

# For Lease | Q3 2025 460 Commerce Center

Construction Progress as of 03/31/2025

## New Light Manufacturing & Distribution Building

12375 William A. Gwaltney Way | Windsor, VA

- 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



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# Property Overview

Building Size	±352,000 SF
Office Space	2,684 SF spec office space to be delivered with Base Building
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) 24 with pit levelers 36 Future (Knock-Outs)
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	±87 auto 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.

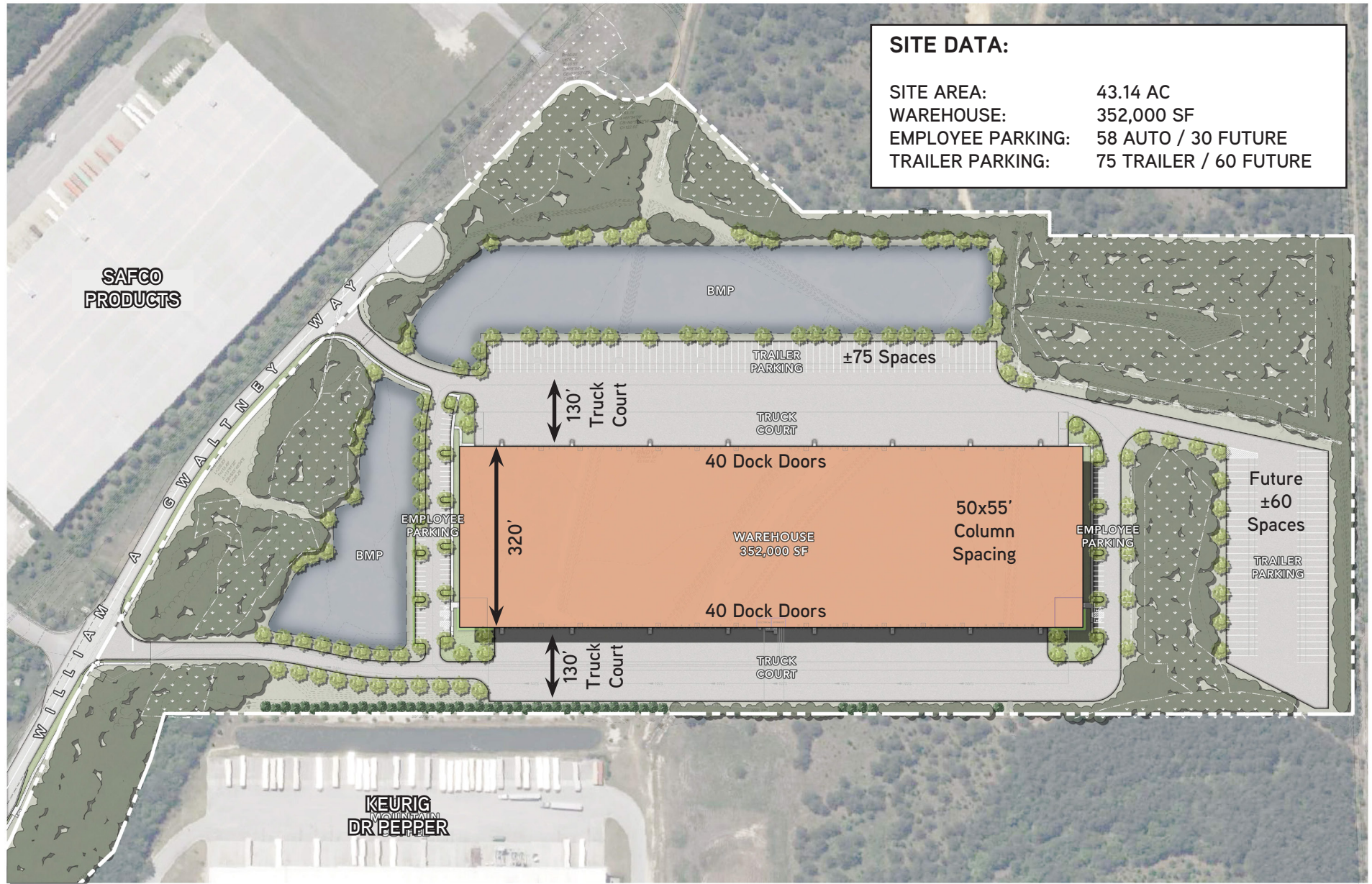
## Utilities

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

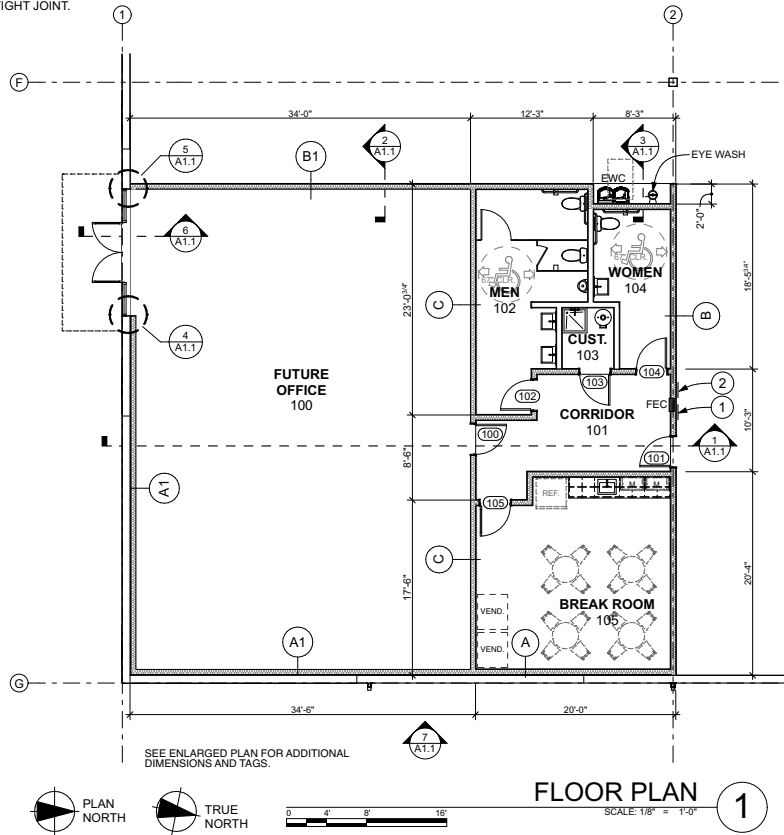


# Site Plan

460 Commerce Center



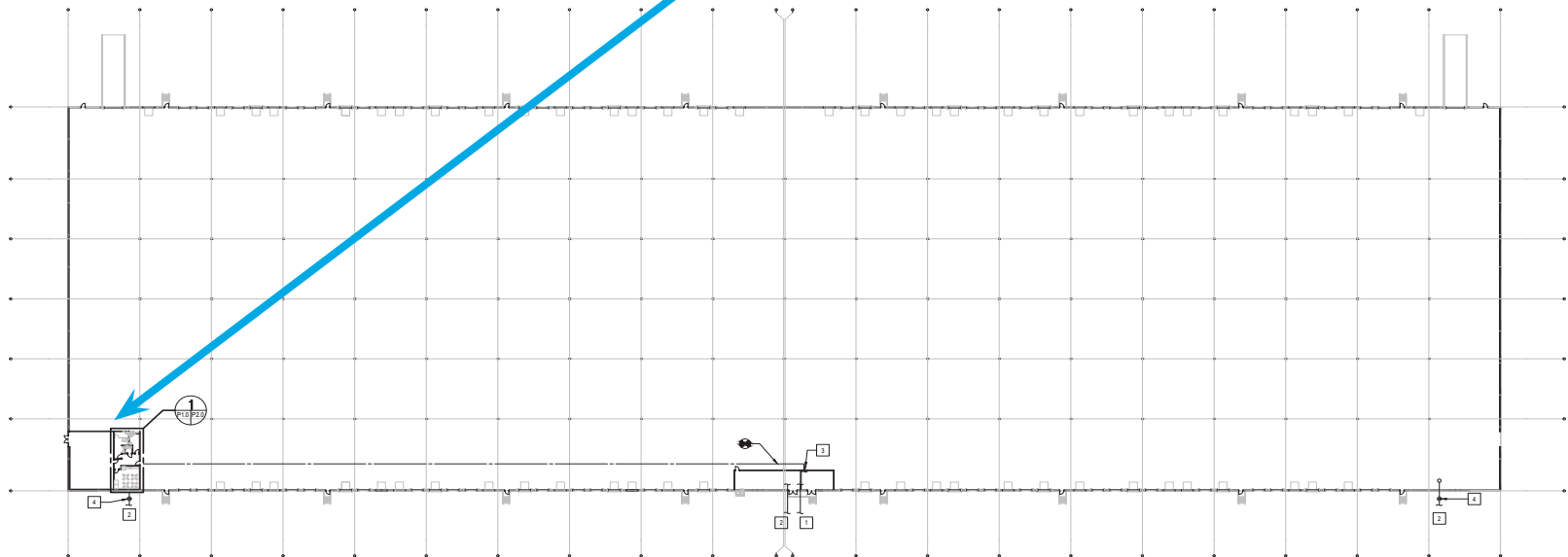
WITH APPROPRIATE SEALANTS TO PROVIDE A  
EATHERTIGHT JOINT.



