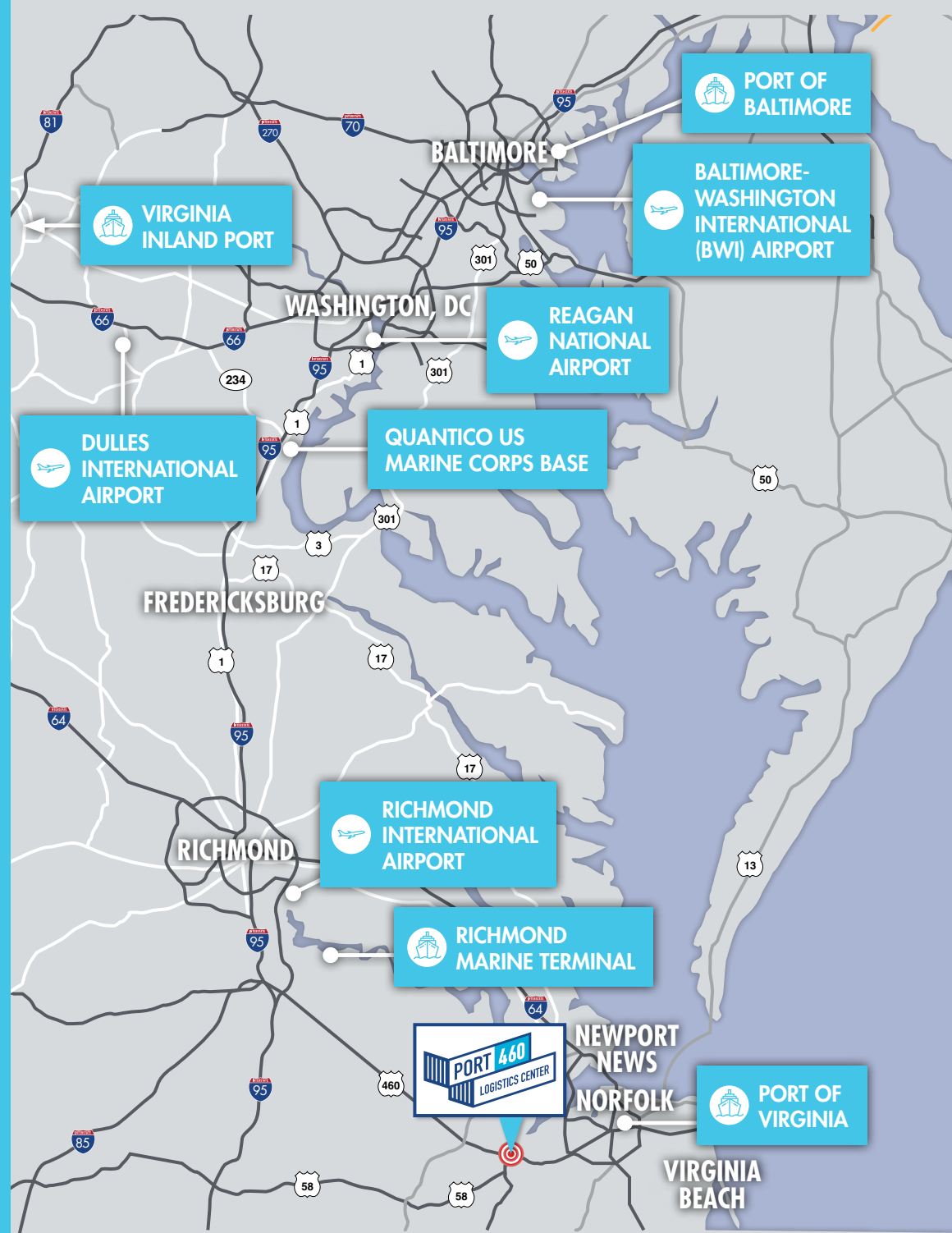
PROXIMITY

US-13/460/58	2 Minutes
I-664	13 Minutes
I-64	14 Minutes
I-264	15 Minutes
US-17	19 Minutes
Norfolk Naval Shipyard	22 Minutes
I-464	26 Minutes
Port of Norfolk	28 Minutes
Norfolk Southern Lambert's Point Yard	29 Minutes
Norfolk Southern PTI Portlock Terminal	30 Minutes
Norfolk International Airport (ORF)	35 Minutes
I-95	1 Hour, 5 Minutes
I-85	1 Hour, 10 Minutes
Richmond, Virginia	1 Hour, 30 Minutes
Raleigh-Durham, North Carolina	2 Hours, 35 Minutes
Washington, D.C.	3 Hours, 15 Minutes
Greensboro, North Carolina	3 Hours, 35 Minutes
Baltimore, Maryland	3 Hours, 45 Minutes
Charlotte, North Carolina	4 Hours, 30 Minutes
Philadelphia, Pennsylvania	4 Hours, 50 Minutes

ACCESS TO THE HAMPTON ROADS MSA

Situated at the midpoint of the Eastern Seaboard, the Hampton Roads MSA has emerged as a major commercial, industrial, and defense hub along the Atlantic Coast, boasting one of the largest concentrations of defense manufacturing and military installations.

The epicenter of the Hampton Roads economy is the Port of Virginia – a collection of six (6) rail-served port terminals that employ over 400,000 people and function collectively as the leading East Coast gateway for global shipping and commerce.



MATAN COMPANIES OVERVIEW

