

# THE PORTER REPORT

3Q 2017 | RICHMOND, VA INDUSTRIAL MARKET REVIEW

## RICHMOND MARKET ENTERS NEW ERA OF INDUSTRIAL DEVELOPMENT.

⇒ At the end of the third quarter, **Class A occupancy** has increased to **97%**, up from 96% at the end of the second quarter, with continued leasing activity. The **Class B occupancy** rate has decreased from 92% to **91%** with the addition of a 100,000-square-foot facility in south Richmond to the available inventory. The quarter ended after significant market activity with multiple investment sales (see below) including the sale of the former Sears distribution center and adjoining acreage for planned redevelopment. Class C market occupancy experienced a slight increase to 82%, and the overall industrial market occupancy remained unchanged from the second quarter at 91%.

⇒ Bunzl Distribution has leased 114,009 square feet in the newly constructed Building B at the Airport Distribution Center in Henrico County. Developed and built by Becknell Industrial, Building B features a total of 153,504 square feet, with 32' ceilings, LED lighting, ESFR sprinklers, 30 docks, and abundant car and trailer parking. Bunzl supplies a range of products to food processors, supermarkets, non-food retailers, convenience stores and other users, including food packaging, disposable supplies, and cleaning and safety products. 39,405 square feet of residual space remains available for lease in Building B. Becknell has also begun construction on Building D (202,560 square feet) in the park.

⇒ Amazon has announced two additional investments in the Richmond region with a new distribution center in Hanover County and an additional warehouse location in Henrico County. The online giant has leased the newly built 328,000-square-foot industrial facility at the Enterchange at Northlake in Hanover County with plans to use the building for package sorting and to house an estimated 300 employees. Amazon has also leased 90,000 square feet of warehouse space at the Richmond Distribution Center in Henrico County.

⇒ A new Class A distribution complex is planned for the I-95 corridor on a 62-acre site formerly owned by Philip Morris and recently purchased by Pacific Coast Capital Partners, who is developing the site in partnership with Panattoni. More than 1 million square feet of speculative space is planned for the site, with phase one (462,000 square feet, multiple trailer drops, LED lighting, 36-foot ceilings) scheduled for delivery in the third quarter of 2018.

⇒ Ace Hardware's distribution complex in Prince George County is now on the market for sale, priced at \$28 million. The Class A regional headquarters facility includes a total of 798,786 square feet with the potential to add an additional 391,000 square feet on a site of more than 155 acres. The complex features 41,160 square feet of 2-story corporate office, 32' ceilings, 84 dock height doors with load levelers and multiple drive-in doors. Ace Hardware has occupied the facility since it was built in 2001, and plans to vacate in the third quarter of 2018. The company has said it will open a new 1.1 million square foot retail support center near Harrisburg, Pennsylvania, as it restructures its distribution network.

### SELECTED INDUSTRIAL SALE TRANSACTIONS.

- ⇒ 620,296 SF (INV) SOLD at Interport Business Center (Henrico Co)
- ⇒ 196,000 SF (Redev) SOLD at 4100 Tomlynn Street (Henrico Co)
- ⇒ 91,000 SF (INV) SOLD at 2510 Bellwood Road (Chesterfield Co)
- ⇒ 51,008 SF (INV) SOLD at Windsor Business Park VI (Henrico Co)
- ⇒ **45,600 SF** SOLD at 312 Roxbury Industrial Court (Charles City Co)
- ⇒ 45,000 SF SOLD at 8000 Whitepine Road (Chesterfield Co)
- ⇒ 36,720 SF SOLD at 2100 Dabney Road (Henrico Co)
- ⇒ 26,300 SF SOLD at 1705 Commerce Road (Richmond City)