# Spec Office

## 460 Commerce Center

Location ±2,684 SF Office Space



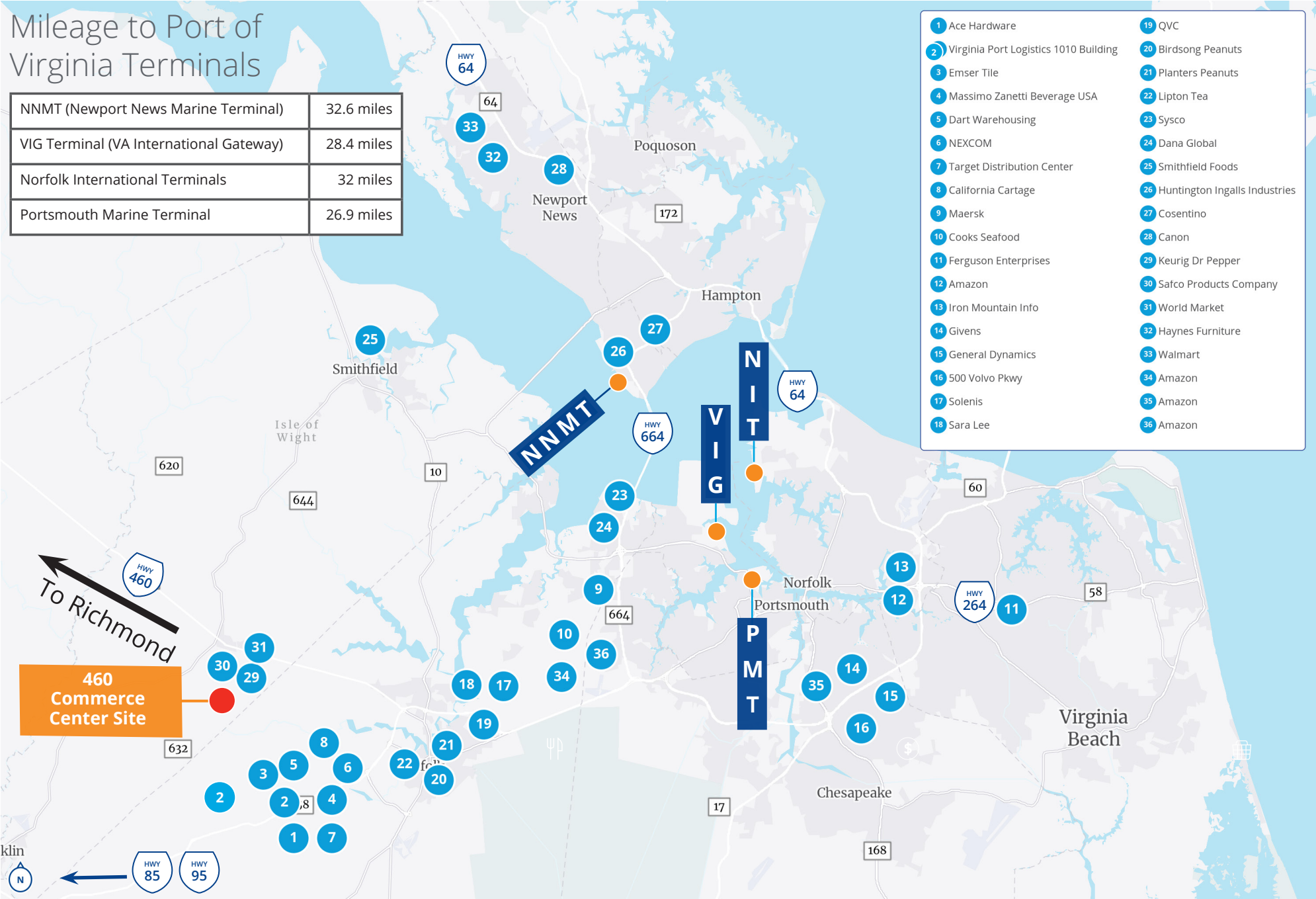
OVERALL PLUMBING PLAN  
SCALE: 1/32" = 1'-0"



