



For Lease

460 Commerce Center

12375 William A. Gwaltney Way
Windsor, VA 23487

Under Construction

Q3 2025 Delivery

New Light Manufacturing & Distribution Building

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- Class A New Construction
- Potential Incentives:
 - Virginia Enterprise Zone
 - Foreign Trade Zone #20
 - Port of Virginia Economic and Infrastructure Development Grant Program
 - Economic Development Incentive Grant (EDIG)
- Direct Access to Port of Virginia Marine Terminals
- Zoning supports light manufacturing, warehousing, and distribution uses

Property Overview

Building Size	±352,000 SF
Clear Height	36' minimum
Column Spacing	±55' x 50' with 60' Loading Bays
Configuration	Cross Dock, ±1,100' x 320'
Dock Doors	80 installed (40 each side of building) / 36 Future (Knock-Outs) 24 with pit levelers 40 with edge of door levelers 16 with bumpers
Drive-Ins	Two (2) 12' x 14' drive-in doors
Floor	7" unreinforced 4000 psi
Truck Court	130' depth on each side of the building
Sprinkler	ESFR
Lighting	LED with motion sensors, 30FC
Electrical	4000 amp, 480V, 3-phase
Trailer Parking	±75 spaces / ±60 future spaces
Employee Parking	±58 auto spaces / ±29 future spaces

Shirley T. Holland Intermodal Park

460 Commerce Center is located within Shirley T. Holland Intermodal Park, a 1,200 acre county-owned industrial park, home to over 1.6 million square feet of buildings, including Keurig Dr Pepper (±330,000 SF), Safco Products Company (±302,000 SF) and World Market's Virginia Distribution Center (±1,002,614 SF).

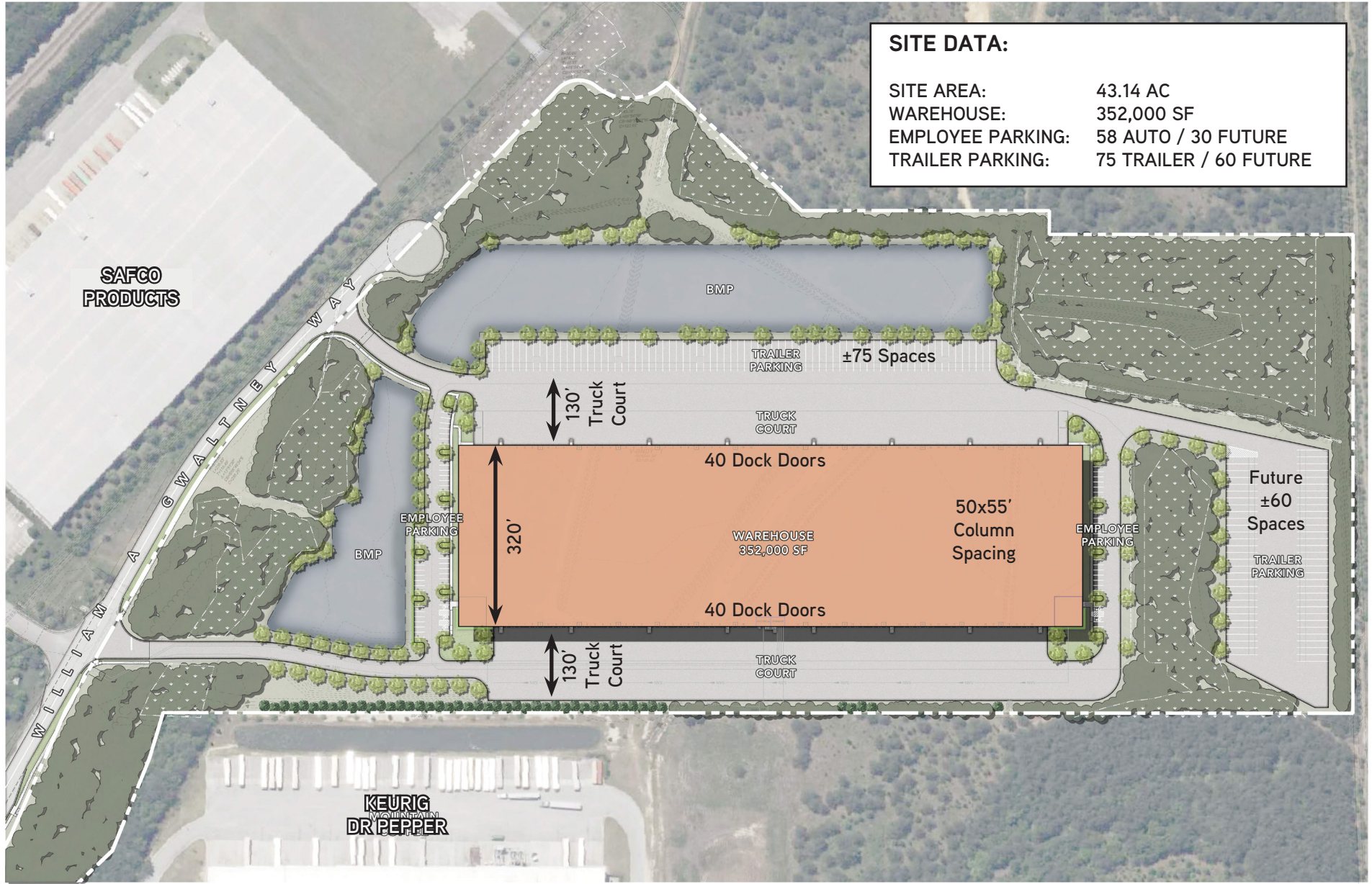
The park provides easy access to local interstates (30 minutes to I-64 and I-664; 46 miles to I-95). The site is also adjacent to U.S. Route 460 and lies within 5 minutes of U.S. Route 58.

