FOR LEASE

240 Benton Road
Suffolk, VA 23434

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Conceptual Aerial

Industrial/IOS Build to Suit

- 8.97± AC in Suffolk, pad ready with BMP in place
- Zoned M-2 to allow for by right IOS uses
- Offering a build-to-suit
- Conceptual plan shows ±12,000 SF with 155 trailer stalls
- Call agent for pricing



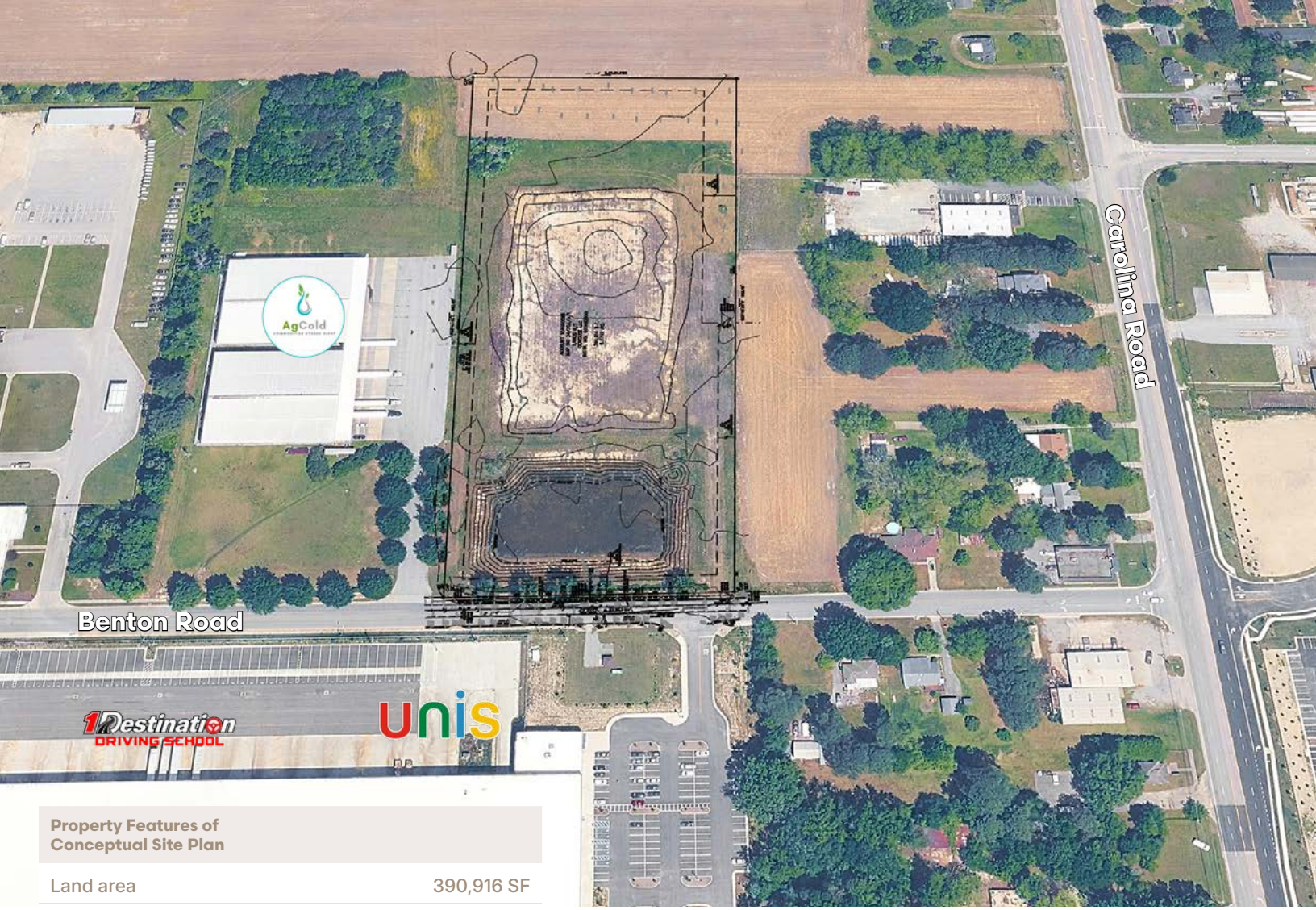
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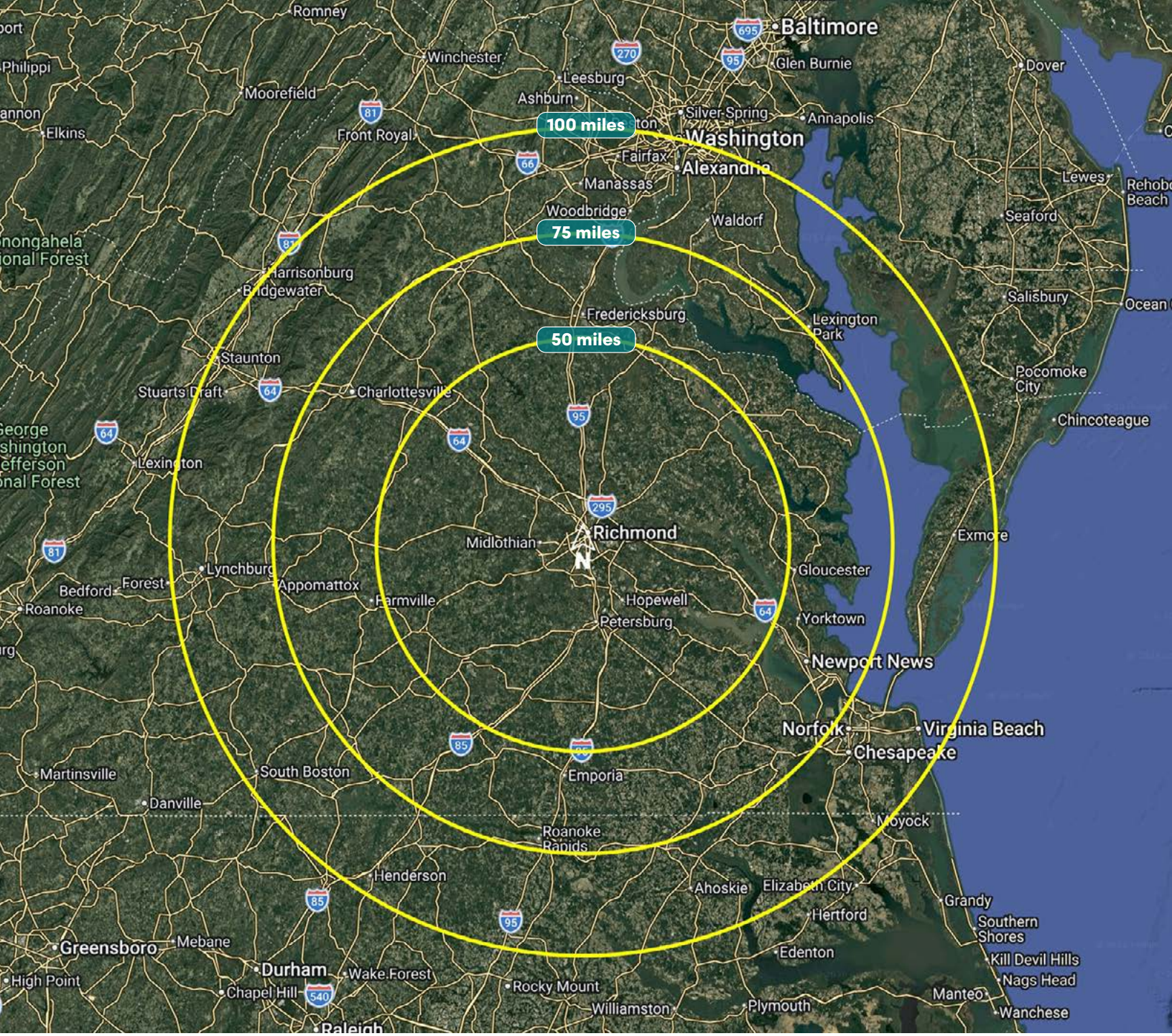
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Property Features of Conceptual Site Plan	
Land area	390,916 SF
Dimensions	962.45 × 406.62 ft
Zoning	M-2 Industrial
Outdoor storage	Permitted by right
Road frontage	406 ft
Right of way	60 ft
Existing pond	1.5 AC to TOB
Buildable envelope	7.43 AC
Net yard	±5.0 AC
Stall size	12 × 55 ft
Drive aisle	70 ft, WB-67
Rows and stalls	6 × 26
Grounded containers	265
Perimeter fencing	2,740 LF
Surface	Graded aggregate
Topography	47 × 59 ft
Flood zone	Zone X
Utilities	City water and sewer





Ports/Airports	
Virginia International Gateway (Portsmouth)	100 Miles
Norfolk International Terminals (Norfolk)	95 Miles
Richmond Marine Terminal	4 Miles
Richmond Airport	13 Miles
Dulles Airport	125 Miles
Norfolk International Airport	100 Miles

Cities	
NewPort News, VA	72 Miles
Washington, D.C.	112 Miles
Roanoke, VA	193 Miles
Baltimore, MD	153 Miles
Greensboro, NC	199 Miles
Raleigh, NC	166 Miles



RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies	
Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.

Market Highlights

#11

Hottest Job Market in the U.S.

"Wall Street Journal"

2nd-highest

Labor force growth among major U.S. metro areas

"Greater Richmond Partnership"

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

"U.S. Bureau of Labor Statistics (BLS)"

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.