



THALHIMER

INDUSTRIAL FOR LEASE
Bridgeway Business Center
6701 College Drive | Suffolk, Virginia



41,804 to 81,704 SF Immediate Availability

For more information, contact:

BOBBY PHILLIPS, SIOR

First Vice President

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Listing Features

- Total Size: 720,000 SF
- Available SF: 81,704 (divisible)
- 6.1 Miles to Virginia International Gateway (VIG)
- ESFR Fire Suppression System
- Ten (10) 10'6" (H) x 10' (W) dock doors with vision panels
- One (1) 17' (H) x 16' 8" (W)' drive-in ramp door & One (1) 20' (H) x 11' (W) grade level door
- All dock doors equipped with 40,000 lb dock levelers and seals
- T-5 high output/efficiency fluorescent lighting fixtures with sensors
- Ample, open truck court (133' depth)
- Divisible to 40,804 SF
- M-2 Zoning; Immediate access to I-664
- 6" Reinforced floors
- Min. 18'6" clear
- Natural gas radiant heat
- 66'4" x 20' Column Spacing
- 2,680 SF office
- Heavy electrical power available for manufacturing

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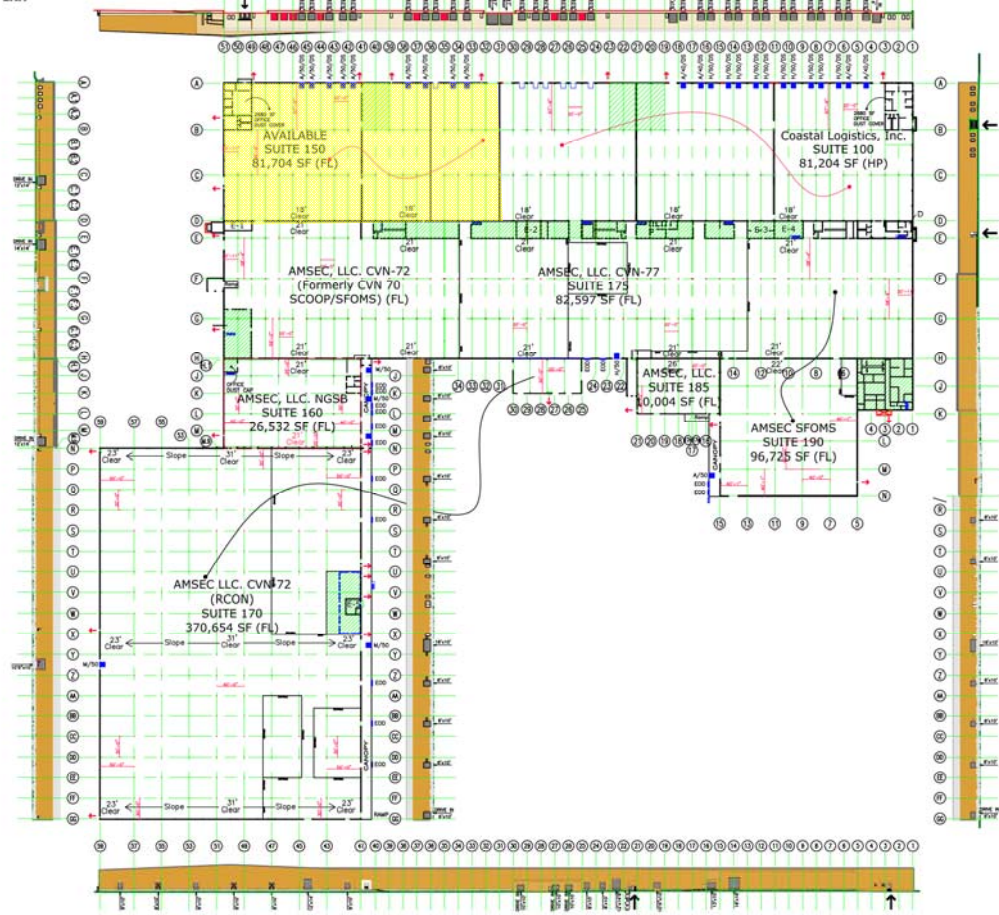
- LEGEND**
- DOCK LEVELER
 - DOCK LEVELER PIT
 - FUTURE DOOR
 - FUTURE DOOR EXPANSION
 - POSSIBLE RAIL DOOR
 - FUTURE EXPANSION