### SELECTED INDUSTRIAL LEASE TRANSACTIONS.

- ⇒ 133,487 SF LEASED at Richmond Distribution Center (Henrico Co)
- ⇒ **114,099 SF** LEASED at Airport Distribution Center (Henrico Co)
- ⇒ **78,000 SF** LEASED at 1306 Jefferson Davis Hwy (Richmond City)
- ⇒ 60,000 SF LEASED at Woodlands III (Henrico Co)
- ⇒ 48,448 SF LEASED at Enterchange at Walthall (Chesterfield Co)
- ⇒ 46,283 SF LEASED at Rivers Bend III (Chesterfield Co)
- ⇒ **36,000 SF** LEASED at 2700 Deepwater Terminal Rd (Richmond City)
- ⇒ **24,174 SF** LEASED at 1120 Gordon Avenue (Richmond City)

NOTE: Porter Realty Company transactions shown above in RED.



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## FEATURED PROPERTY

5851 Quality Way

Prince George, VA • Southpoint Business Park



**RVA Warehouse/Distribution Facility**  
**50,880 SF Modern Industrial Facility For Sale**

Includes 2,110 SF Office • Built 2001

2,340 SF Conditioned Space + Shipping Office

11.277 Acres Total Site • Low Tax Locality

2 Docks: 8' x 10' + 23'w x 14'h (2 Truck Positions)

1 Drive-In Door: 12' x 14' (Ramp)

24' to 26' Clear Ceilings • Wet Sprinkler System

1,200 Amp 277/480 Volt Electrical Service

Immediate Access to Route 460 + I-95, I-85 & I-295

Owner Relocating

Contact Exclusive Agent:

Richard W. Porter, CCIM, SIOR

804.521.1443 | dick@porterinc.com

Porter Realty Company Inc./CORFAC International

4801 Radford Avenue • P.O. Box 6482 • Richmond, VA 23230

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# FEATURED PROPERTIES 3Q 2017

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**Cliff Porter**  
CCIM, SIOR  
804.521.1442  
[cliff@porterinc.com](mailto:cliff@porterinc.com)

## East End Henrico County



**Airport Distribution Center**  
Bldg B: 39,405 SF Available  
Offices to Suit, Zoned M-1C  
Multiple Docks & Drive-In Doors  
32' Ceilings, Car & Trailer Parking  
ESFR Sprinkler, T5/LED Lighting  
Direct I-64 & I-95 Access  
Now Leasing: Call for Information

## Hanover Industrial Air Park



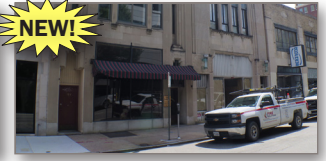
**11173 Leadbetter Road**  
1,816 SF Office Available  
8,787 SF Total Building  
High Exposure Corner Location  
Zoned M-3  
Recently Renovated  
For Lease: \$8.75/SF NNN  
Co-Listed with: Kevin Cox

## Downtown RVA Location



**1700 Venable Street**  
57,360 SF Facility Zoned M-1  
Includes 7,849 SF Office  
2 Interior + 2 Covered Docks  
2 Van Height Docks  
Wet Sprinkler, 3 Phase Service  
Immediate I-95 Access  
For Sale: Call for Information

## Historic Downtown RVA



**304 East Grace Street**  
Historic Art Deco Building  
2,180 SF Ground Floor  
Retail/Creative Office/Restaurant  
Opportunity, Zoned B-4  
Build-to-Suit Opportunity  
For Lease: Call for Information  
Co-Listed with: Wilson Flohr



**Byron Holmes**  
CCIM, SIOR  
804.521.1448  
[byron@porterinc.com](mailto:byron@porterinc.com)

## 5-Building Complex



**20 Westover Hills Boulevard**  
40,242 SF Total Building Area  
Includes Corporate Office, Sales &  
Warehouse Improvements  
8.75 Acres Total Zoned B-3  
Drive-In & Dock Loading  
Cell Tower On Site  
For Sale: \$2,000,000

## Midlothian Tnpk Corridor



**8221 Midlothian Turnpike**  
6,000 SF Office Building  
0.64-Acre Site, Zoned C-5  
Pylon Signage on Rt. 60  
Built 1982 + Renovated  
Owner Relocating  
Leasing Opportunities Available  
For Sale: \$850,000

