



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



90,715 SF
Cold Storage



10,581
Pallet Positions



13
Dock Doors



29'
Clear Height



3,601,745
Cubic Feet



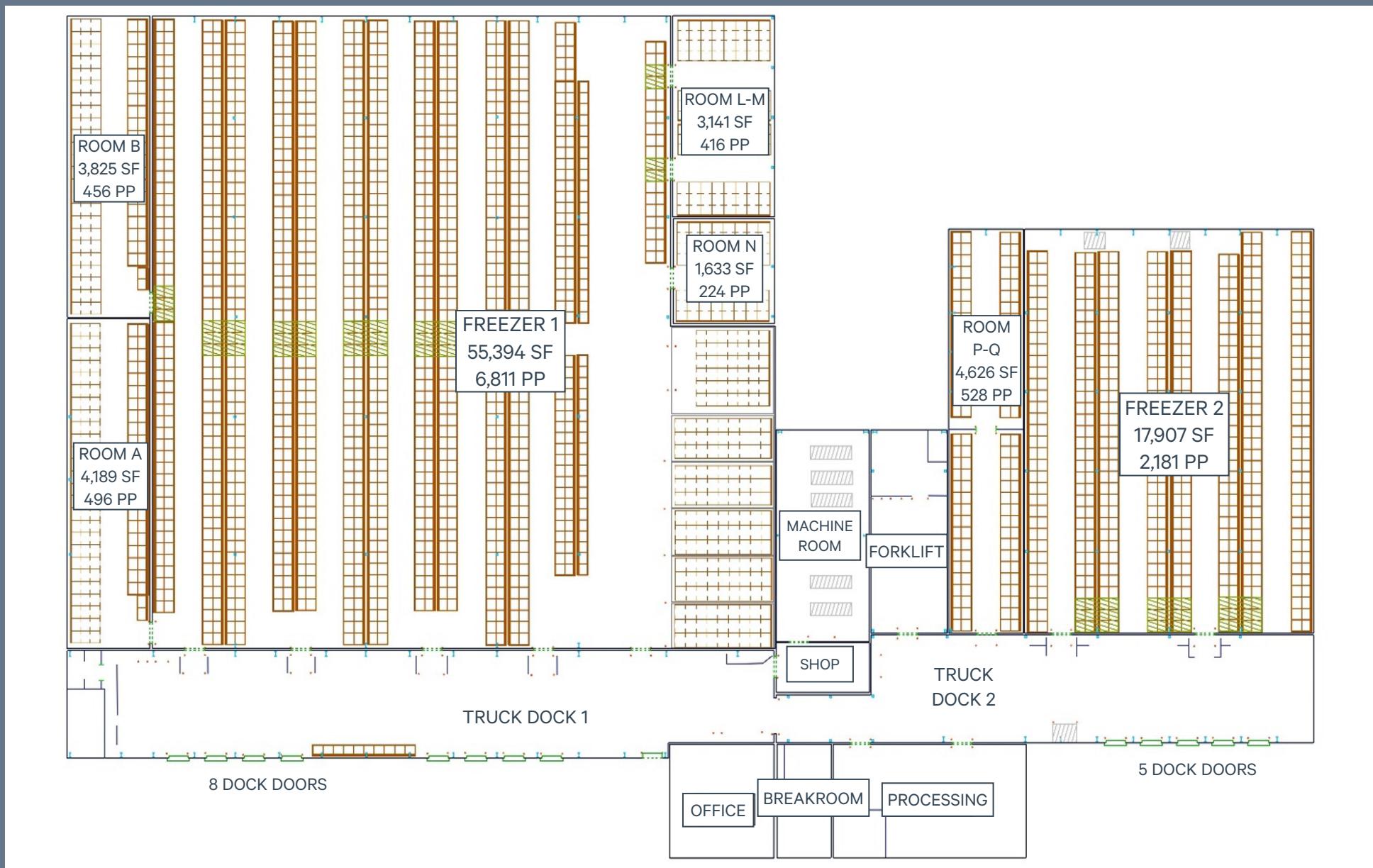
Fully Racked

PROPERTY HIGHLIGHTS

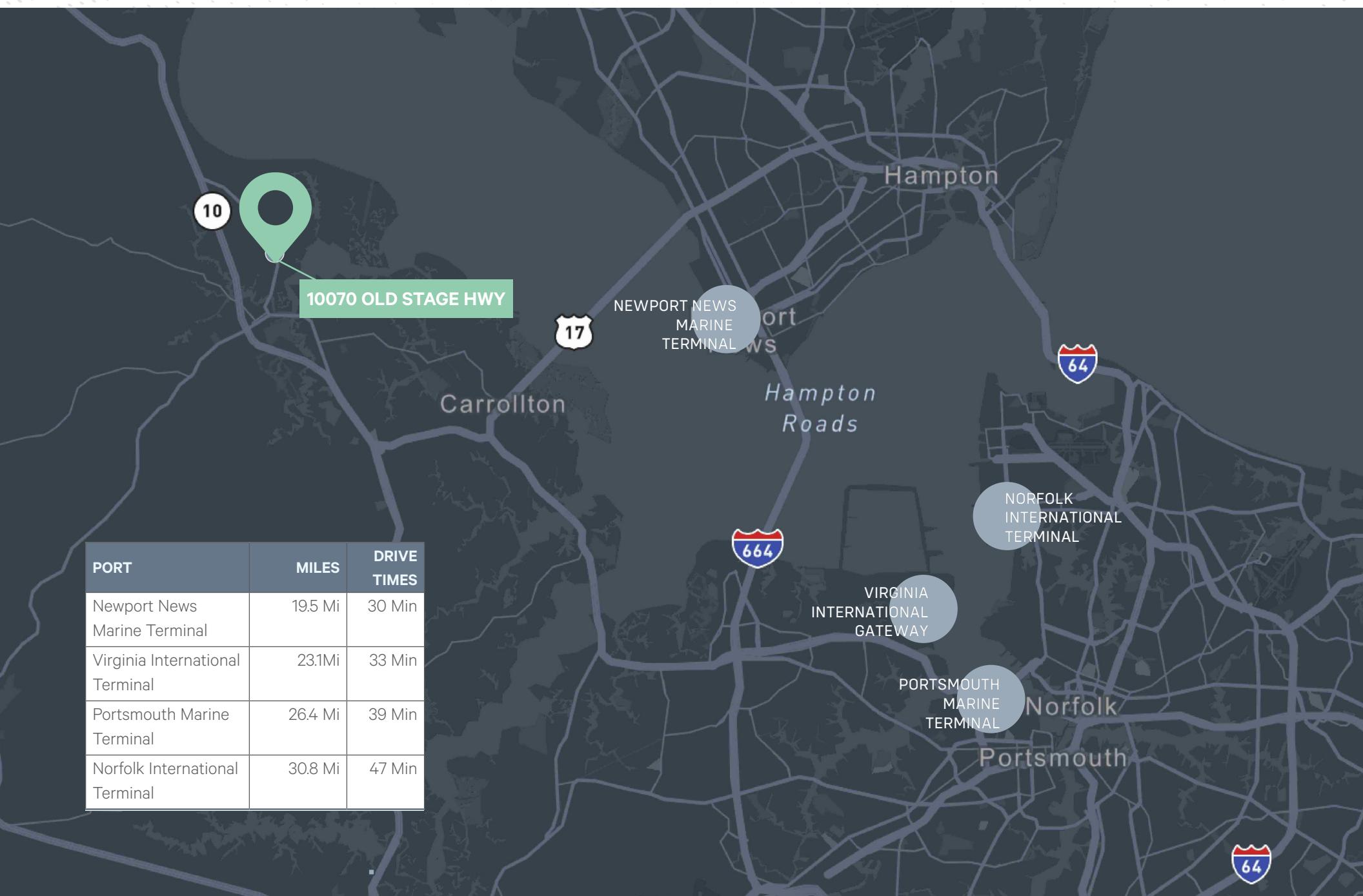
PROPERTY OVERVIEW

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

