

LOVETT  
**64**  
COMMERCE CENTER

**2.24 MSF** / CLASS A INDUSTRIAL PARK



 CUSHMAN &  
WAKEFIELD

THALHIMER

LOVETT  
INDUSTRIAL



# SITE OVERVIEW



 THE PORT OF VIRGINIA  
52 MILES



# BUILDING SPECS



## PHASE 1

| BUILDING 1               |             | BUILDING 2               |               | BUILDING 3               |               | BUILDING 4               |             |
|--------------------------|-------------|--------------------------|---------------|--------------------------|---------------|--------------------------|-------------|
| <b>BUILDING SIZE:</b>    | 221,000 SF  | <b>BUILDING SIZE:</b>    | 436,240 SF    | <b>BUILDING SIZE:</b>    | 1,006,880 SF  | <b>BUILDING SIZE:</b>    | 273,000 SF  |
| <b>DIMENSIONS:</b>       | 250' X 884' | <b>DIMENSIONS:</b>       | 410' X 1,064' | <b>DIMENSIONS:</b>       | 620' X 1,624' | <b>DIMENSIONS:</b>       | 325' X 840' |
| <b>COLUMN SPACING:</b>   | 48' X 56'   | <b>COLUMN SPACING:</b>   | 48' X 56'     | <b>COLUMN SPACING:</b>   | 50' X 56'     | <b>COLUMN SPACING:</b>   | 53' X 56'   |
| <b>LOADING:</b>          | Front Load  | <b>LOADING:</b>          | Cross Load    | <b>LOADING:</b>          | Cross Load    | <b>LOADING:</b>          | Rear Load   |
| <b>TRUCK COURT:</b>      | 135'        | <b>TRUCK COURT:</b>      | 135'          | <b>TRUCK COURT:</b>      | 135'          | <b>TRUCK COURT:</b>      | 135'        |
| <b>AUTO STALLS:</b>      | 127         | <b>AUTO STALLS:</b>      | 379           | <b>AUTO STALLS:</b>      | 910           | <b>AUTO STALLS:</b>      | 167         |
| <b>TRAILER STALLS:</b>   | 177         | <b>TRAILER STALLS:</b>   | 223           | <b>TRAILER STALLS:</b>   | 373           | <b>TRAILER STALLS:</b>   | 58          |
| <b>CLEAR HEIGHT:</b>     | 36'         | <b>CLEAR HEIGHT:</b>     | 36'           | <b>CLEAR HEIGHT:</b>     | 40'           | <b>CLEAR HEIGHT:</b>     | 36'         |
| <b>DOCK LOADING:</b>     | 44          | <b>DOCK LOADING:</b>     | 120           | <b>DOCK LOADING:</b>     | 170           | <b>DOCK LOADING:</b>     | 44          |
| <b>DRIVE-IN LOADING:</b> | 2           | <b>DRIVE-IN LOADING:</b> | 4             | <b>DRIVE-IN LOADING:</b> | 6             | <b>DRIVE-IN LOADING:</b> | 2           |
| <b>DELIVERY:</b>         | 2025        | <b>DELIVERY:</b>         | 2025          | <b>DELIVERY:</b>         | 2025   2026   | <b>DELIVERY:</b>         | 2025   2026 |

