

NOW FOR SALE

**COLD STORAGE BUILDING
AVAILABLE FOR SALE OR LEASE**

YOUR NAME HERE

10070

Old Stage Hwy

SMITHFIELD, VA

Port of Norfolk Centric

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CBRE

Fully Racked Freezer & Cooler Norfolk Port Facility



PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

Property Address 10070 Old Stage Hwy
Smithfield, VA 23430

Property Type Cold Storage Warehouse

Building SF Total 126,078 SF

Year Built 1987

Clear Height 29'

Cold Storage Areas Freezer: 78,074 SF
Cooler: 12,640 SF

Temperature Range TBD

Pallet Positions 10,581

Processing Room 3,360 SF off dock

Refrigeration System Ammonia

Refrigerated Dock 19,467 SF

Battery, Engine & Break Rooms 6,359 SF

Office Space 5,470 SF

Dock High Doors 13 Doors

Trailer Parking TBD

Employee Parking TBD



90,715 SF
Cold Storage



10,581
Pallet Positions



13
Dock Doors



29'
Clear Height

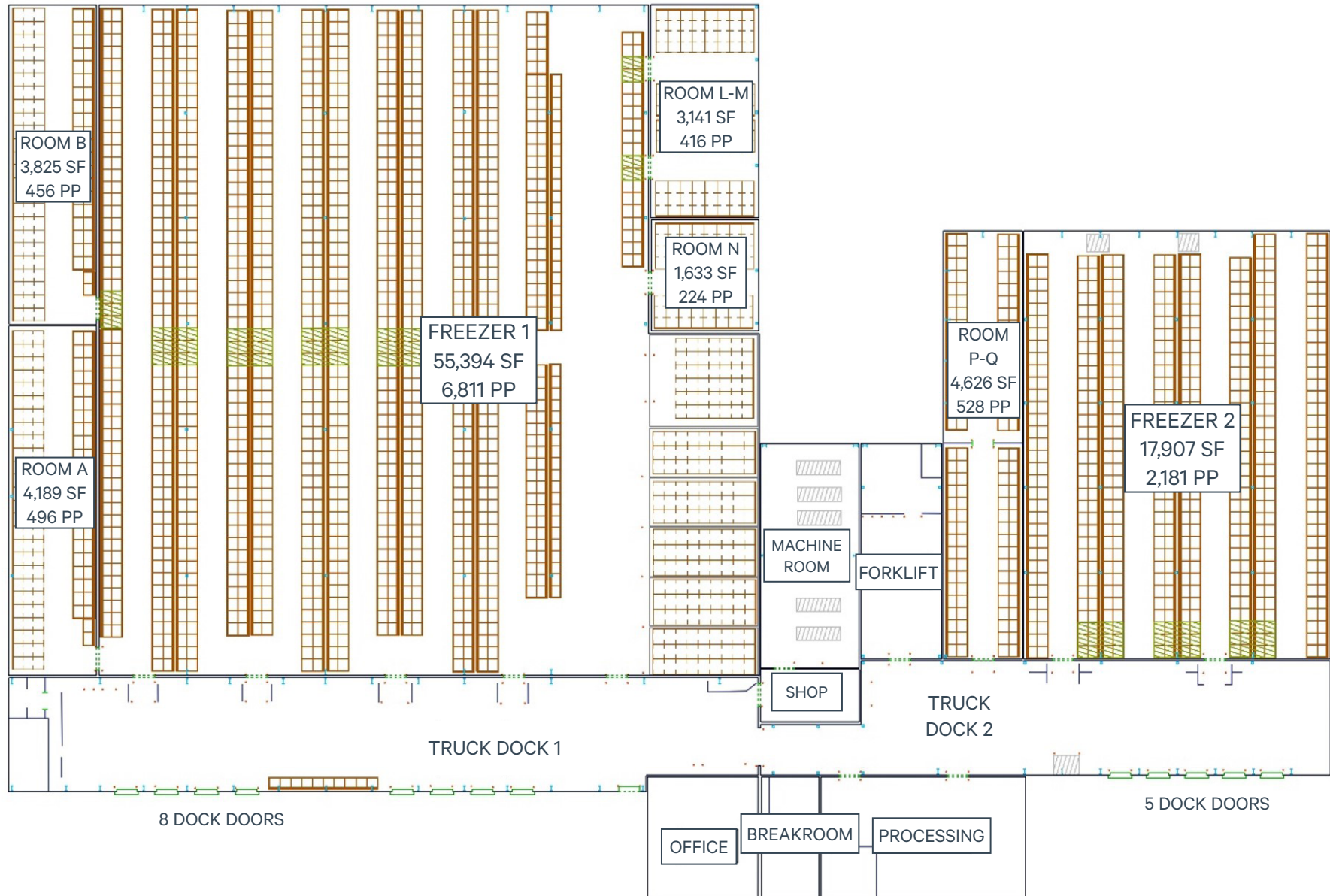


3,601,745
Cubic Feet

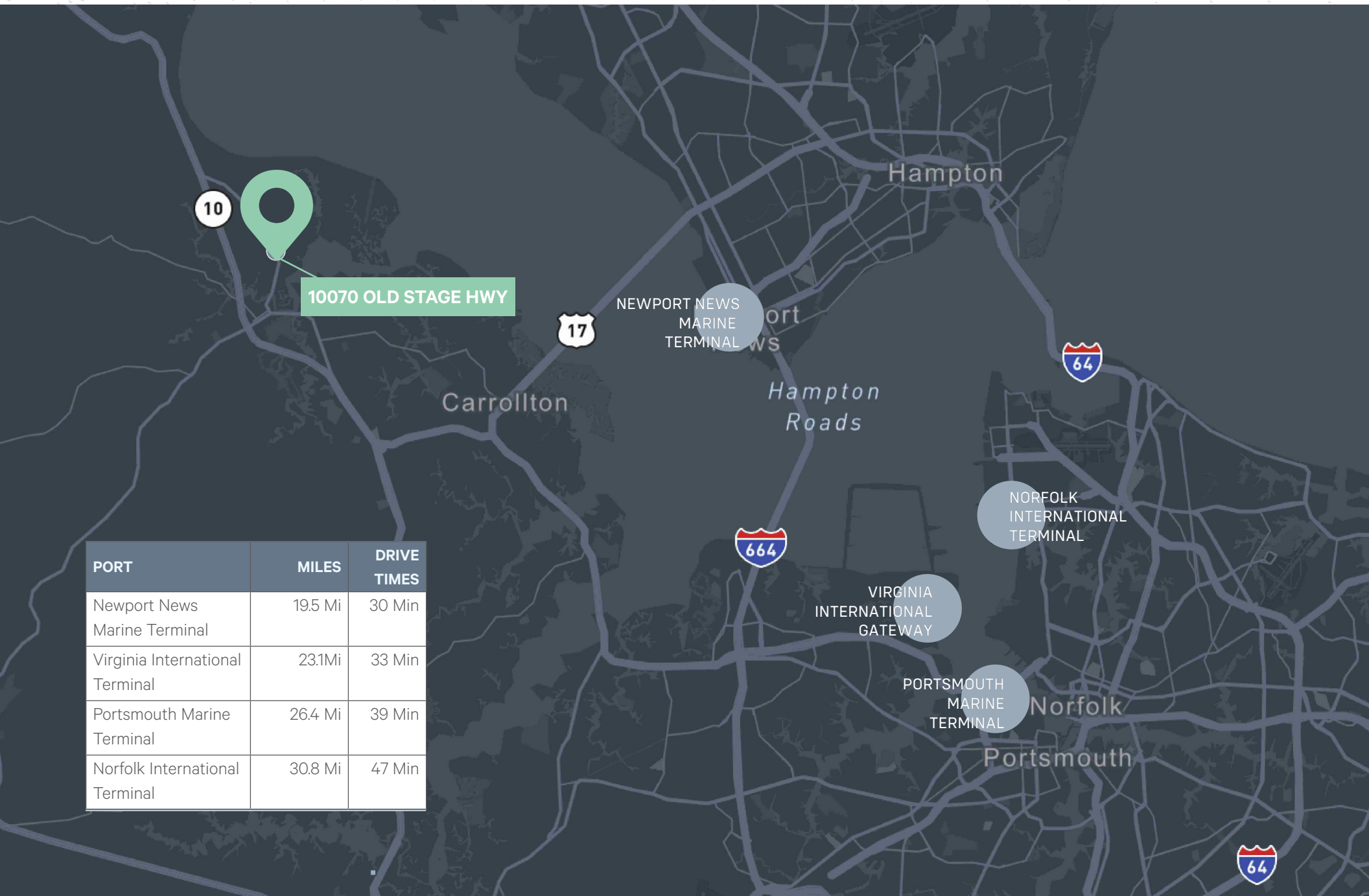


Fully Racked

RACK PLAN



LOCATION MAP



PORT	MILES	DRIVE TIMES
Newport News Marine Terminal	19.5 Mi	30 Min
Virginia International Terminal	23.1Mi	33 Min
Portsmouth Marine Terminal	26.4 Mi	39 Min
Norfolk International Terminal	30.8 Mi	47 Min