RACK PLAN



LOCATION MAP



REGIONAL MAP

8 HOUR POPULATION

78.2 MILLION

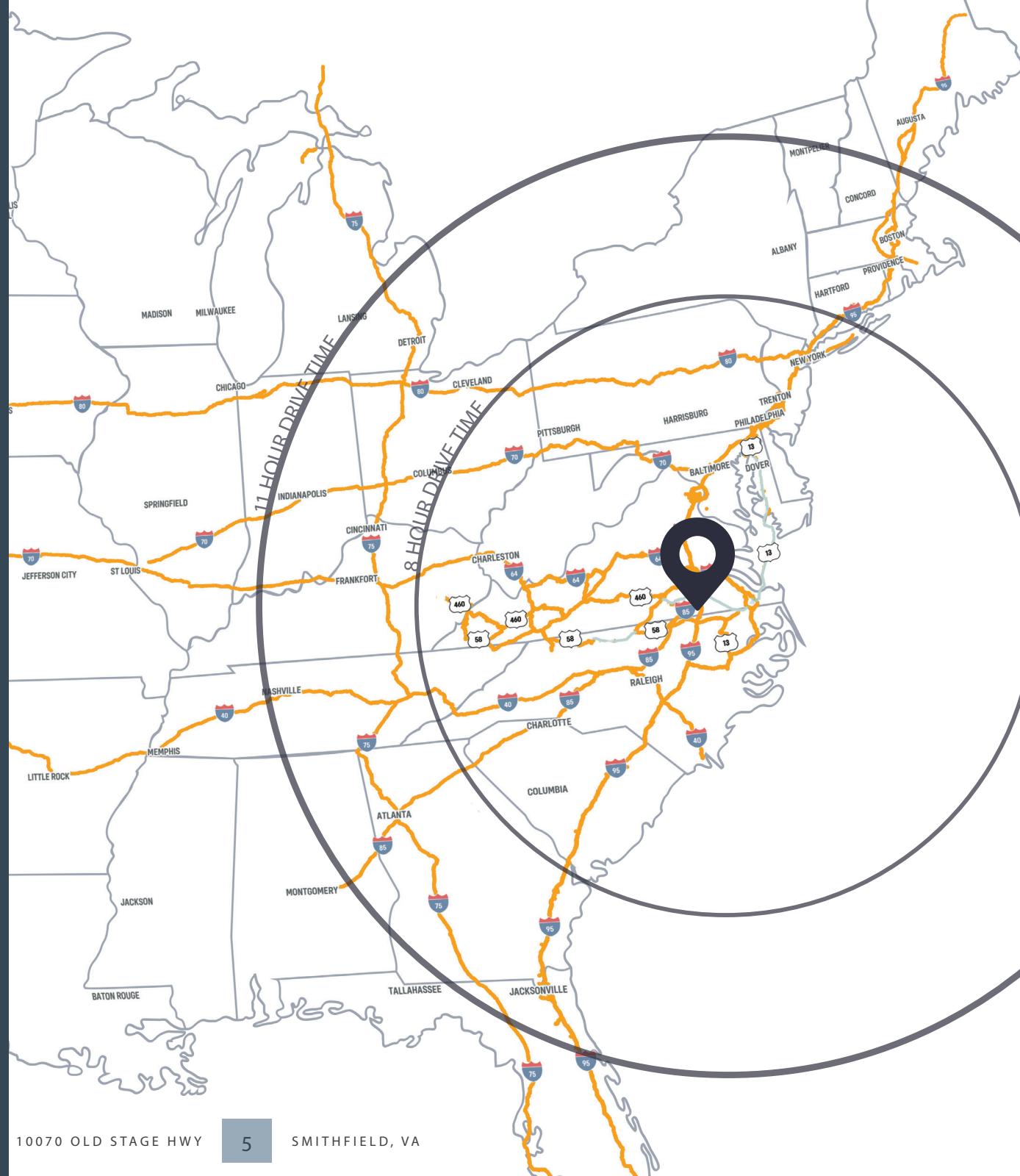
11 HOUR POPULATION

