

COAST GUARD BOULEVARD

Portsmouth, VA

FOR LEASE

// TRAILER DROP LOT - AVAILABLE 4Q 2025

// TRANSLOAD - BTS

// WAREHOUSE - BTS (DRY OR COLD)

INDUSTRIAL OPTIONS
AVAILABLE

Developed by:

INLIGHT
REAL ESTATE PARTNERS

**CUSHMAN &
WAKEFIELD**
THALHIMER



PROPERTY DETAILS

SITE

Total Acreage: ± 32.86 acres

Projected Uplands: ± 30 acres

Zoning: IN, Industrial District (Heavy Industrial Land Use)

Utility Providers/Service To Site:

- City water (16" line) and City sewer available along Coast Guard Boulevard
- Columbia Gas of Virginia (6" line)
- Verizon (fiber-optics) or Cox Communications
- Dominion Energy – 1.3 miles from substation

Incentives: Foreign Trade Zone 20 eligible; Local, state and port-sponsored grants

TRAILER DROP CONCEPT

Trailer Parking: 310 Trailer stalls

TRANSLOAD BTS CONCEPT

Building Size: 46,800 SF (100' x 468')

Loading: 76 Positions

Trailer Parking: 114 Trailer stalls | **Employee Parking:** 95 Spaces

WAREHOUSE BTS (DRY OR COLD) CONCEPT

Building Size: ± 252,720 SF (260' x 972')

Power: 3-Phase, 300 amps

Sprinkler: ESFR

Clear Height: 32' or BTS

Loading Depth: 130' to 145'

Loading: BTS

Trailer Parking: 53 Trailer stalls | **Employee Parking:** 95 Spaces

ZONING | PERMITTED USES

IN, Industrial District - Heavy Industrial Land Use.

Established and intended to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, cold storage, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicle, materials, and goods

SITE PLAN

TRAILER DROP CONCEPT



SITE PLAN

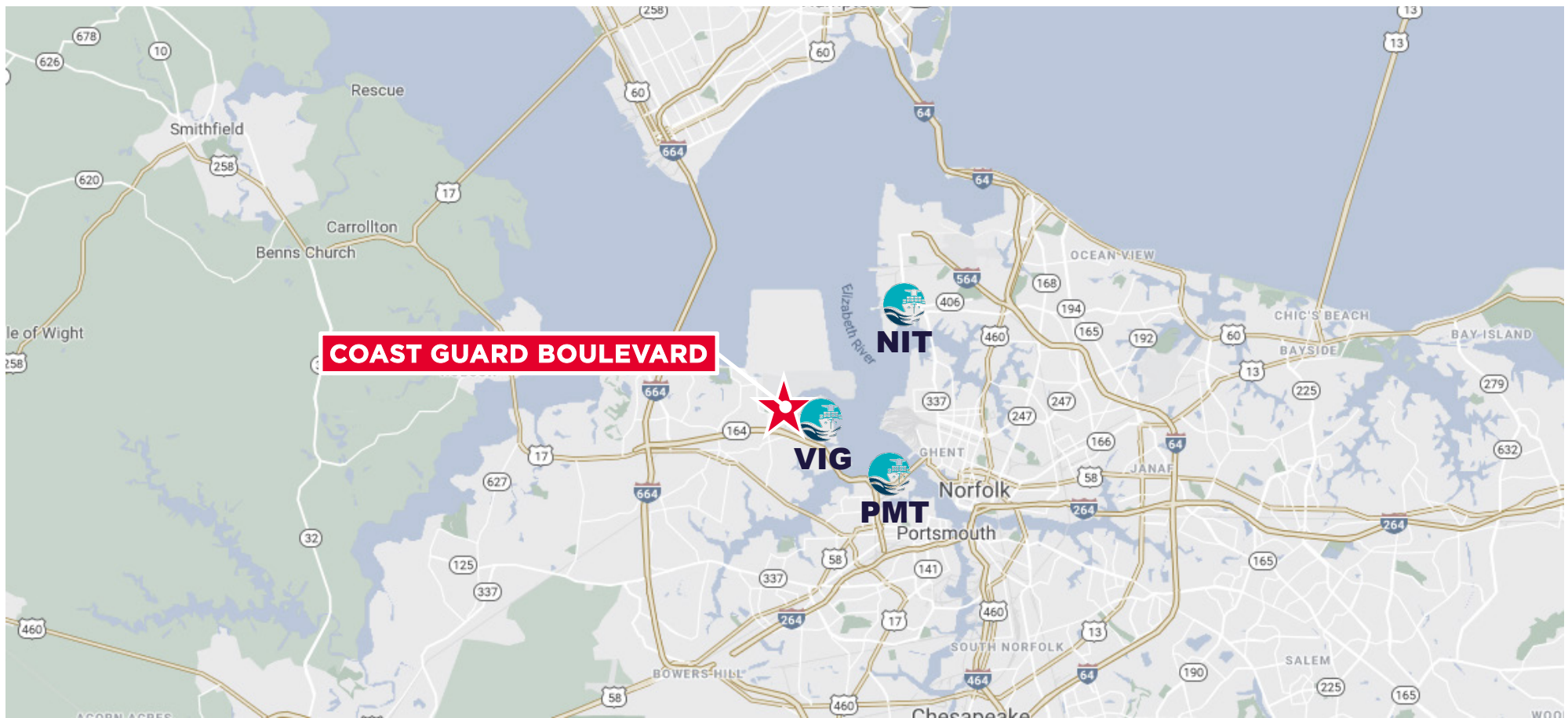
TRANSLOAD BTS CONCEPT



SITE PLAN

WAREHOUSE BTS (DRY OR COLD) CONCEPT





LOCATION ATTRIBUTES

 0.9 Miles 2 Minutes	 4.1 Miles 5 Minutes	 6.2 Miles 8 Minutes	 (HAMPTON) 16.8 Miles 18 Minutes	 0.1 Miles < 1 Minute	 4.8 Miles 6 Minutes	 10.9 Miles 17 Minutes
 Immediate Access To Virginia International Gateway Port Terminal	 Unencumbered Transit No Stoplights From Site To Interstate Access	 2/3rds Of U.S. Population Within One Day's Drive	 Cold Storage Development Includes Recent Completions By Lineage And Freezpak	 Foreign Trade Zone #20 Eligible For Additional Tax Incentives	 Third Highest Concentration Per Capita Employed In Coffee / Tea Processing In The US	 4,000+ Military Retirees Join Civilian Labor Force Each Year



Developed by:



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