REGIONAL MAP

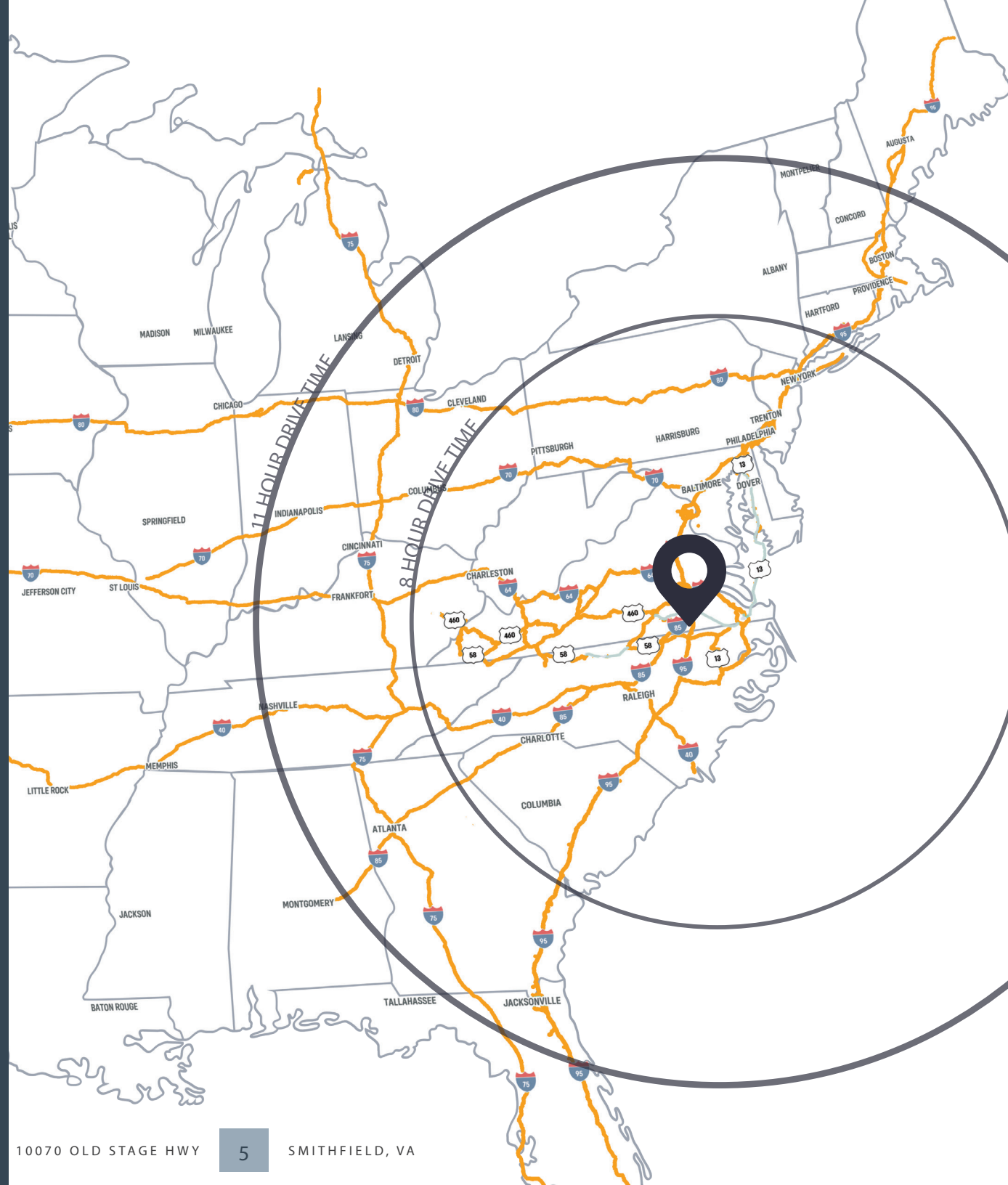
8 HOUR POPULATION

78.2 MILLION

11 HOUR POPULATION

126.9 MILLION

The Smithfield Cold Storage Facility location positions you to deliver to 75% of the U.S. population in two days or less, accessing key inland markets and major distribution centers