## Minutes from Midlothian



**1575 Standing Ridge Drive**  
12,000 SF Facility Built 2002  
7,200 SF For Owner/Occupant  
Quality Tenant: \$24,960/Year  
Income, Oak Bridge Bus Park  
~4 Minutes to Route 288  
1.86 Acres Site, 16' Ceilings  
For Sale: \$1,185,000

## Minutes to Magnolia Green



**10051 Old River Road**  
134,000 SF Facility on 15 Acres  
Includes 9,066 SF Office  
Zoned M-2, 22' to 30' Ceilings  
3000 Amp 277/480 Volt Service  
Fully Sprinklered, High Speed Data  
For Sale: \$2,300,000  
For Lease: \$2.25/SF NNN



**Kevin Cox**  
804.521.1468  
[kevin@porterinc.com](mailto:kevin@porterinc.com)

## Retail For Sale/Lease



**7401 Taw Street**  
7,200 SF Free-Standing Retail  
4,500 SF Available for Lease  
Fully Conditioned, Zoned C-3  
36 Parking Spaces, Frontage on  
Jefferson Davis Highway  
For Sale: \$895,000  
For Lease: \$15.00/SF NNN

## Immediate I-95 Access



**2924 Bells Road**  
27,614 SF Office/Warehouse  
Includes 6,000 SF Office,  
Zoned M-1, 2 Docks +  
3 Drive-In Doors, Large Paved  
Parking Area, Additional Land  
Priced Separately  
For Lease: \$5.25/SF NNN

## I-64, I-295, Rt. 288 Access



**2200 Lanier Lane**  
45,000 SF Office/Warehouse  
Includes 2,975 SF Office  
Zoned M-2, 6 Docks, 2 Drive-Ins +  
1 Oversized Drive-In Door  
Fenced, Paved, Lighted Yard  
Heavy Sprinkler & Power Systems  
For Lease: \$6.50/SF NNN

## Hanover Industrial Air Park



**11012 Richardson Road**  
12,000 SF Office/Warehouse  
14' to 16' Ceilings  
4 Drive-In Doors (12' x 12')  
1 Ramp Down Door  
Ceiling-Mounted Gas Heaters  
In Warehouse  
For Lease: \$5.50/SF NNN



**9306 Old Staples Mill Road**  
7,200 SF Building on 0.62 Acres  
Includes 2,200 SF Office Zoned B-3C  
1 Dock & 1 Drive-In, 16' Ceilings  
For Sale: \$599,000  
For Lease: \$6.50/SF NNN  
Co-Listed with: Cliff Porter  
CONTACT: WILSON FLOHR  
804.521.1458



**Anderson Highway (Powhatan Co)**  
Join Virginia Physicians Family  
Practice! 36.84 Acres Total  
Mixed Use Development Potential  
Retail Pad Sites from 1.59 Acres  
For Sale: \$1,100,000  
Co-Listed with: Byron Holmes  
CONTACT: DICK PORTER  
804.521.1443



**11351 International Drive**  
16,000 SF Office/Showroom  
Includes 10,000 SF Warehouse  
18' to 20' Ceilings, 400 Amp 3  
Phase Electrical Service  
Multiple Dock Loading Options  
For Lease: \$8.25/SF Net  
CONTACT: BYRON HOLMES  
804.521.1448



**7023 Lee Park Road**  
7,952 SF Office on 1.30 Acres  
5,932 SF Available for Lease  
38 Parking Spaces, Zoned B-1  
~5 Miles to Memorial Regional MC  
For Lease: \$12.00/SF NNN  
For Sale: \$650,000  
CONTACT: KEVIN COX  
804.521.1468

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# FEATURED PROPERTIES 3Q 2017

