

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 SIZE:	221,000 SF
DIMENSIONS:	250' X 884'
COLUMN SPACING:	48' X 56'
LOADING:	Front Load
TRUCK COURT:	185' (60' Concrete Apron)
AUTO STALLS:	114
TRAILER STALLS:	73 (+104 Future)
CLEAR HEIGHT:	36'
DOCK LOADING:	44
DRIVE-IN LOADING:	2
DELIVERY:	Q2 2026

BUILDING 2

BUILDING SIZE:	436,240 SF
DIMENSIONS:	410' X 1,064'
COLUMN SPACING:	58' X 56'
LOADING:	Cross Load
TRUCK COURT:	185' (60' Concrete Apron)
AUTO STALLS:	334
TRAILER STALLS:	177 (+46 Future)
CLEAR HEIGHT:	40'
DOCK LOADING:	120
DRIVE-IN LOADING:	4
DELIVERY:	Q2 2026

BUILDING 4

BUILDING SIZE:	273,000 SF
DIMENSIONS:	325' X 840'
COLUMN SPACING:	53' X 56'
LOADING:	Rear Load
TRUCK COURT:	185' (60' Concrete Apron)
AUTO STALLS:	167
TRAILER STALLS:	58
CLEAR HEIGHT:	36'
DOCK LOADING:	44
DRIVE-IN LOADING:	2
DELIVERY:	Q2 2026

PROPERTY OFFERINGS FOR ALL BUILDINGS

TILT-CONCRETE
CONSTRUCTION

60'
SPEED BAYS

LED
LIGHTING

ESFR
SPRINKLER

3-PHASE POWER
4,000 AMPS
(EXPANDABLE)

7" – 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

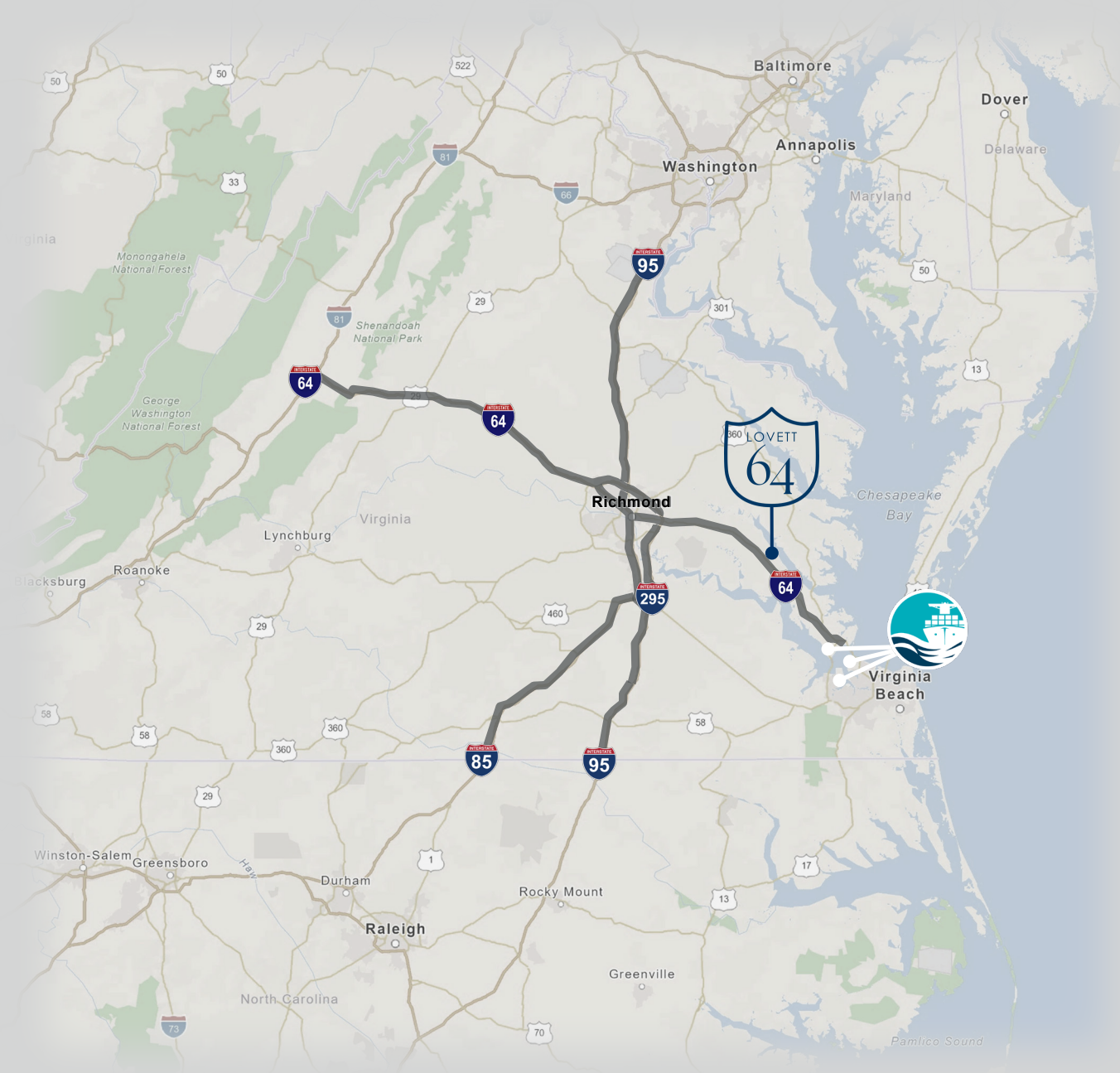
Key Cities

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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GEOFF POSTON, SIOR
Senior Vice President
757 650 8437
geoff.poston@thalhimer.com

ELLIS COLTHORPE
Senior Associate
757 818 4307
ellis.colthorpe@thalhimer.com



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INDUSTRIAL

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