

HAMPTON ROADS, VIRGINIA



CLASS A+ PREMIER INDUSTRIAL DEVELOPMENT

UP TO 726,000 SF

12360 WINDSOR BOULEVARD, WINDSOR, VA 23487 | TIDEWATERLOGISTICSCENTER.COM

TMG
tmgre.com

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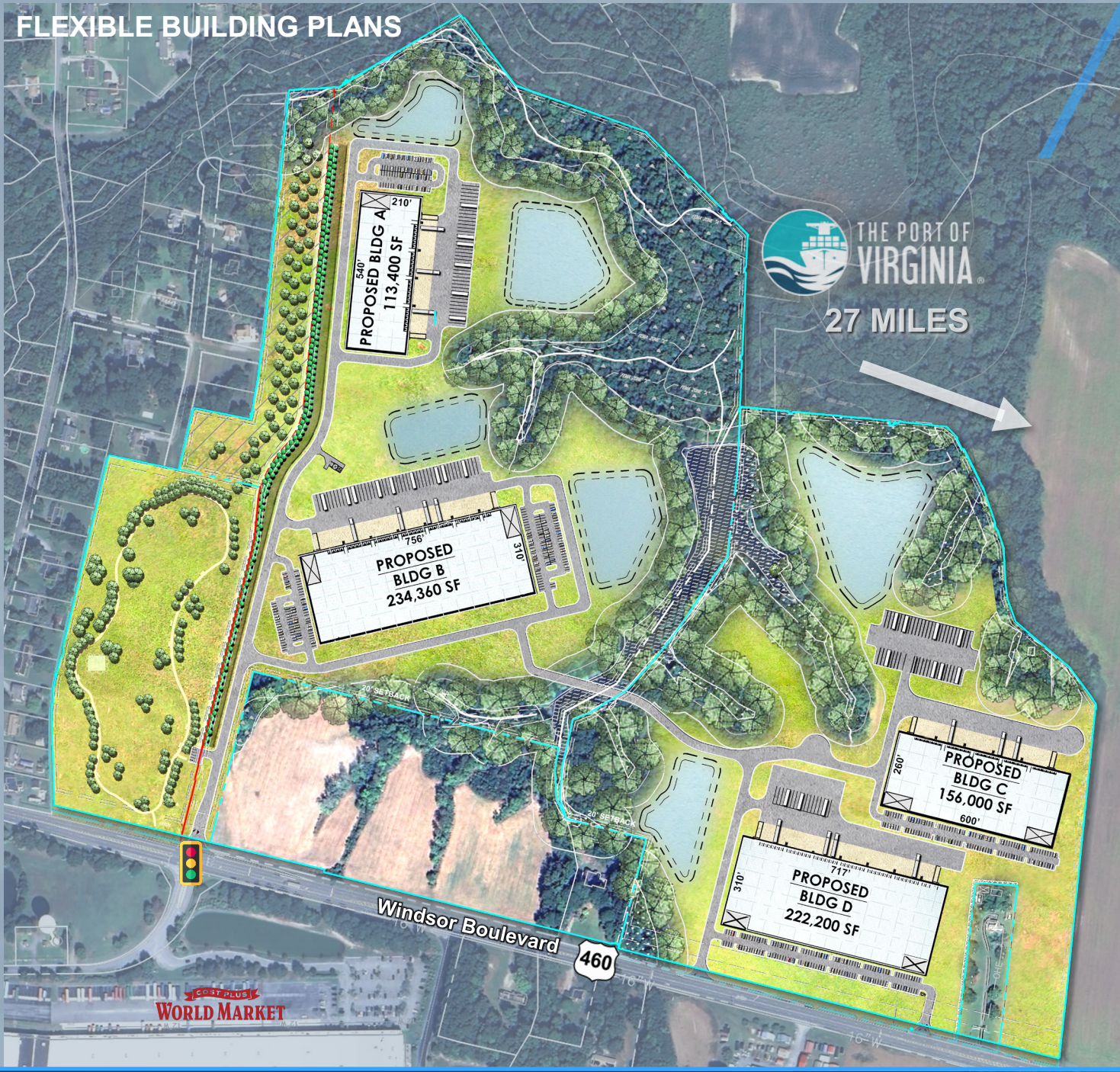


