



Accelerating success.



**Building 2**  
6920 Harbour View

**Building 3**  
6900 Harbour View

**Building 1**  
6950 Harbour View

**For Lease**  
Bridgeway Commerce  
Center

6900, 6920, 6950  
Harbour View Blvd.  
Suffolk, VA 23435

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Bridgeway Commerce Center is a three-building Class A industrial warehouse development located less than six miles from the Port of Virginia-operated Virginia International Gateway marine terminal. Building 1 (6950 Harbour View Blvd. built in 2005), 128,000 square feet, and Building 3 (6900 Harbour View Blvd. built in 2006), 168,000 square feet, are multi-tenant buildings, and Building 2 (6920 Harbour View Blvd. built in 2012) is single-tenant leased. Class A features for the development include the following:

## Features & Amenities

- 28' Clear Height
- ESFR Sprinkler
- 50' x 50' Column Spacing with 60' loading bays in Buildings 2 & 3
- Rear-Loading
- 210' Building Depth, Buildings 2 & 3 (200' for Building 1)
- Abundant Auto Parking in front of each Building
- EPDM roof, 0.045 mil thick, white TPO
- Exterior Walls: Concrete Panels
- Floor: 6" reinforced concrete, 4,000 PSI
- LED warehouse lighting available
- Utilities:
  - o Water: City of Suffolk
  - o Sewer: Hampton Roads Sanitation District
  - o Gas: Columbia Natural Gas
  - o Electric: Dominion Virginia Power
  - o Telecommunications: Verizon





# Available Space

## Building 2 - 100% Leased

6920 Harbour View Blvd

## Building 3 - 100% Leased

6900 Harbour View Blvd.

## Building 1

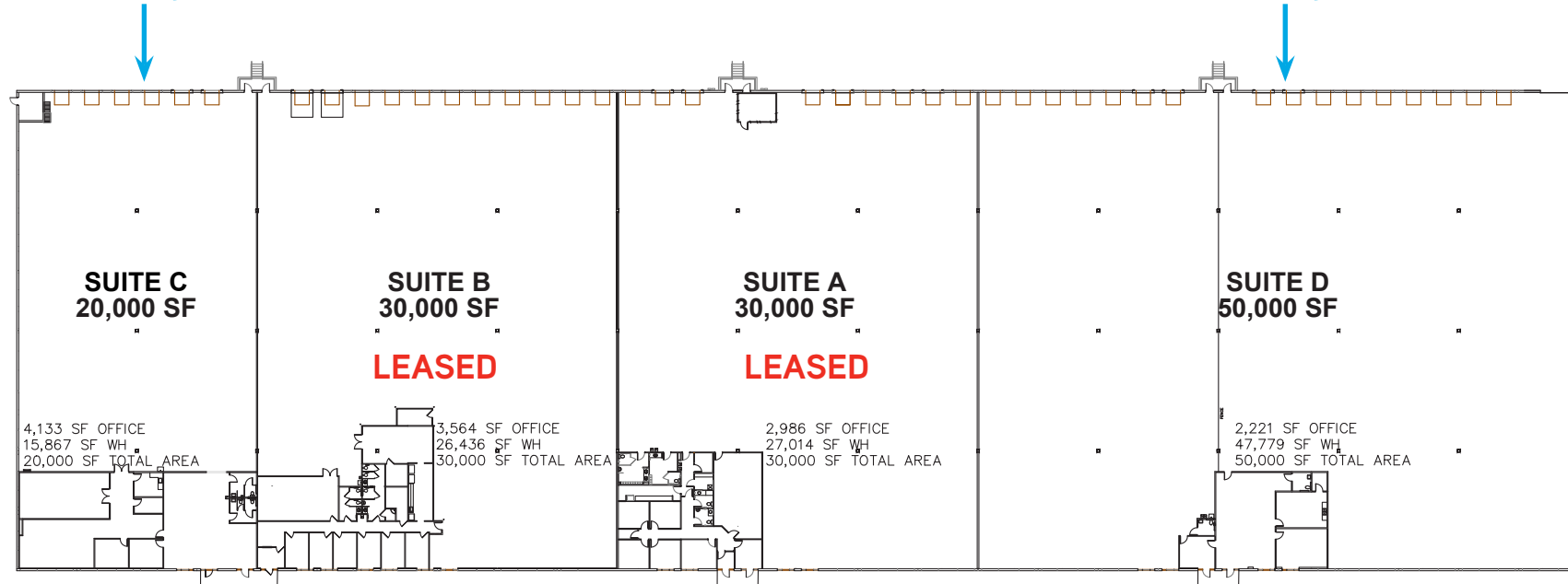
6950 Harbour View Blvd.