- EOD/30 EDGE OF DOCK/CAPACITY
 M/50 MECHANICAL LEVELER/CAPACITY
 A/40 & 50 AIR LEVELER/CAPACITY
 H/50 HYDRAULIC LEVELER/CAPACITY
 DS DOCK SHELTER
 E ELECTRICAL ROOM
 D D-MARK (PHONE)
 FL FLORESCENT (SEE PM FOR TYPE)
 HP HIGH PRESSURE SODIUM
 EXIT

- MAIN ENTRANCE
 --- EXPANSION JOINTS
 X ESFR SPRINKLER ZONES
 X DENSITY SPRINKLER ZONES

EXISTING OH DOORS

	DRIVE IN -9'x10'	DRIVE IN -12'x12'	DOCK 8'x10'	DOCK 10'x10'	DOCK 10'4" x 10'6"	DOCK 12'x14'	DOCK -13'x14'	TOTAL
NORTH	---	---	---	---	---	---	---	34
WEST	1	4	2	2	---	---	---	10
SOUTH	3	---	8	1	---	2	2	16
EAST	1	1	10	---	---	---	---	13
TOTAL	5	5	20	3	30	3	3	72



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- BUILDING SHELL**
- CLEAR HEIGHT
 - 18 FT-3/11T
- FLOOR**
- DOCK AREA - 6" CONCRETE
 - WAREHOUSE - 6" CONCRETE
- WALLS**
- CONCRETE BLOCK, BRICK AND METAL SIDING
- ROOF**
- COMBINATION MECHANICALLY FASTENED, SINGLE PLY HYPALON MEMBRANE, AND BUILT UP
- STEEL FRAME**
- STRUCTURAL STEEL FRAME WITH WIDE FLANGE COLUMNS
 - PRE-ENGINEERED METAL FRAME
- BUILDING SYSTEMS**
- ELECTRICAL SERVICE**
- TWO (2) 1000 KVA 480/277 VOLT 3 PHASE
 - SEVEN (7) 750 KVA 480/277 VOLT 3 PHASE
- TELECOMMUNICATIONS**
- PHONE
 - FIBER
 - CABLE
- WAREHOUSE LIGHTING**
- T5HO FLORESCENT LIGHT FIXTURE
 - MINIMUM OF 16 FC
 - TWD (2) - 400 WATT
 - HIGH PRESSURE SODIUM
 - FIXTURE PER BAY
 - PROVIDING UP TO 25 FC
- HEATING**
- GAS FIRED RADIANT
 - TUBE HEATERS
 - PROVIDING 90 DEGREES AT 0 DEGREE OUTSIDE TEMPERATURE
- DOMESTIC WATER**
- 8" FROM 12" FROM CITY WATER MAIN
- FIRE PROTECTION**
- ESFR (APPROX 1.0/2000 DENSITY) FROM ELECTRIC PUMP
 - DENSITY ZONES
- SANITARY**
- 8" INTO LIFT STATIONS TO 10" CITY MAIN