On behalf of The Meridian Group (“TMG”), Cushman & Wakefield | Thalhimer is pleased to present Tidewater Logistics Center—a premier 726,000 SF class A speculative industrial park. Located in Isle of Wight County along Route 460, the Project is strategically positioned within 27 miles from the Port of Virginia’s four major Hampton Roads marine terminals. The Project sits between two of the largest MSAs in Virginia, Hampton Roads and Richmond, with a combined population of over three million full-time residents. Directly adjacent to The Project are corporate neighbors World Market (1 MSF) and Safco (300K SF). Boasting one of the lowest property tax (\$0.73 / \$100) and machinery & tools tax (\$1.95 / \$100) rates in Hampton Roads, Isle of Wight County offers a diverse business climate well suited for both existing businesses and those expanding into the region.

The Hampton Roads market continues to experience record-breaking demand from 3PLs, importers, eCommerce retailers, and other users. With \$5.5 billion in regional roadway infrastructure projects and \$1.4 billion in port-related investments recently completed or currently under construction, the fundamentals supporting industrial-related businesses in the region have never been stronger.

BUILDING SPECIFICATIONS

	Building A	Building B	Building C	Building D
LOADING ▶	Rear Load	Rear Load	Rear Load	Rear Load
BUILDING SIZE ▶	113,400 SF	234,360 SF	156,000 SF	222,200 SF
DIMENSIONS ▶	210' x 540'	310' x 756'	260' x 600'	310' x 717'
COLUMN SPACING ▶	50' x 54'	50' x 54'	50' x 50'	54' x 50'
DOCK LOADING ▶	24 (9' X 10')	36 (9' X 10')	31 (9' X 10')	34 (9' X 10')
DOCK PACKAGES ▶	24	36	31	38
DRIVE-IN LOADING ▶	2 (12' X 14')	2 (12' X 14')	2 (12' X 14')	2 (12' X 14')
TRUCK COURT ▶	130'	130'	130'	130'
CAR PARKS ▶	80	190	132	142
TRAILER STALLS ▶	41	48	49	16
CLEAR HEIGHT ▶	32' - 36' Clear	32' - 36' Clear	32' - 36' Clear	32' - 36' Clear



PROPOSED BUILDING SPECS



TILT-CONCRETE
PANEL CONSTRUCTION



LED
LIGHTING



ESFR
FIRE SUPPRESSION



DOCK PACKAGES
40K – 45K LB Pit Levelers
Dock Lights, Bumpers, Seals



SPEED BAYS
60'



3-PHASE POWER
2K – 3K AMPS
(Expandable)