throughout the Midwest and Eastern seaboard.

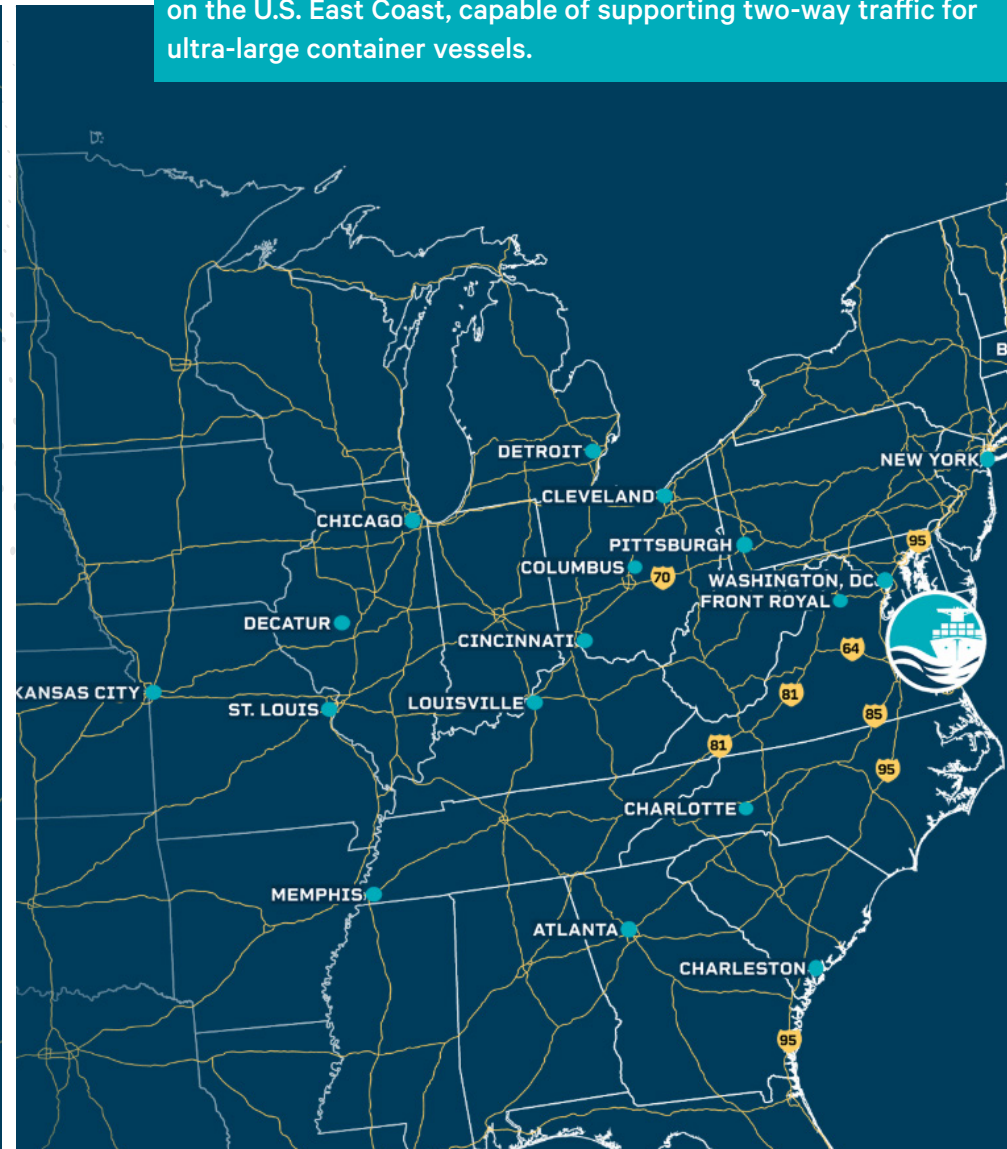




THE PORT OF
VIRGINIA®

REACH FARTHER, FASTER

In 2025, the Port of Virginia will have the deepest, widest channel on the U.S. East Coast, capable of supporting two-way traffic for ultra-large container vessels.