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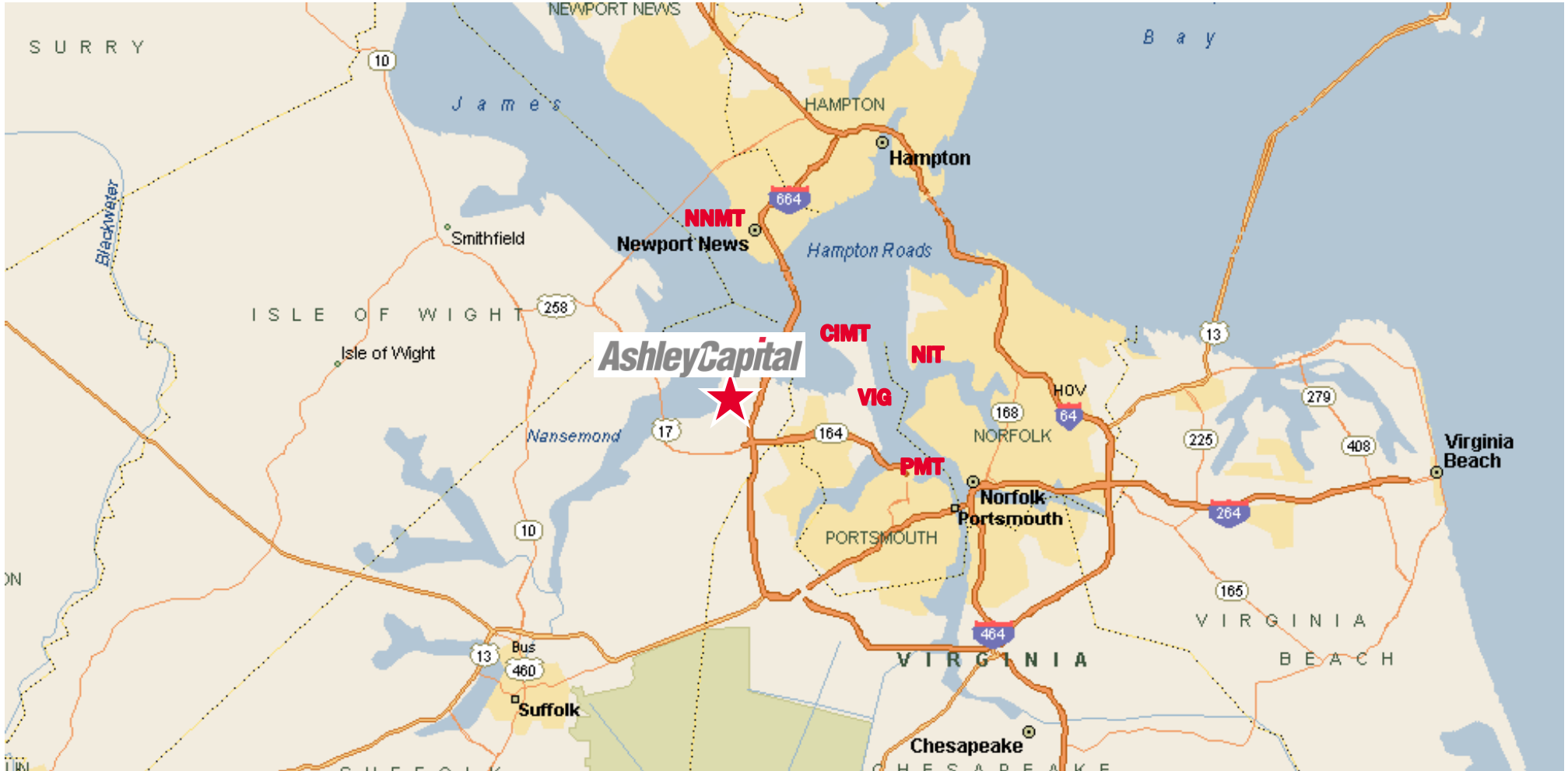
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