- **Suite D: 50,000 SF**
- **Date Available: July 1, 2023**
  - o Office Area:  $\pm$  2,221 SF
  - o Warehouse Area:  $\pm$  47,779 SF
- Loading:
  - o Four (4) 9' x 10' dock door with 50,000 lb manual pit levelers
  - o One (1) 12' x 14' door served by concrete ramp
  - o Knock-Out Panels for up to Twelve (12) additional 9' x 10' dock doors
- Trailer Parking: Alongside Loading Dock Wall up to Twelve (12) spaces depending on whether new tenant adds new dock doors in place of knock-out panels, plus exclusive use of 200'x50' trailer parking in truck court
- **Suite C: 20,000 SF**
- **Date Available: July 1, 2023**
  - o Office Area: 4,133 SF
  - o Warehouse Area: 15,867 SF
  - o Loading: Five (5) dock doors, Four (4) with pit levelers

# Building Plan

Available July 1, 2023

Available July 1, 2023



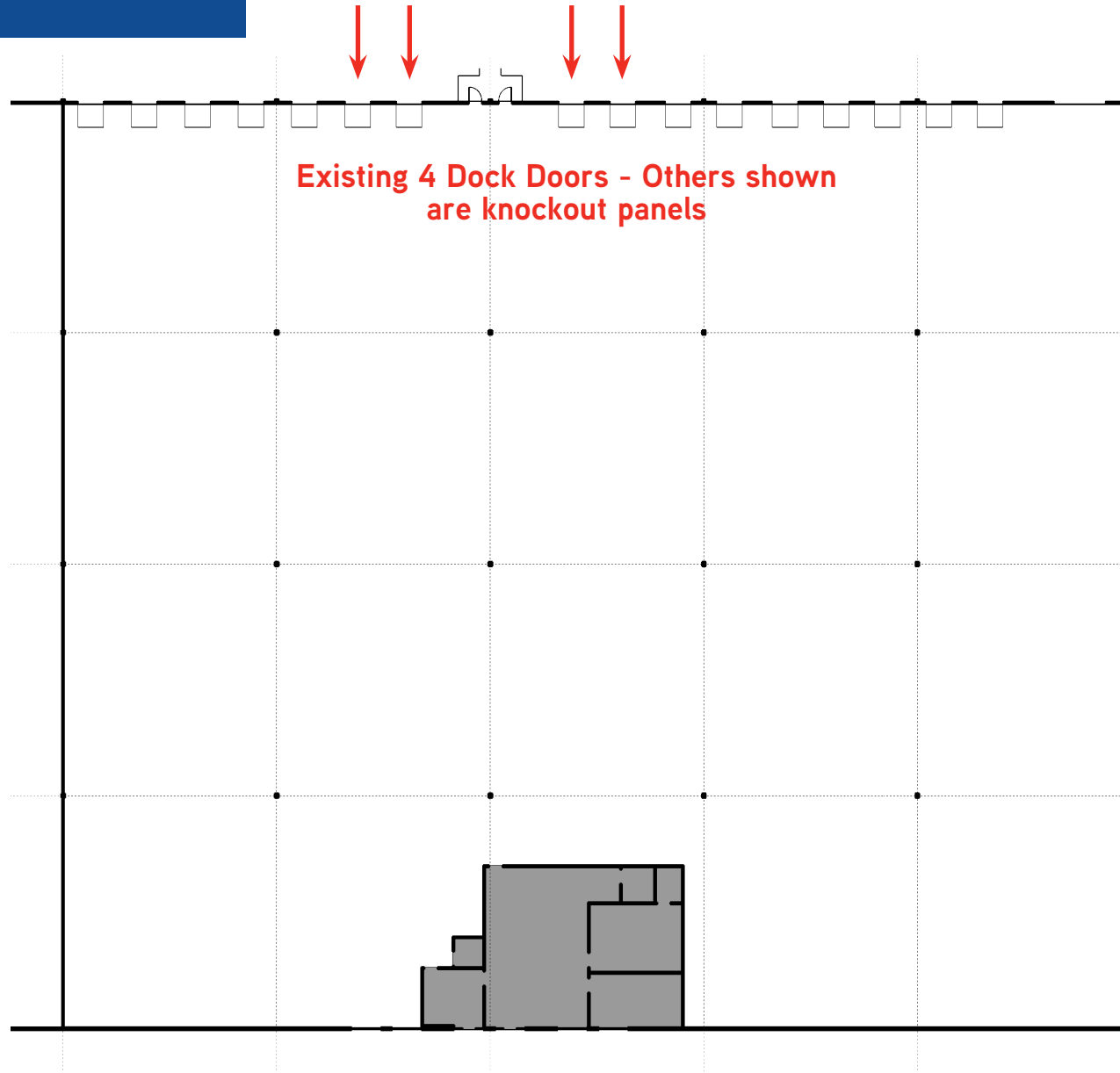
## BRIDGEWAY CENTER 1

6950 HARBOUR VIEW BLVD, SUFFOLK, VA

9.21.2022  
N.T.S.

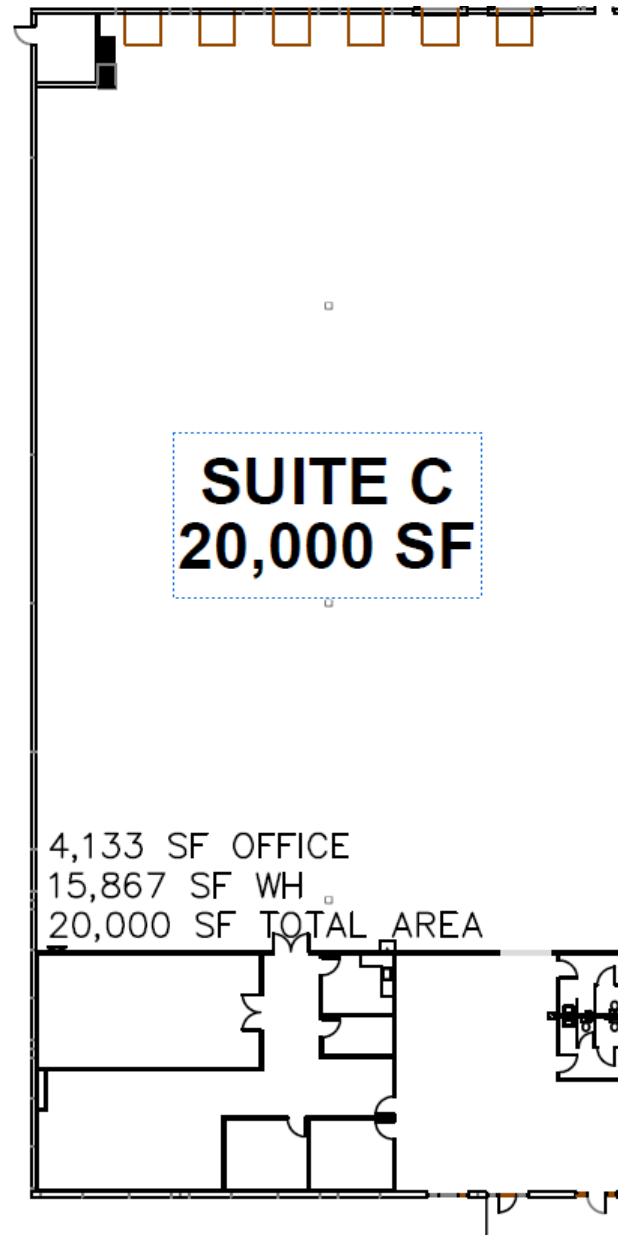
**MORRISETTE** ARCHITECTURE  
Architecture, Planning and Interior Design

# Suite D Floor Plan



Suite D  
±50,000 SF

# Suite C Floor Plan





Norfolk Harbor

Port of Virginia  
VIG Terminal

Sysco



Bridgeway  