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## Southpoint Business Park



### 6062 Quality Way

130,560 SF Facility Built 2007  
20.2 Acres: Expandable + Outside Storage Potential, Wet Sprinklers (ESFR Design), 1,200 Amp Elec  
8 Docks + 1 Drive-In Door  
Interim Tenant  
For Sale/Lease: Call for Info

## NEW 25-YEAR ROOF!



### 4731 Eubank Road

50,560 SF Industrial Facility  
Expandable! Zoned M-1  
Freezer/Cooler, Sprinklered  
4 Docks + 1 Drive-In, Active Rail Spur (CSX), RIC Airport Area  
Henrico County Location  
For Sale/Lease: Call for Info

## Airport Area Location



### 5491 International Trade Drive

Parcel A: 9.851 Acres Total  
Est. 5 Acres Usable  
For Sale: \$450,000  
Parcel B: 5.763 Acres Total  
Estimated 4 Acres Usable  
For Sale: \$450,000  
Utilities in Road Fronting Site

## Low Tax Locality



### 5851 Quality Way

50,880 SF Facility Built 2001  
Expandable, Dock & Drive-In Access  
24' to 26' Ceilings, Wet Sprinkler  
Foreign Trade Zone, Proximate to Rolls Royce Jet Engine Mfg & For Lee  
Expandable • Owner Relocating  
For Sale: \$3,052,800



**Dick Porter**  
CCIM, SIOR  
804.521.1443

[dick@porterinc.com](mailto:dick@porterinc.com)

## Brandermill Retail/Office



### 13212 Hull Street Road

4,087 SF Available  
Join Peds Care, Sherwin-Williams, & Wells Fargo  
Ample Parking, Zoned C-2  
High Visibility Location!  
71,000 Vehicles Per Day  
For Lease: Owner/Agent

## Immediate I-95 Access



### 1801 Willis Road

102,000 SF - Can Subdivide  
22' to 24' Ceilings, Zoned I-1  
15 Docks + 2 Drive-In Docks  
80 Parking Spaces + Container Storage Spots, 8.36 Acres Total  
Adjacent 13.115 Ac for Expansion  
For Lease: Owner/Agent

## Meadowville Area Location



### North Enon Church Road

353.43 Acres Total Site  
Zoned I-3 Heavy Industrial  
Utilities On Site (Chester, VA)  
Immediate I-295 Access  
0.5 Mile to Amazon.com  
For Sale: Call for Information  
Co-Listed with: Kevin Cox

## Manufacturing/Distribution



### 2811 Cofer Road

50,000 to 230,000 SF Available  
Outside Storage Potential  
Zoned M-1, 18' to 20' Ceilings  
Wet Sprinkler, 6 Docks + 1 Ramp  
Interior CSX Rail Spur  
For Lease: Call for Information  
Co-Listed with: Dick Porter



**Bob Porter**  
CCIM, SIOR  
804.521.1441

[bob@porterinc.com](mailto:bob@porterinc.com)

## Route 1 Visibility



### 8650 Brook Road

7,200 SF Retail/Showroom  
Includes 2,400 SF Warehouse  
Zoned B-3, Half Dock + Drive-In  
Henrico County Location  
Tenant Relocating  
For Sale: \$675,000  
For Lease: \$8.50/SF NNN

## Owner Relocating



### 2100 Maywill Street

6,930 SF Office & Conditioned  
Production Space, Zoned M-1  
Renovated Office & Showroom  
0.60 Acre Site, 1 Dock  
Dabney Area off Staples Mill Road  
For Sale: \$825,000  
For Lease: \$9.00/SF NNN

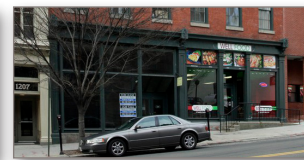
## Fully Leased Investment



### 3108-3144 Northside Avenue

Fully Leased 3-Building Complex  
14,112 SF on 1.71 Acres  
Zoned M-1 + R-2, Built 1962  
Fronting Staples Mill Road  
Proximate to I-64  
For Sale: \$799,000  
Co-Listed with: Cliff Porter