Utilities

- Electricity: Dominion Energy
- Natural Gas: Columbia Gas of Virginia
- Water & Sewer: Isle of Wight County
- Fiber / Broadband: Verizon & Spectrum

Site Plan

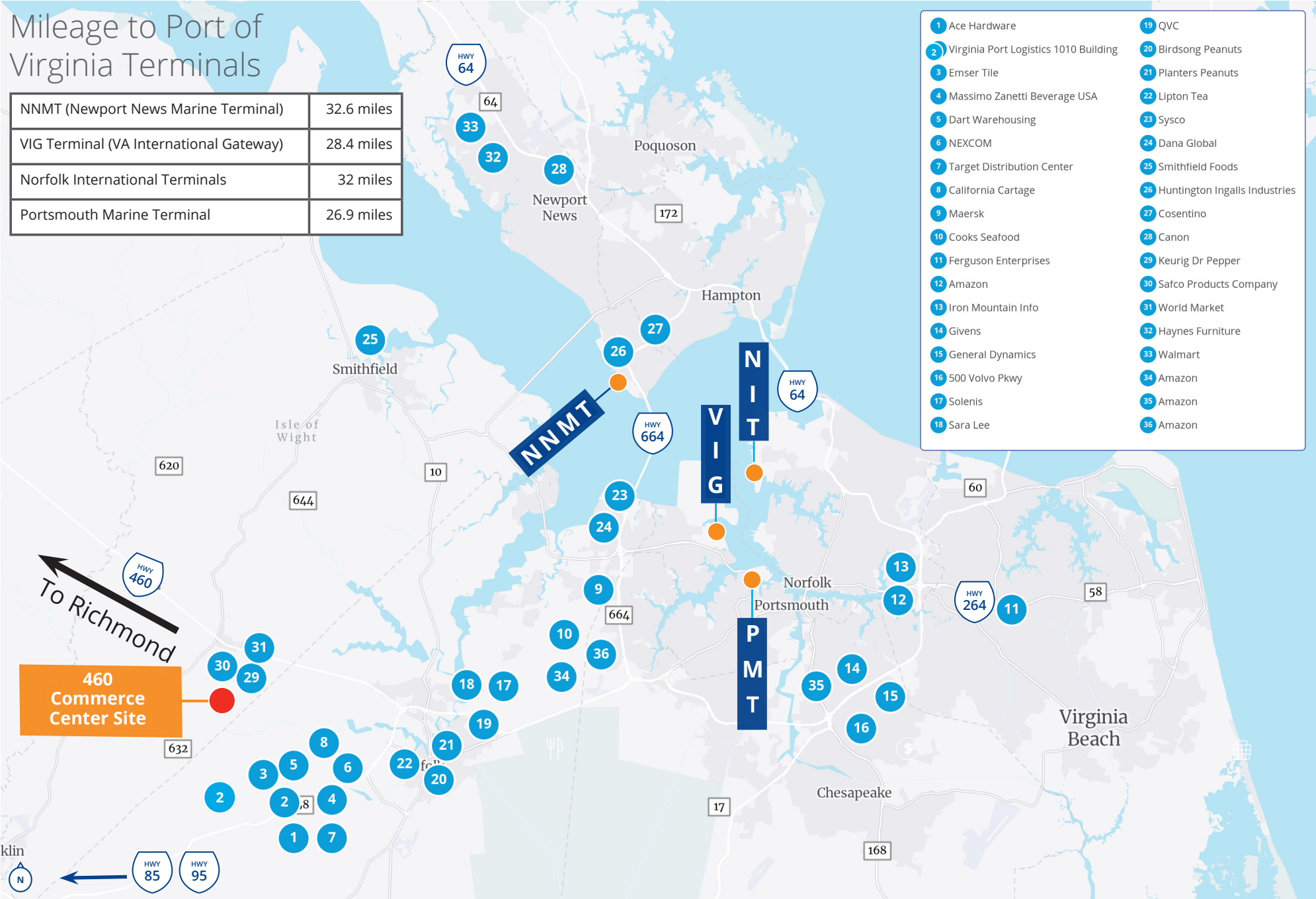
460 Commerce Center



Area Map

Mileage to Port of Virginia Terminals

NNMT (Newport News Marine Terminal)	32.6 miles
VIG Terminal (VA International Gateway)	28.4 miles
Norfolk International Terminals	32 miles
Portsmouth Marine Terminal	26.9 miles