# 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



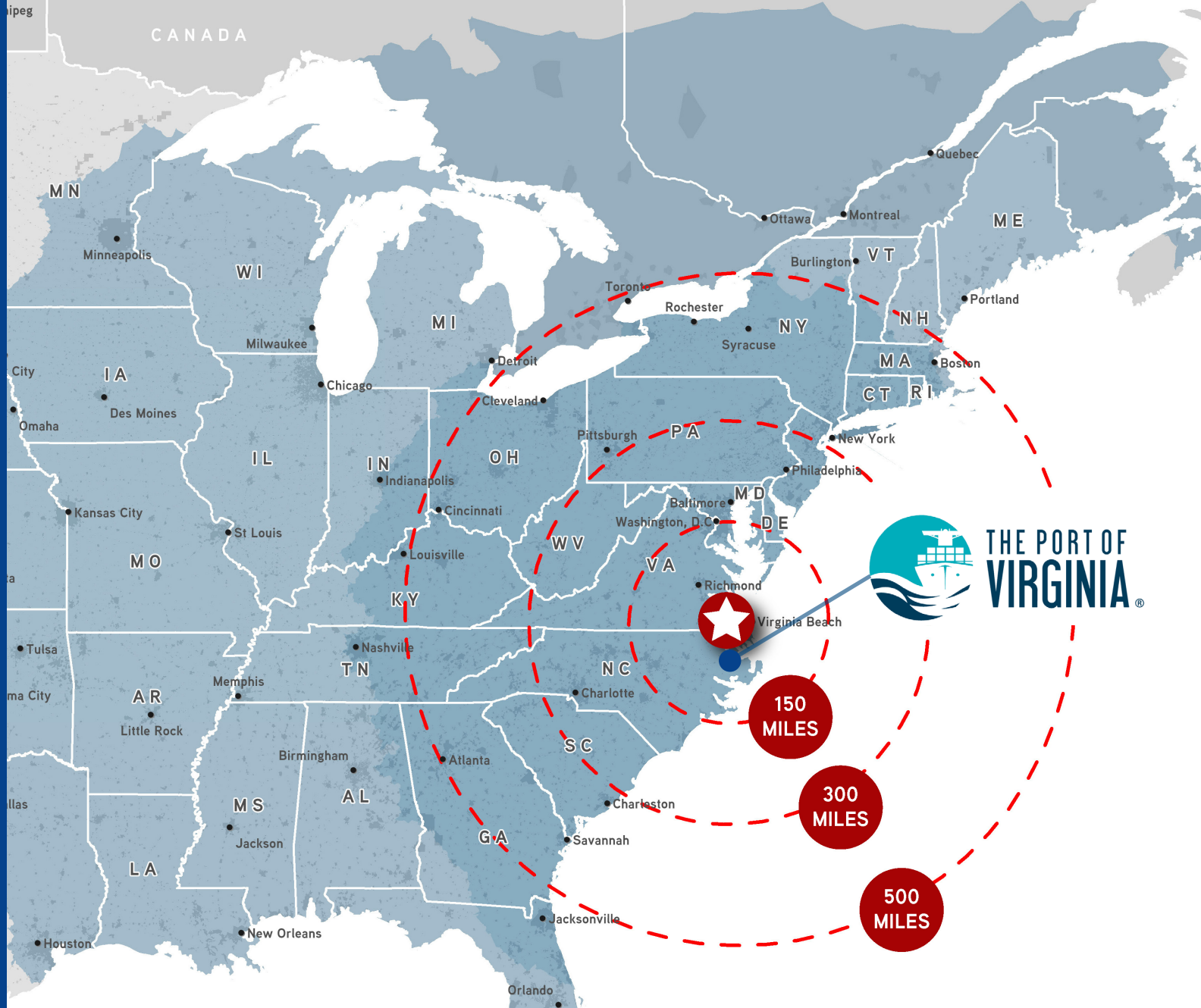


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