### PROPERTY OFFERINGS FOR ALL BUILDINGS

TILT-CONCRETE  
CONSTRUCTION

60'  
SPEED BAYS

LED  
LIGHTING

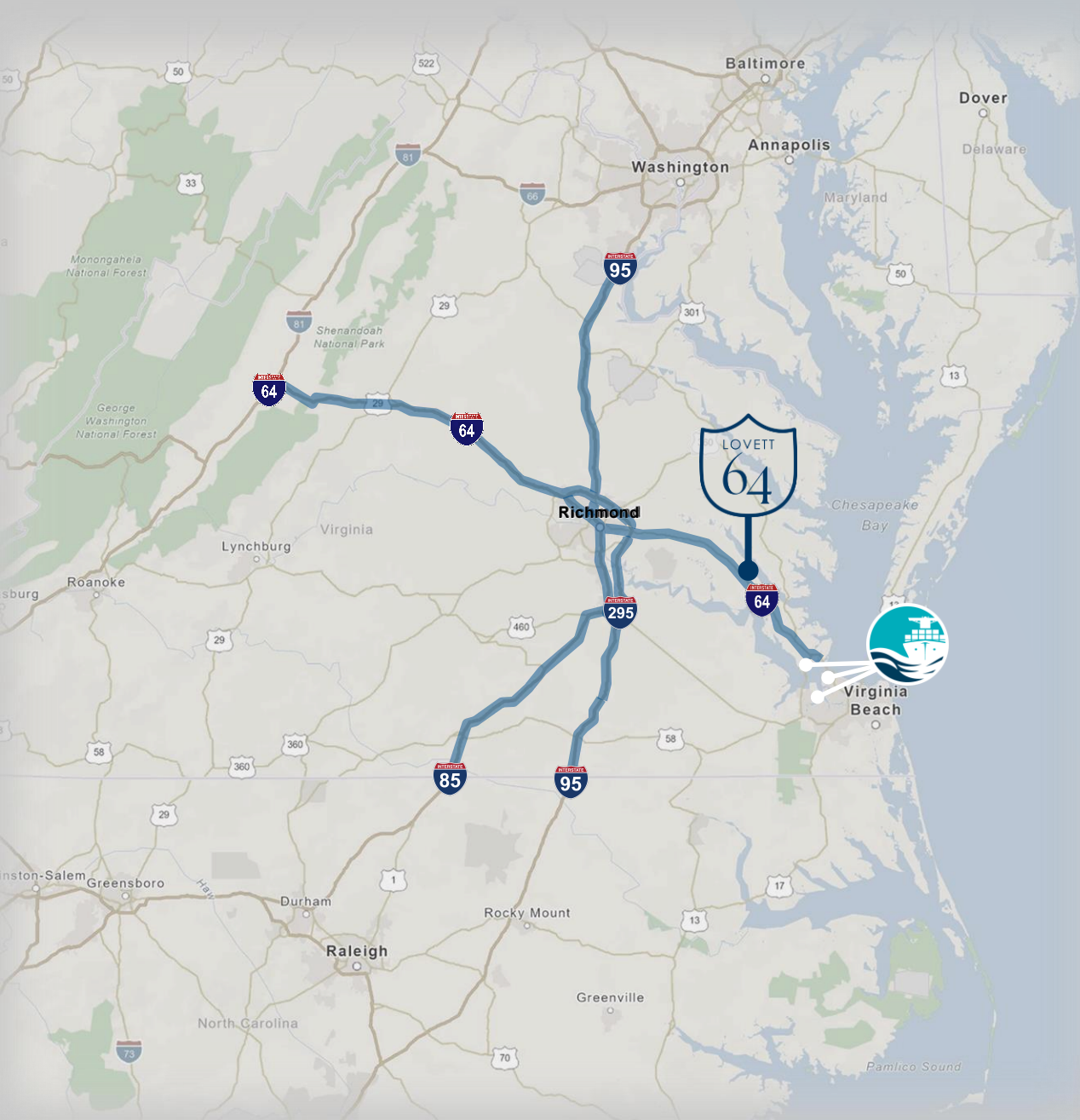
ESFR  
SPRINKLER

3-PHASE POWER  
4,000 AMPS  
(EXPANDABLE)

6" - 8"  
CONCRETE SLAB

45-MIL TPO ROOF  
R-30 INSULATION

# STRATEGIC MID-ATLANTIC LOCATION



**Lovett 64 Commerce Center** is situated in upper James City County midway between Hampton Roads and Richmond MSAs with a combined total population of over 3.1 million full time residents.

## Port of Virginia Terminals

|                               |          |
|-------------------------------|----------|
| Richmond Marine Terminal      | 41 Miles |
| Newport News Marine Terminals | 43 Miles |
| Norfolk Int'l Terminals       | 52 Miles |
| Virginia Int'l Gateway        | 55 Miles |

## Interstate System

|       |          |
|-------|----------|
| I-295 | 26 Miles |
| I-95  | 37 Miles |
| I-85  | 55 Miles |

## Key Cities

|               |           |
|---------------|-----------|
| Richmond, VA  | 37 Miles  |
| Washington DC | 139 Miles |
| Baltimore, MD | 177 Miles |
| Raleigh NC    | 186 Miles |
| Charlotte NC  | 318 Miles |

|                                            |                                             |                                             |
|--------------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>18,374</b><br>Labor Force<br>15 Minutes | <b>103,561</b><br>Labor Force<br>30 Minutes | <b>533,064</b><br>Labor Force<br>45 Minutes |
|--------------------------------------------|---------------------------------------------|---------------------------------------------|



# LOGISTICAL ADVANTAGE

THE PORT OF VIRGINIA



**3.7 MILLION**  
TEUs in 2022



**#2 RANKED**  
Port in North America (2022)  
#1 Ranked (2021)



**3rd LARGEST**  
Port on the East Coast



**55' CHANNEL**  
and Two-way Traffic (2024)

INFRASTRUCTURE IMPROVEMENTS



**\$5.8 BILLION**  
Regional Roadway &  
Transportation Projects



**8 LANES**  
I-64 Hampton Roads Bridge  
Tunnel Expansion (2025)



**\$1.4 BILLION**  
Port of Virginia  
Gateway Investments



**\$650 MILLION**  
Port of Virginia  
NIT North Capacity Expansion  
(Port Capacity 5.8M TEU)





# LOVETT 64 COMMERCE CENTER



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**THALHIMER**

**LOVETT**  
INDUSTRIAL

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