With over 27 million square feet of assets existing, under construction or in production, Matan is one of the Mid-Atlantic's premier owner/operators.

DEVELOPMENT

With over 5 million square feet of Class A warehouse space, bioresearch facilities, and office space successfully brought to market, Matan's development team knows how to deliver multimillion-dollar projects on time and on budget.

ASSET MANAGEMENT

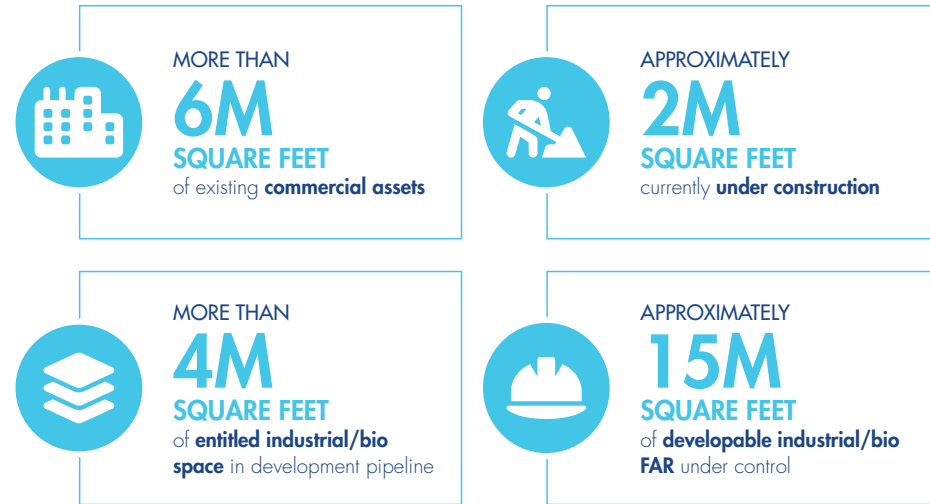
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

LEASING

Matan's approach to integrated leasing services fits each tenant's individual goals. Count on their leasing specialists to be there at every step from the initial showing through negotiations, tenant improvement coordination, expansions, and lease renewals. Thanks to a lack of bureaucracy and the expertise of their market-savvy brokers, Matan makes decisions in days rather than weeks.

PROPERTY MANAGEMENT

Matan vigilantly meets the day-to-day needs of each property while keeping an eye on opportunities to maximize operational efficiencies and create quality tenant experiences.



HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 6 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management





LEASING

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