## Excellent Main Street Visibility



### 1205 East Main Street

1,784 SF Creative Office/Retail  
Kitchenette & Large Window  
Display Street Level First Floor,  
Secured Building Zoned B-4, Down-  
town Near Capitol Square  
For Sale: \$275,000  
Co-Listed with: Bob Porter



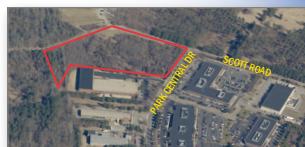
**Wilson Flohr**  
804.521.1458

[wilson@porterinc.com](mailto:wilson@porterinc.com)



### 16724 & 16900 Hull Street Road

81.1 Acres Total  
Adjacent to Magnolia Green, Utilities to Site, Zoned C-5 & I-1  
Comprehensive Plan for Medium Density & Suburban Residential  
For Sale: Call for Information  
CONTACT: BYRON HOLMES  
804.521.1448



### Park Central Drive

8.619 Acres Available  
Zoned O-S, Medical, Office & Warehouse Uses, Immediate I-95 Access @ Parham Road (Exit 83)  
Established Upscale Park  
For Sale: \$225,000/Acre  
CONTACT: KEVIN COX  
804.521.1468



### 2035 Factory Lane (Petersburg, VA)

Up to 43,000 SF Warehouse Available  
Includes ~3,000 SF Office  
8 Docks, 1 Drive-In, 1 Step-Van Door,  
Up to 20' Ceilings, Dry Pipe Sprinkler  
For Sale: \$1,290,000  
For Lease: \$3.25/SF Gross  
CONTACT: DICK PORTER  
804.521.1443



### 510 Oliver Hill Way

20,200 SF Industrial Facility  
Includes 2,684 SF Office  
1 Dock & Drive-Ins, 18' Ceilings,  
Zoned M-1, Downtown RVA Location,  
Immediate I-95 Access  
For Lease: Call for Information  
CONTACT: CLIFF PORTER  
804.521.1442

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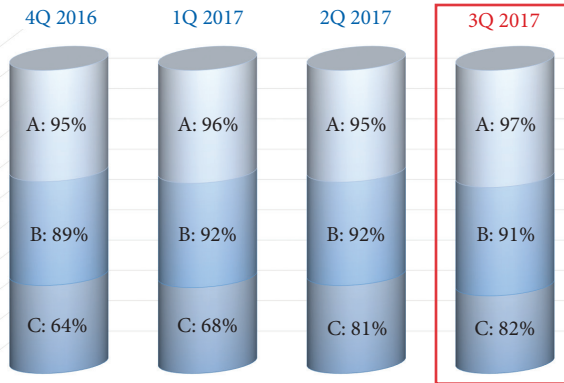
# INDUSTRIAL MARKET VACANCY

3Q 2017

## VACANT & INVESTOR-OWNED INDUSTRIAL PRODUCT

40K SF MIN RBA\* EXCLUDING FLEX & OWNER-OCCUPIED PROPERTIES | \*RBA Total: 28.69MM SF in 170 Existing Buildings

### 3Q 2017: COMBINED OCCUPANCY RATES & NET ABSORPTION (CLASS A & B PRODUCT)



The combined industrial occupancy rate of Class A & B product has remained unchanged from 2Q 2017 at 94%.

Net Absorption from 2Q 2017: +39,707 SF (Class A/B)

Net Absorption from 2Q 2017: +227,288 SF (Class C)

NOTE: CoStar (for ALL industrial properties) reports an occupancy rate of 95.5%, showing an increase from 95.1% at the end of the 2nd quarter of 2017, based on a total 116 million square feet RBA in 2,749 existing warehouse properties, and a positive net absorption of 768,644 square feet for the quarter. CoStar's industrial RBA includes both owner-occupied and investor-owned properties, but excludes flex space, defined as 50% minimum office.

