

XDOCK 258

120,000 Sq. Ft. Cross Dock Facility
1 mile from US 460

Walters Highway (Route 258)
Isle of Wight County, Virginia



LEFCOE
DEVELOPMENT COMPANY

Kevin Lefcoe
757-576-4708
klefcoe@davlef.com
1206 Laskin Road
Virginia Beach, VA 23451

SITE ELEVATIONS

3D VIEW APPROACH FROM EAST ON 258

3D VIEW APPROACH FROM WEST ON 258

3D VIEW FACILITY MAIN ENTRANCE

PROPERTY DESCRIPTION

Building Size 120,000 SF

Clear Height 28' minimum

Column Spacing Clear, **No Columns**

Dock Doors 170 installed (85 each side of building)

Drive-Ins Four (12x14 drive-in doors)

Floor 7" unreinforced 4000 psi

Truck Court 195' depth on each side of the building

Sprinkler ESFR

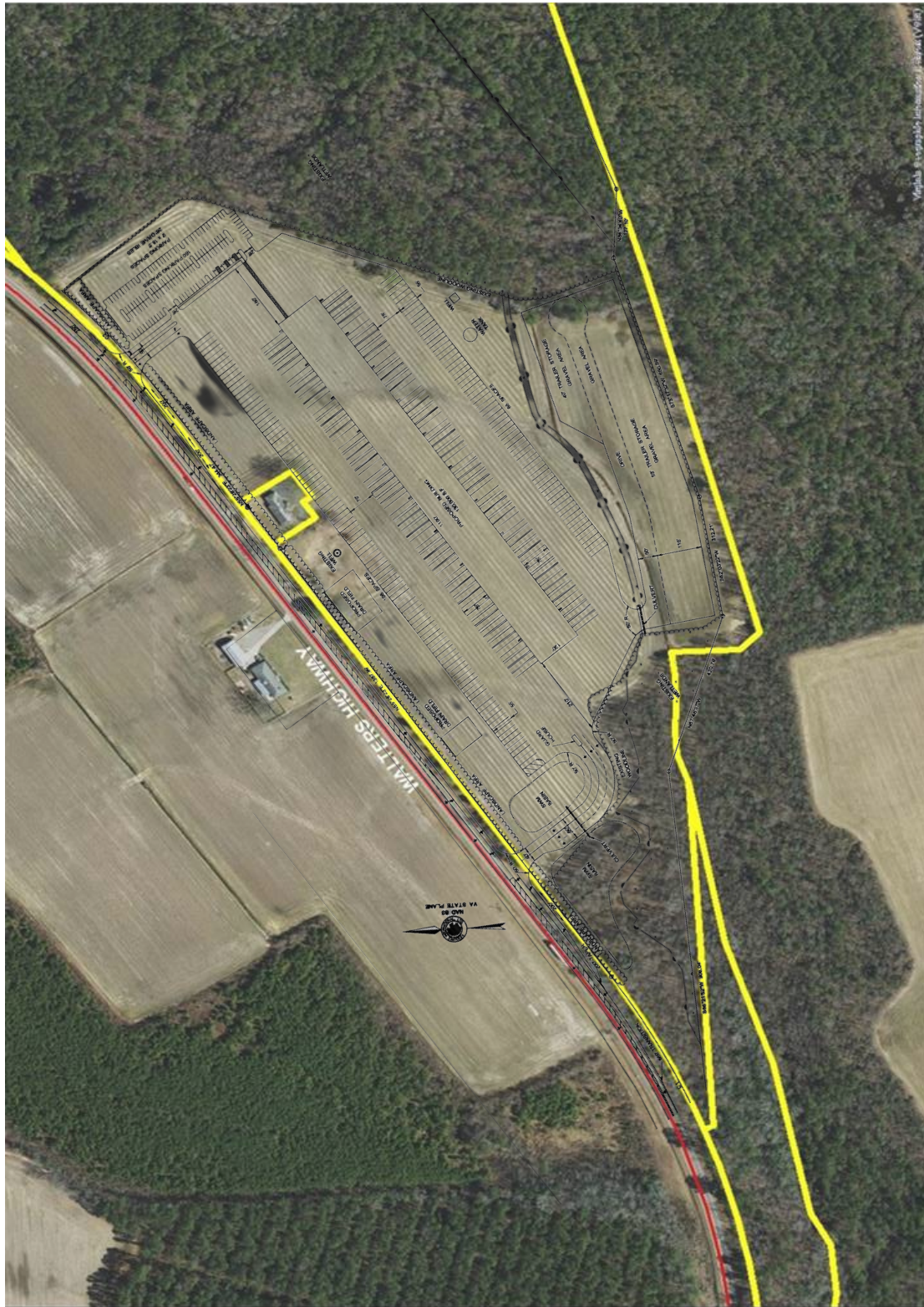
Trailer Parking 300 (+/-) trailer storage on site