Commerce Center 2  
6920 Harbour View

Bridgeway  
Commerce Center 1  
6950 Harbour View

Harbourview Blvd.



Bridgeway  
Commerce  
Center



Riverfront G

Walmart Supercenter

DICK'S Sporting Goods

NCDOD - Navy Cyber Defense Operations...

Texas Roadhouse



Ninja Japanese Steakhouse & Sushi Bar

CHKD Health Center  
at Harbour View



Metro Diner

Regal Harbour View Grande

Kroger M



owne Point Rd

Bon Secours Health  
Center at Harbour View



Sentara  
BelleHarbour



Sentara BelleHarbour

## Nearby amenities

### Food

- Wendy's
- Panera Bread
- Buffalo Wild Wings
- Kroger Marketplace

### Shopping

- Kohl's
- PetSmart
- TJ Max
- Office Max
- Walmart
- Ulta Beauty

### Shopping

- DSW
- Michaels
- Five Below
- Petco
- Ross

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## Proximity to Port of Virginia

Virginia International Gateway (VIG)	5.9 miles
Newport News Marine Terminal (NNMT)	9.2 miles
Portsmouth Marine Terminal (PMT)	11.5 miles
Norfolk International Terminals (NIT)	14.4 miles

The proximity of nearby container terminals allows for very high truck turn volume and freight velocity, for efficiency and user savings!

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