#### Vacancy Rate & Trends

**40k < 75k SF RBA**

RBA: 2.44MM SF (45 Buildings)

	Class A	Class B	Class C
Total Bldgs	3	24	18
Total RBA	186,000	1,291,500	957,552
Vacant SF	142,800	262,461	132,635
Vacancy Rate	77%	20%	14%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	0	2	1	0
Total RBA	0	132,000	54,000	0
Vacant SF	0	88,800	54,000	0
Vacancy Rate	0%	67%	100%	0%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	10	6	6	2
Total RBA	504,904	330,621	357,595	100,380
Vacant SF	68,426	120,960	67,075	6,000
Vacancy Rate	14%	37%	19%	6%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	9	3	5	1
Total RBA	514,611	137,050	245,891	60,000
Vacant SF	12,790	12,325	47,520	60,000
Vacancy Rate	2%	9%	19%	100%

#### Vacancy Rate & Trends

**75k < 150k SF RBA**

RBA: 7.31MM SF (69 Bldgs)

	Class A	Class B	Class C
Total Bldgs	22	30	17
Total RBA	2,601,465	3,160,409	1,548,793
Vacant SF	243,046	153,700	116,424
Vacancy Rate	9%	5%	8%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	4	11	3	4
Total RBA	431,144	1.31MM	342,936	520,198
Vacant SF	0	47,954	51,454	143,638
Vacancy Rate	0%	4%	15%	28%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	1	12	10	7
Total RBA	100,000	1.23MM	1.15MM	691,777
Vacant SF	0	0	99,700	54,000
Vacancy Rate	0%	0%	9%	8%

CLASS C	NWQ	NEQ	SWQ	SEQ
Total Bldgs	3	2	10	2
Total RBA	280,408	147,405	907,980	213,000
Vacant SF	0	0	116,424	0
Vacancy Rate	0%	0%	13%	0%

#### Vacancy Rate & Trends

**150k SF Min RBA**

RBA: 18.95MM SF (56 Bldgs)

	Class A	Class B	Class C
Total Bldgs	30	17	9
Total RBA	10,954,757	3,814,070	4,178,830
Vacant SF	73,905	348,378	969,500
Vacancy Rate	1%	9%	23%

CLASS A	NWQ	NEQ	SWQ	SEQ
Total Bldgs	4	12	1	13
Total RBA	1.15MM	3.60MM	1.10MM	5.11MM
Vacant SF	0	73,905	0	0
Vacancy Rate	0%	2%	0%	0%

CLASS B	NWQ	NEQ	SWQ	SEQ
Total Bldgs	2	9	5	1
Total RBA	601,695	1.78MM	982,002	450,000
Vacant SF	226,695	9,000	95,683	17,000
Vacancy Rate	38%	1%	10%	4%

CLASS C	NWQ	NEQ	SWQ*	SEQ
Total Bldgs	2	1	5	1
Total RBA	336,138	200,000	3.27MM	375,000
Vacant SF	0	0	969,500	0
Vacancy Rate	0%	0%	30%	0%

\*88% of Class C vacancy in SWQ City attributed to vacancy in tobacco storage warehouses on Commerce Road (Alleghany Warehouse)



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# REPORT: PORT OF VIRGINIA BREAKS RECORDS

## THE DAWN OF THE BIG SHIP ERA

### Port of Virginia Now Ranks Among Top 5 Biggest Ports in North America

Excerpts from Articles By: Robert McCabe | Originally Published by The Virginian-Pilot (2017)

August turned out to be yet another record month for the Port of Virginia, as it moved 240,605 containers, measured in standard 20-foot units or TEUs, the port world's benchmark for gauging container volume. That's a gain of 2.2 percent from the same month a year ago, making it the port's best August ever. Located 90 miles east of the Port of Virginia, Richmond - Virginia's capital city - is the recipient of weekly container-on-barge traffic from the Port of Virginia via the James River, a maritime alternative to I-64.