Employee Parking 120 auto spaces

- Class A New Construction
- Distance to port (30 minutes)
- Distance to I-95 57 miles (via us 460 and/or us 58)
- Low traffic impact on US 258
- Direct Access to Port of Virginia Marine Terminals
- Zoning supports light manufacturing, warehousing, and distribution uses

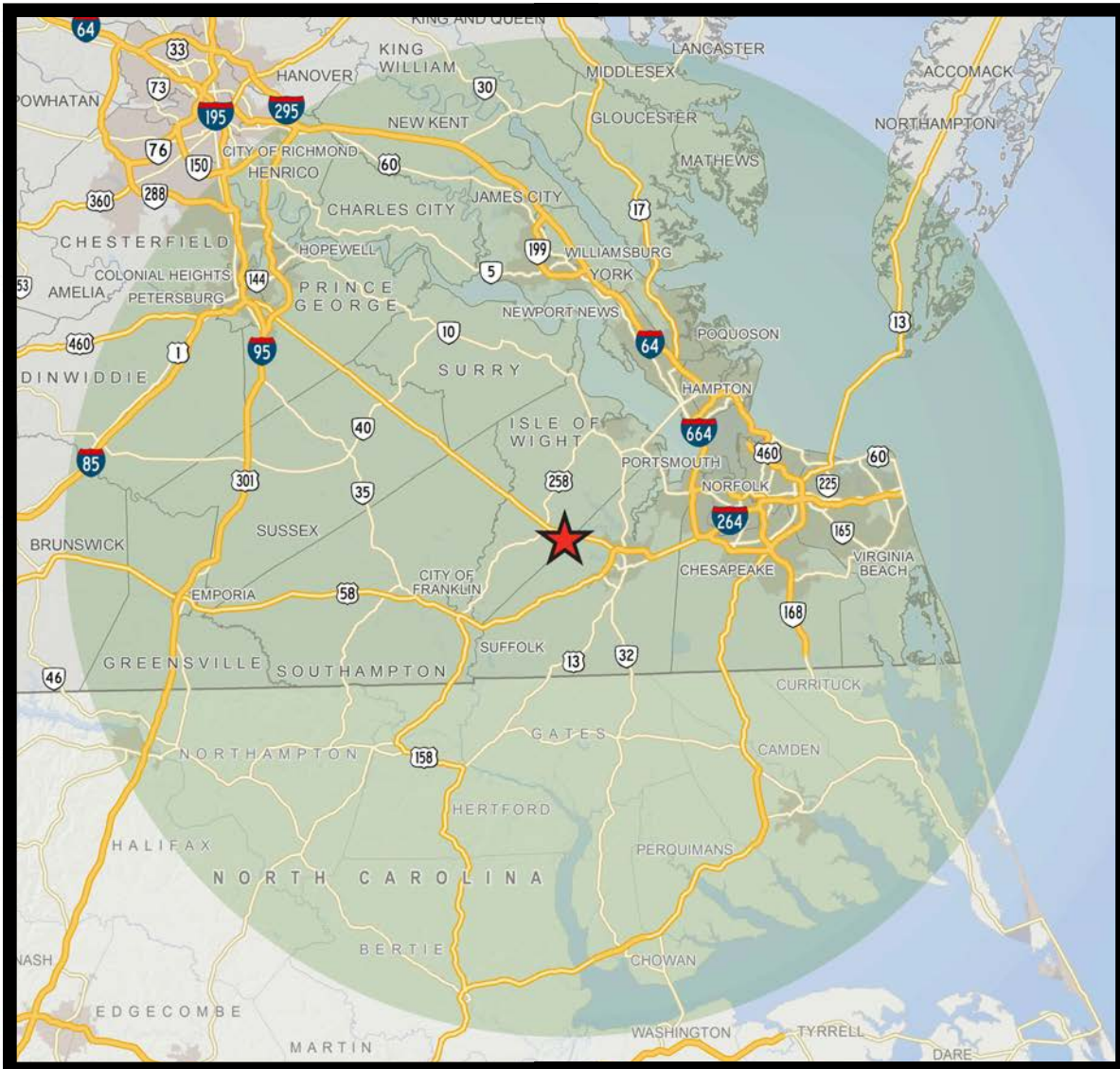


CONCEPTUAL LAYOUT



Shirley T. Holland Intermodal Park

Isle of Wight



Demographic and Workforce Statistics 60 Mile Radius

Total Population:	2,257,223
Predicted 5-Year Pop. Growth:	2.99%
Persons Aged 15-44:	1,073,519
Total Labor Force:	1,083,566
Unemployment Rate:	4.68%
Underemployment Rate:	12.45%
Manufacturing Workforce:	74,483