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CONTACT US

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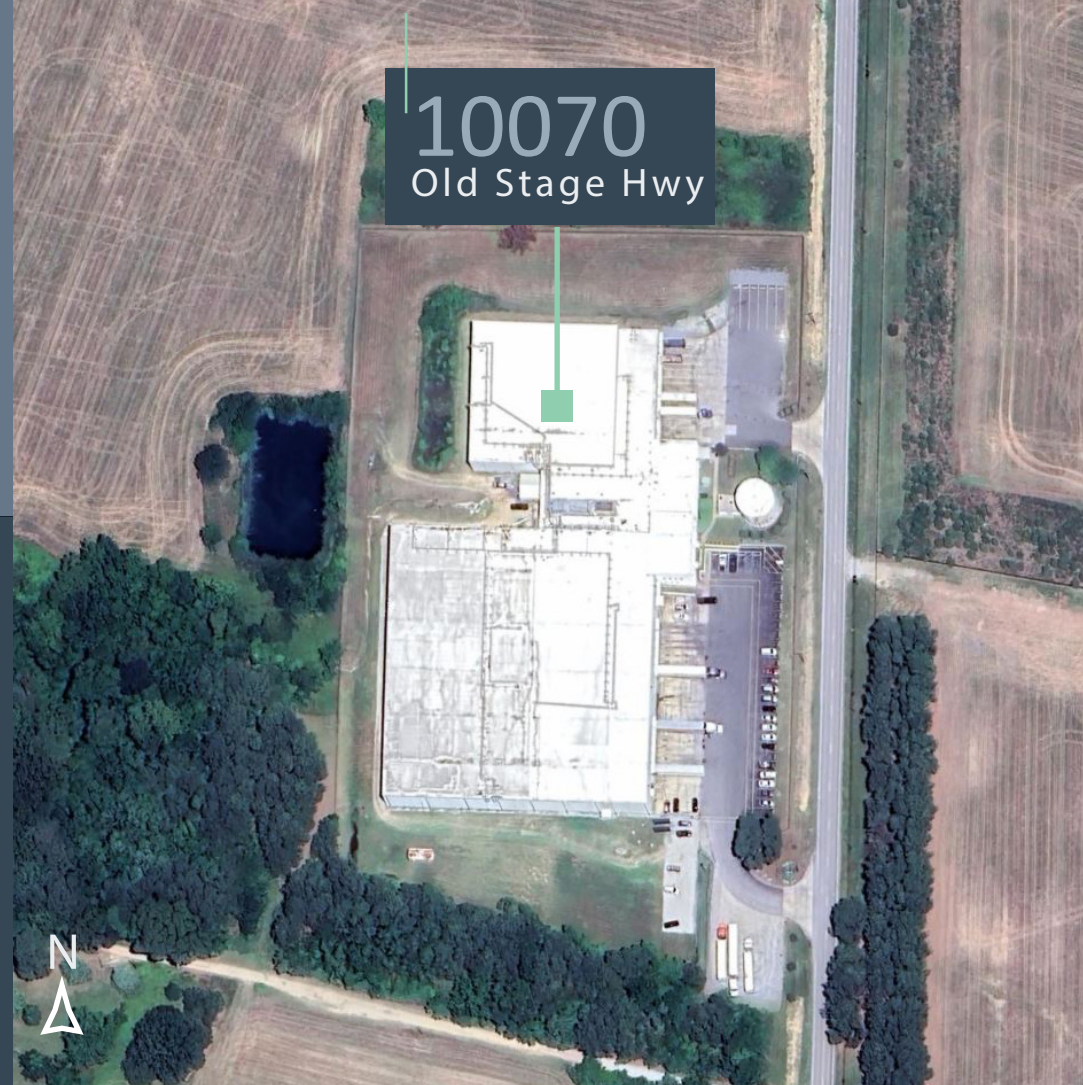
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