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®



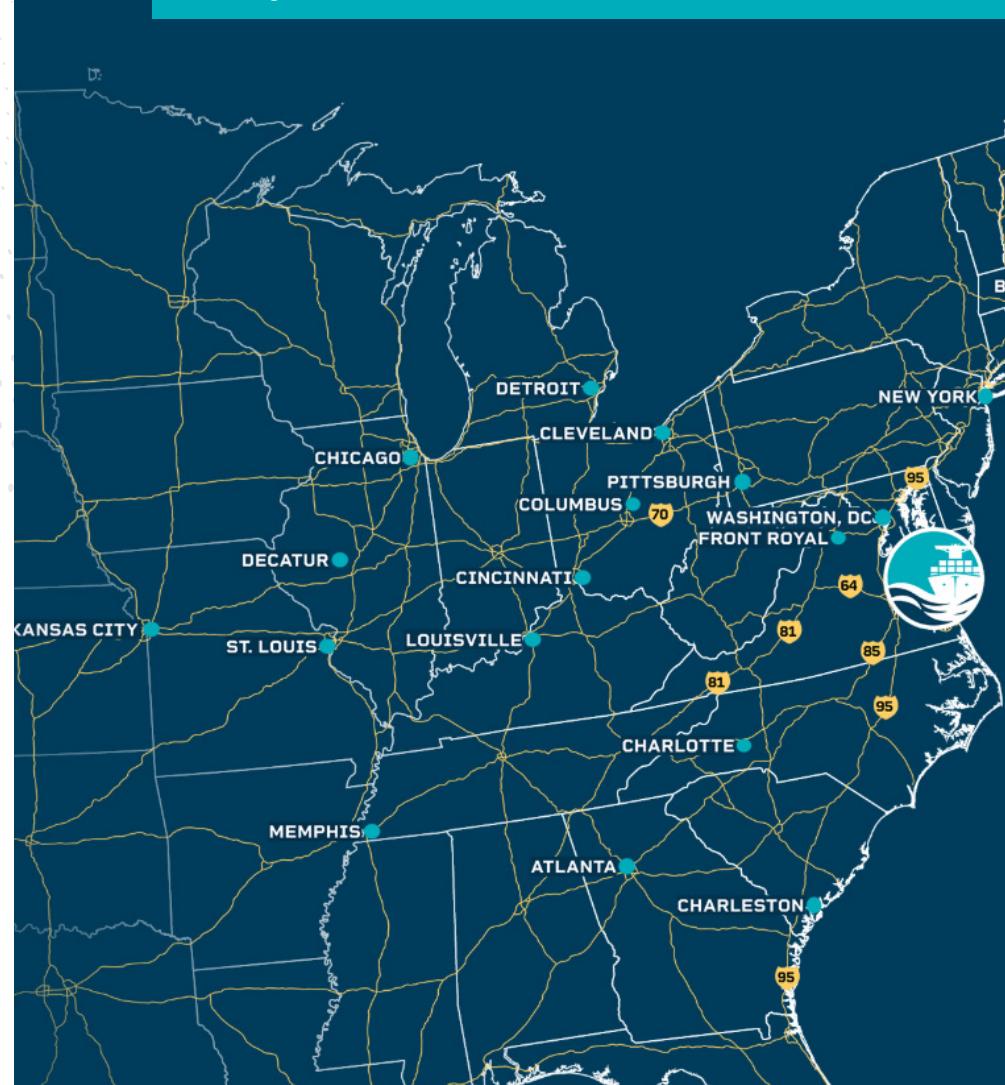


THE PORT OF VIRGINIA®

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.