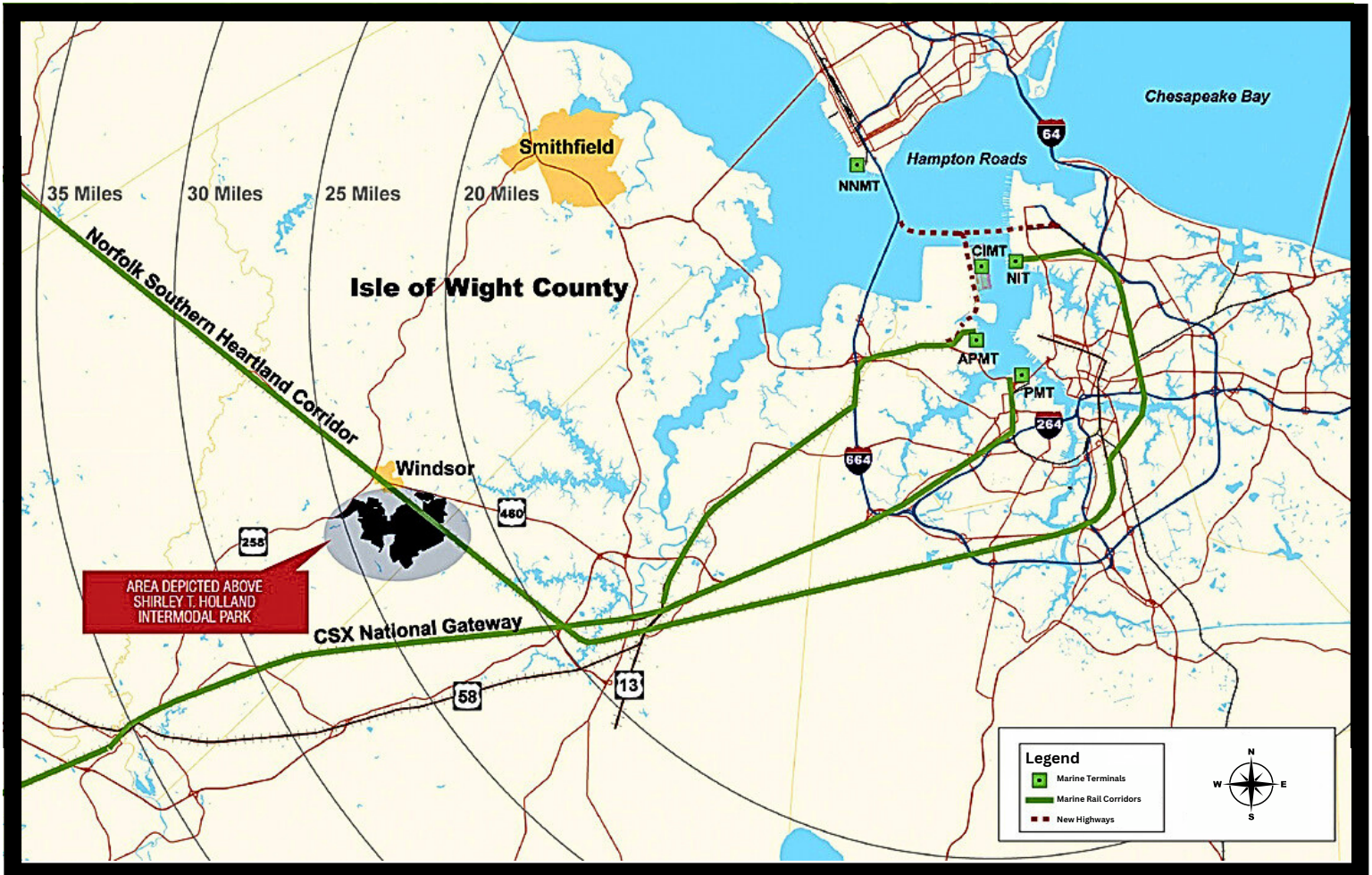
- 60 Mile Radius
- Urban Area
- Interstate
- U.S. Highway
- Virginia Highway



Bureau of Labor Statistics; Economic Modeling Specialists International
ESRI 2015; © Virginia Economic Development Partnership 2016; 9/16/2016



Hampton Roads Freight Network



DEVELOPMENT TEAM

LEFCOE
DEVELOPMENT COMPANY

Kevin Lefcoe

 **WoodardGroup**

Keith Woodard | Brian Bolger

resource 
INTERNATIONAL

M. Scott Courtney, PE

**COVINGTON
HENDRIX
ANDERSON**
ARCHITECTS
www.covingtonhendrix.com

Jonathan Covington, AIA

XDOCK258