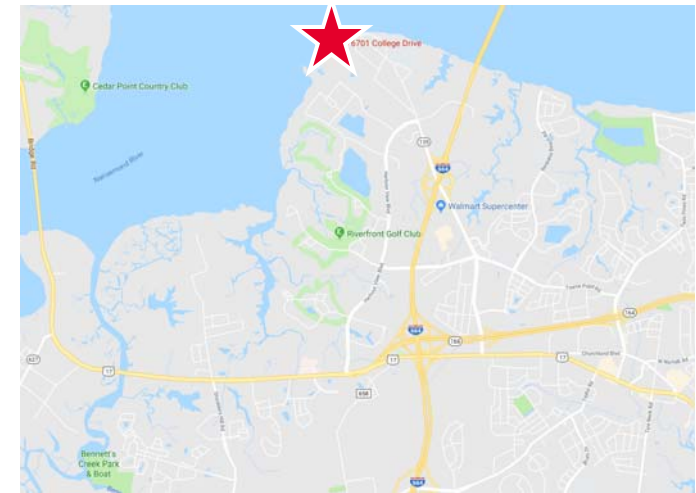
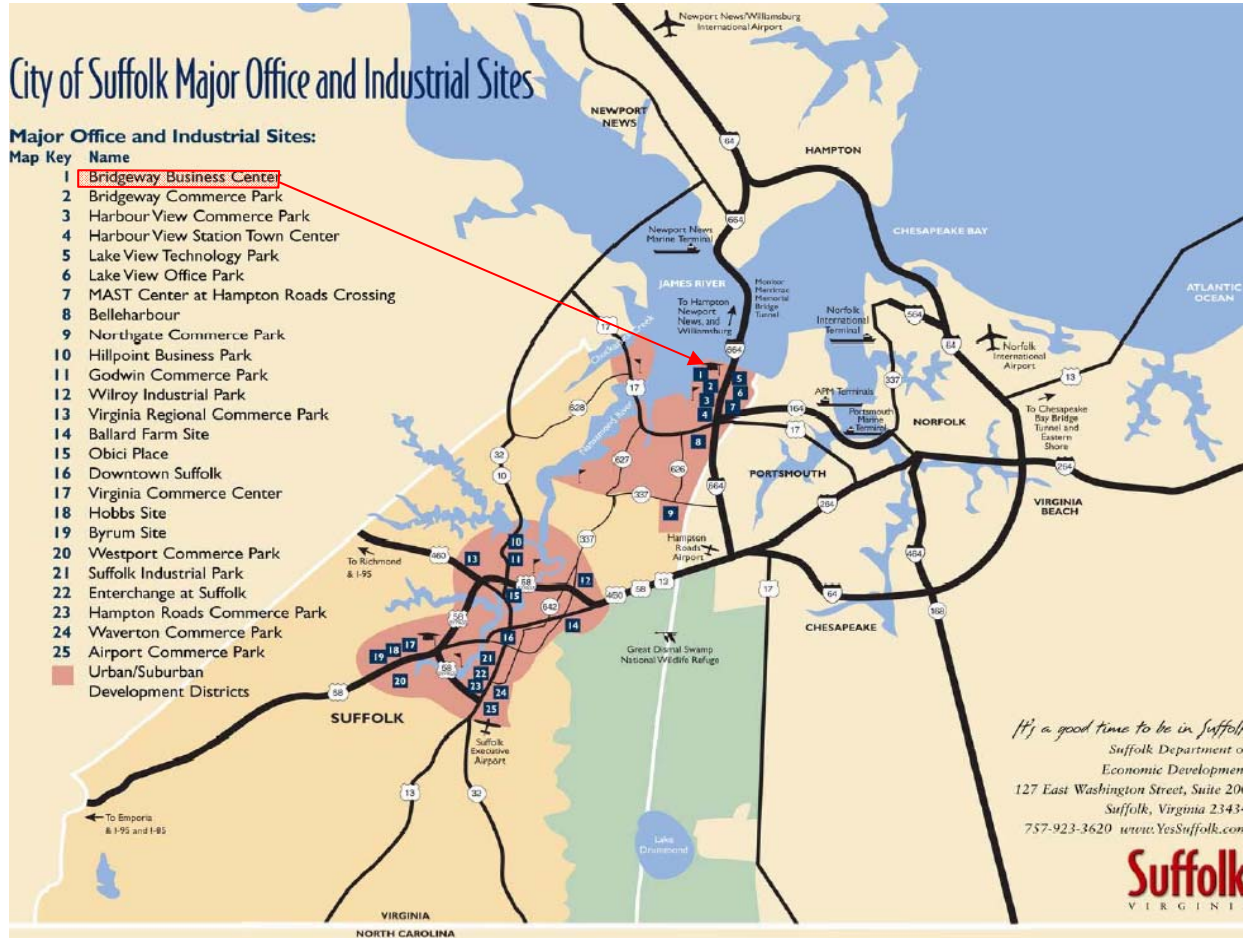
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