- 1 Ace Hardware
- 2 Virginia Port Logistics 1010 Building
- 3 Emser Tile
- 4 Massimo Zanetti Beverage USA
- 5 Dart Warehousing
- 6 NEXCOM
- 7 Target Distribution Center
- 8 California Cartage
- 9 Maersk
- 10 Cooks Seafood
- 11 Ferguson Enterprises
- 12 Amazon
- 13 Iron Mountain Info
- 14 Givens
- 15 General Dynamics
- 16 500 Volvo Pkwy
- 17 Solenis
- 18 Sara Lee
- 19 QVC
- 20 Birdsong Peanuts
- 21 Planters Peanuts
- 22 Lipton Tea
- 23 Sysco
- 24 Dana Global
- 25 Smithfield Foods
- 26 Huntington Ingalls Industries
- 27 Cosentino
- 28 Canon
- 29 Keurig Dr Pepper
- 30 Safco Products Company
- 31 World Market
- 32 Haynes Furniture
- 33 Walmart
- 34 Amazon
- 35 Amazon
- 36 Amazon

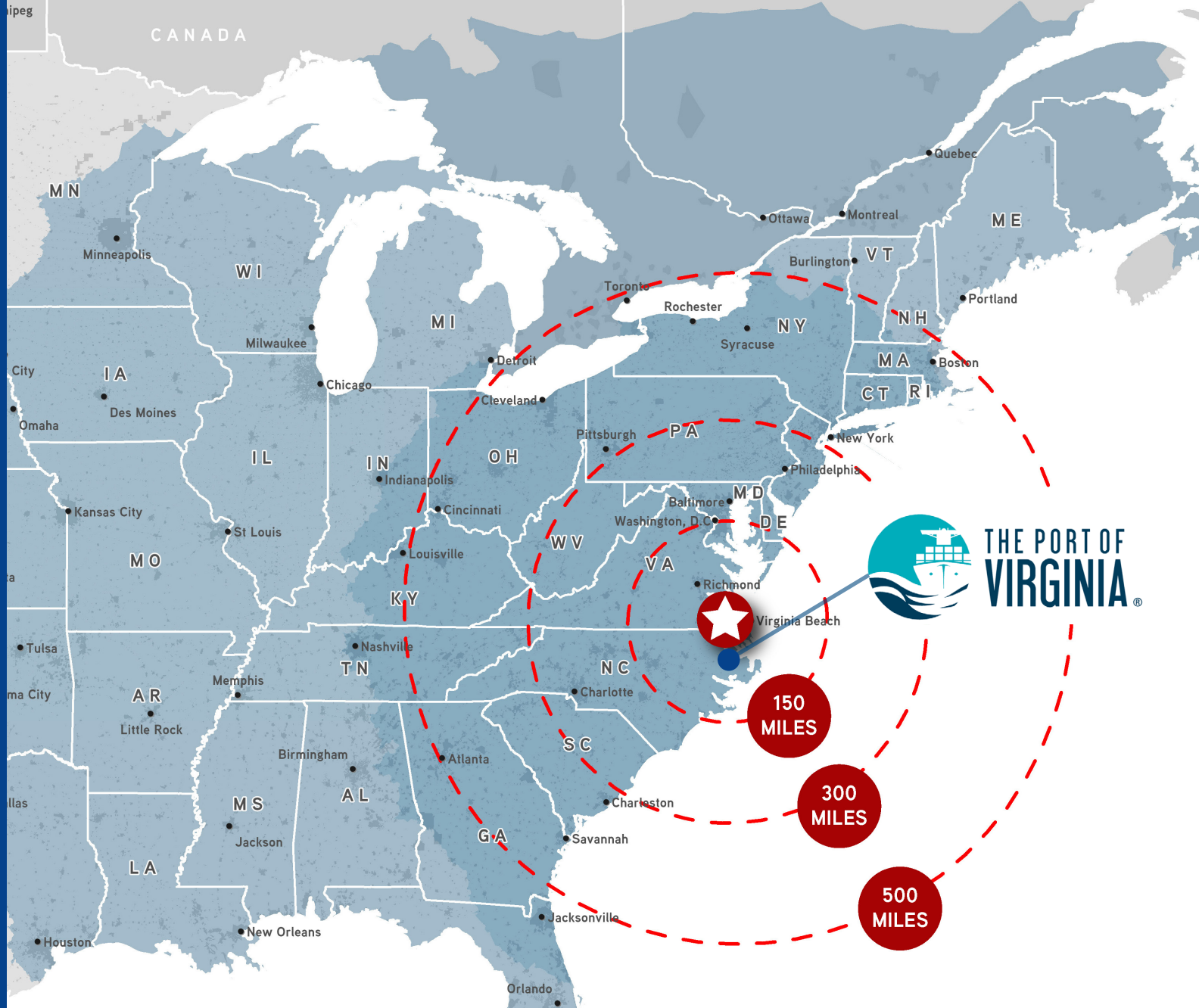


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