6" - 7" REINFORCED
CONCRETE SLAB



45-MIL TPO ROOF
R-20 INSULATION



ENTERPRISE
ZONE

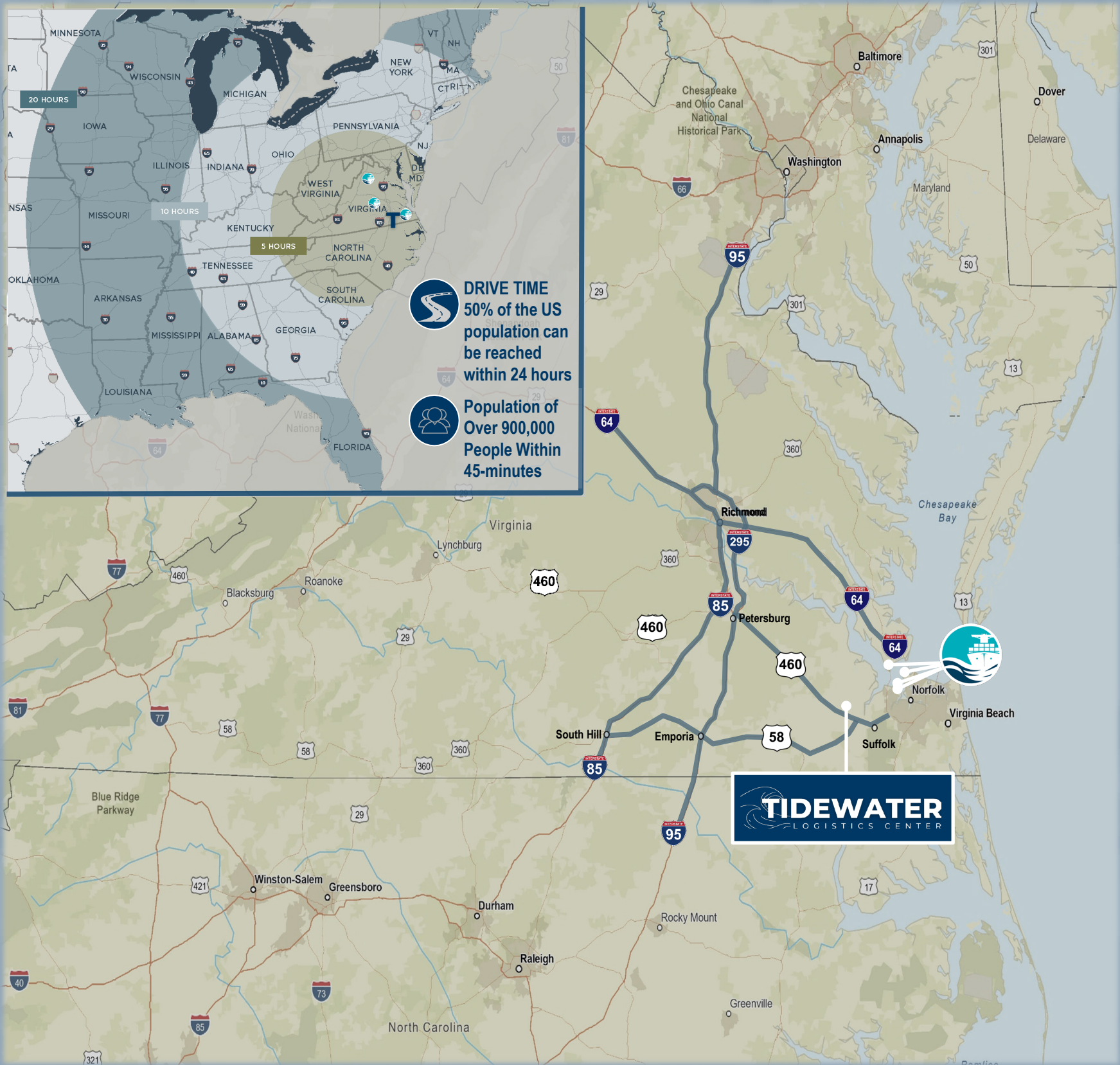


FOREIGN TRADE
ZONE (FTZ)

MID-ATLANTIC CONNECTIVITY



DIRECT ACCESS TO THE PORT OF VIRGINIA |   



MARINE TERMINALS

Virginia International Gateway (VIG)	27 Miles
Newport News Marine Terminal (NNMT)	29 Miles
Norfolk International Terminals (NIT)	32 Miles
Portsmouth Marine Terminal (PMT)	27 Miles

MAJOR ROADWAYS

Route 58	7 Miles
Bower Hills Interchange	19 Miles
I-295	43 Miles
I-95	47 Miles
I-85	48 Miles
I-81	176 Miles

KEY CITIES

Norfolk VA	28 Miles
Richmond VA	71 Miles
Raleigh/Durham NC	154 Miles
Washington DC	182 Miles
Baltimore, MD	222 Miles
Charlotte NC	302 Miles

DRIVE TIME | LABOR FORCE



15 MINUTES
14,500

30 MINUTES
106,879

45 MINUTES
474,239

REGIONAL DEMAND DRIVERS



DEFENSE

- ▶ Hampton Roads is home to the **Worlds Largest Naval Base** with sizable installations for every branch of the armed forces providing a trained dependable labor force when personnel leave the military.
- ▶ Home to the **Nation’s Sole Builder** of Nuclear Aircraft Carriers, and **One of Two Shipyards** Capable of Building Nuclear Powered Submarines
- ▶ **Over 100,516** Active-Duty Military Personnel are Stationed in the MSA
- ▶ **7 of the Worlds Top 10** Defense-Related Firms Have a Major Presence in the MSA
- ▶ Hampton Roads direct defense spending topped **\$27 Billion in 2024** and is estimated to reach \$30 billion by 2030