"Growing imports at the nation's major retail container ports set an all-time monthly record this summer, and 2017 is expected to reach a new yearly record," according to the monthly "Global Port Tracker" report.

**"Consumers are buying more, and retailers are scrambling to import more merchandise to keep up with the demand,"** Jonathan Gold, federation vice president for supply chain and customs policy, said in a statement. "Docks have been busier than ever as ships unload cargo headed for store shelves, and that's a good sign both for retail sales and the nation's economy."



About five years ago, ports all along the East Coast were jockeying for position to deepen channels and improve landside infrastructure before the expanded Panama Canal's opening in 2016. Yet the theorized big diversion of cargo from West Coast to East Coast apparently hasn't been playing out.

"Since the opening of the expanded Panama Canal, the main shift we've seen is from (Asia-U.S. East Coast) services via Suez switching to (Asia-U.S. East Coast) via Panama," Neil Davidson, a senior ports and terminals analyst at London-based Drewry Maritime Advisors, said in an email.

There really hasn't been a marked shift from the U.S. West Coast to East Coast so far, he added.

**In a recent report ranking the top 15 ports in the U.S. and Canada, Virginia moved up four places – rising more than any other port – from No. 9 to No. 5.**

The ports ranked ahead of Virginia, in order: Los Angeles, Long Beach, New York/New Jersey and Seattle/Tacoma.

*Continued on next page.*



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# REPORT: THE DAWN OF THE BIG SHIP ERA

## PORT OF VIRGINIA PLANS MULTIPLE TERMINAL EXPANSIONS

*Continued from previous page.*

A rough draft of a plan backed by the U.S. Army Corps of Engineers recommends that the port be allowed to dredge its main shipping channels to 55 feet, down from 50 feet, and to widen them to 1,200 feet from 1,000. Some channels – such as the Thimble Shoal Channel and the Atlantic Ocean Channel – would go even deeper, to 56 feet and 59 feet, respectively.

**If it all works out as planned, the Port of Virginia would have shipping channels deeper and wider than those now used at the Port of Los Angeles, the busiest port in the nation.**

The so-called “55-foot project” is projected to cost between \$266 million and \$324 million and be split 50-50 between the federal and state government.



The hope is that a formal, final recommendation would be made to Congress by the end of next year, which would then have to reauthorize the 55-foot project.

“Now the focus is on funding and implementation,” said John Reinhart, executive director and CEO of the Virginia Port Authority.

Work is underway at Virginia International Gateway (VIG) on a **\$320 million expansion** project that will nearly double the terminal’s annual cargo handling capability.

**The project is the first of two large-scale expansion projects that, when complete, will increase the port’s overall annual container capacity by 40 percent, or 1 million container units, by 2020.**

The Port has also begun work on its other large capacity project: the **expansion of the south stack/container yard at Norfolk International Terminals (NIT)**. This **\$350 million project** will allow the port to create greater density for cargo at NIT and expand annual capacity there by 400,000 containers. For this project, the container stack yard will be completely reconfigured and it will be **served by 60 new rail-mounted gantry cranes**. The project will be complete by 2020.



THE PORT OF  
VIRGINIA

### PORT OF VIRGINIA OPERATIONAL EFFICIENCIES

- #1 in East Coast Rail Volume: 36.7% of total cargo moved by rail
  - Port of Virginia traditional turn time is 53 minutes
  - 33 ocean carrier services
- 750 internationally owned companies doing business in Virginia
  - Largest state maintained transportation network
- Nearly 30 international shipping lines off direct access to more than 80 ports
  - Two Class 1 railroads operating on dock (Norfolk Southern & CSX)
- Central US East Coast location provides two day double-stack rail to and from Midwest markets

# I-95 & I-64 CORRIDOR LOCATIONS

## MODERN INDUSTRIAL FACILITIES



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4801 Radford Avenue • P.O. Box 6482 • Richmond, VA 23230

804.353.7994 • [www.porterinc.com](http://www.porterinc.com)