10070 Old Stage Hwy

SMITHFIELD, VA

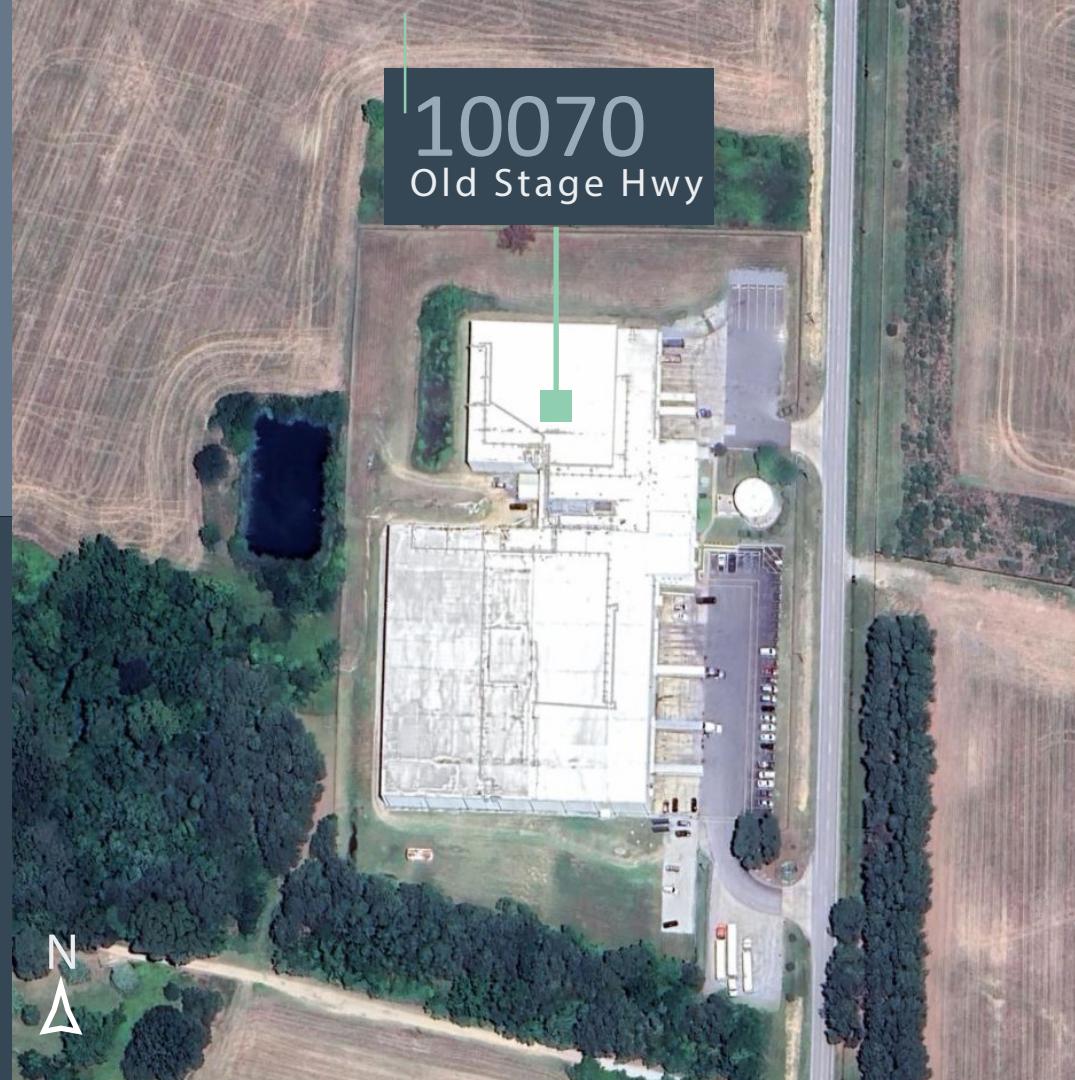
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CBRE

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