PORT OF VIRGINIA

- ▶ **3.5 Million** TEUs in 2024
- ▶ **#2 Ranked** Port in North America (2022)
- ▶ **3rd Largest** Port on the East Coast
- ▶ **\$1.4 Billion** in Port Related Investment
- ▶ **East Coast’s Deepest Port** 55’ Deep Channel and Two-Way ULCV Traffic (2025)
- ▶ **NIT North Capacity Expansion** \$650M Dollar Project Expanding Port Capacity to 5.8M TEU (Phase 1 2025)

FOOD/BEVERAGE AND ADVANCED MANUFACTURING

- ▶ Strong **Shipbuilding and Aerospace** manufacturing - Hampton Roads offers dedicated workforce, logistics epicenter, research excellence, business-friendly cost structure
- ▶ Average Cost of **Industrial Space** is **21% Less** than the National Average
- ▶ **Renowned Innovation** home to major industry players—NASA, Jefferson Lab, and the Virginia Modeling & Simulation Center
- ▶ Hampton Roads represents **19,000+ Jobs** and an economic output of **2.36B** in **Food & Beverage Processing**
- ▶ **3MSF** of freezer and cooler space withing a 20-minute drive of the Port of Virginia Terminals
- ▶ **3rd Highest** concentration of employees (per capita) in the coffee and tea processing industry nationally (Isle of Wight and Suffolk)
- ▶ **1 of 5** domestic delivery points on the ICE Futures U.S. Coffee “C” contract (Hampton Roads)



STATE AND LOCAL INCENTIVES



ISLE OF WIGHT COUNTY

- ▶ *Real Estate Tax Rate \$0.73 / \$100* **One of the Lowest Real Estate Tax Rates** *within the Hampton Roads MSA*
- ▶ *Machine and Tools Tax \$1.95 / \$100* **One of the Lowest M&T Tax Rates** *in Hampton Roads MSA*
- ▶ **Economic Development Incentive Grant (EDIG)** – *Cash Grant for qualified businesses, up to five years value of machinery and tools taxes paid*
- ▶ *Located within the Virginia* **Enterprise Zone** *and* **Foreign Trade Zone #20**
- ▶ *Project falls within* **\$600 Flat Drayage Rate** *per container from the Port for most drayage providers*
- ▶ **1 of 5** *domestic delivery points on the ICE Futures U.S. Coffee “C” contract (Hampton Roads)*



STATE INCENTIVES

- Economic Development Incentive Grant (EDIG)** - *The Isle of Wight County Board of Supervisors may grant qualified prospective businesses or developers a cash grant up to five years value of the machinery and tools taxes paid by the business.*
- International Trade Facility Tax Credit** - *Tax credit for either new job creation or capital investment in an international trade facility as a result of moving 10% more cargo through a Virginia Port Authority-operated cargo facility than in the preceding taxable year.*
- Port Volume Increase Tax Credit** - *Credit is available to companies who increase port cargo through public or private facilities located in Virginia by a minimum of 5% in a single year.*
- The Virginia Enterprise Zone (VEZ)** - *Program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.*
- Foreign Trade Zone (FTZ) #20** - *Activated businesses in an FTZ can reduce or eliminate duty on imports and take advantage of other benefits to encourage foreign commerce within the U.S. Any company that imports product into the U.S. and does any of the following processes could qualify for the Foreign Trade Zone program. Merchandise in a zone can be assembled, cleaned, displayed, destroyed, exhibited, manipulated, manufactured, mixed, processed, relabeled, repackaged, repaired, salvaged, sampled, stored, or tested.*



THE PORT OF
VIRGINIA
27 MILES

460



47 MILES

TMG
tmgre.com

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WAKEFIELD**
THALHIMER

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