Industrial Market Review

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McDonald Development
Proposed Site Plan

Ashley Capital’s
2601 Indian River Road
Chesapeake

Vacancy Percentage
For the Last 10 Years

Bridgeway Commerce Center III
Suffolk
200 PortCentre Parkway
Portsmouth

212,000 square foot total
$3.95 per square foot
10 year term

301 and 500 Westpark Lane
Hampton

515,000 square feet total
Sold: 6/1/06
$62.13 per square foot
$32,000,000

2820 Crusader Circle
Virginia Beach

155,000 square feet total
Sold: 8/1/06
$31.00 per square foot
$4,882,500

Sample of Up and Coming
Developments
Virginia Regional Commerce Park
Suffolk

1,000,000 square foot total

Enterchange at Suffolk

Northgate Commerce Park
Suffolk

770,000 square foot total

Representative Building Sales
Transactions

First Data

54,000 square foot total
$94.44 per square foot
Sold: 5/06
$5,100,000

Viasys

31,000 square foot total
$136.55 per square foot
Sold: 4/06
$1,400,000

IBS America

14,400 square foot total
$61.54 per square foot
Sold: 11/06
$915,000

Trade Street