

LOVETT
64
COMMERCE CENTER



2.24 MSF

CLASS A INDUSTRIAL PARK



 CUSHMAN &
WAKEFIELD

THALHIMER

LOVETT
INDUSTRIAL

SITE OVERVIEW



BUILDING SPECS



PHASE 1

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

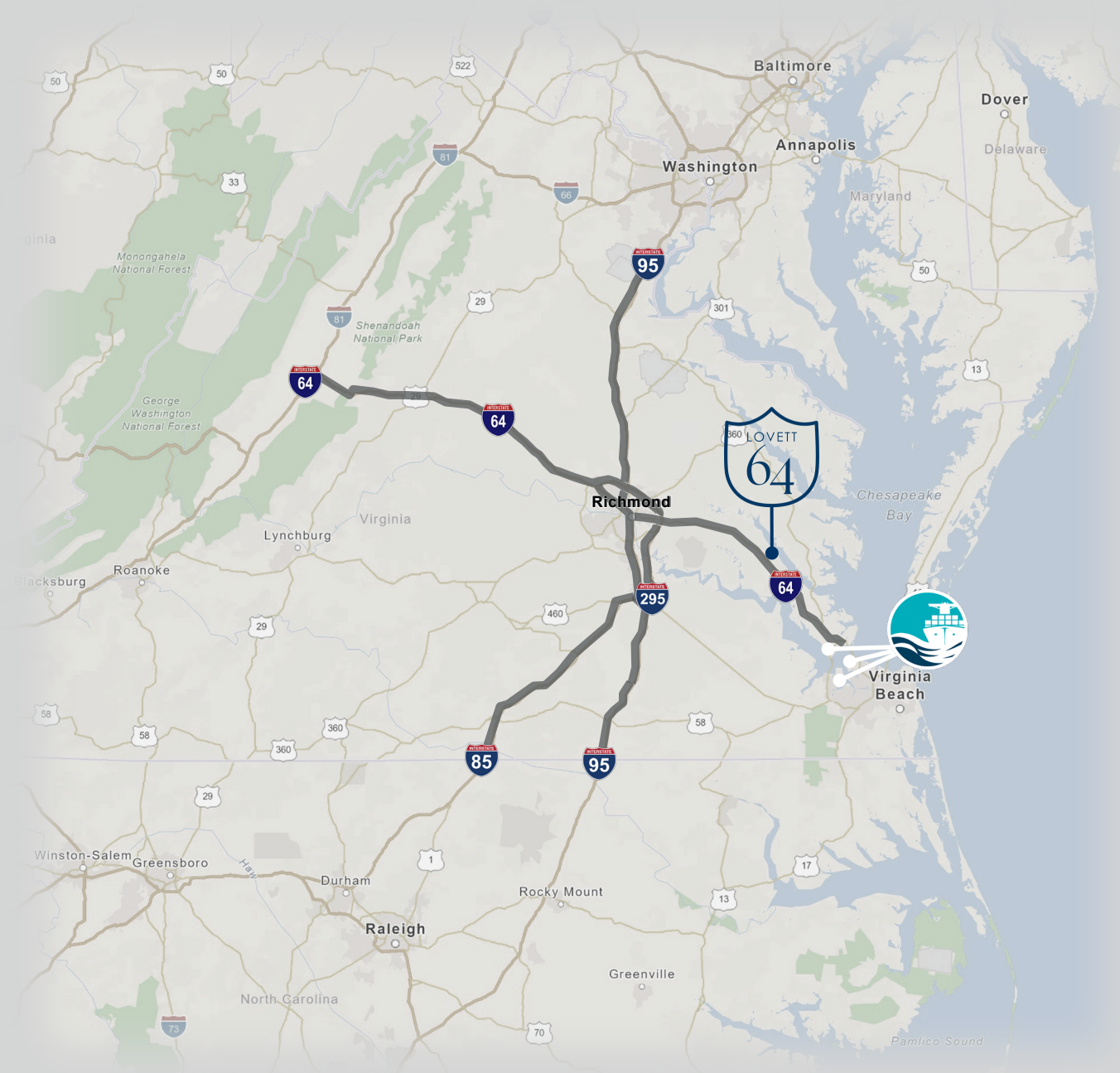
Key Cities

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

18,374
Labor Force
15 Minutes

103,561
Labor Force
30 Minutes

533,064
Labor Force
45 Minutes



LOGISTICAL ADVANTAGE

THE PORT OF VIRGINIA



3.5 MILLION
TEUs in 2024



#1 RANKED
East Coast Port in Rail Volume
(2024)



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 (2027)



\$1.5 BILLION
Port of Virginia
Gateway Investments



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



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INDUSTRIAL

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**CUSHMAN &
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