



Colliers

3 Victory Court, Portsmouth, VA 23702

# Office/Warehouse With Yard

## Industrial Site with Exceptional Access

Located just one mile from I-264, 3 Victory Ct offers exceptional regional connectivity, making it ideal for logistics-driven operations. Its versatile layout supports a wide range of industrial and commercial applications, including warehouse/distribution, light manufacturing, fabrication, trailer parking, and equipment storage. Additionally, the expansive yard area offers room for future growth, with the potential to expand by approximately one acre to meet evolving operational needs.

## For Lease

### **Ben Anderson**

Associate Vice President  
+1 757 634 9902  
[ben.r.anderson@colliers.com](mailto:ben.r.anderson@colliers.com)

### **Chamie Burroughs**

Senior Vice President  
+1 757 478 9626  
[chamie.burroughs@colliers.com](mailto:chamie.burroughs@colliers.com)

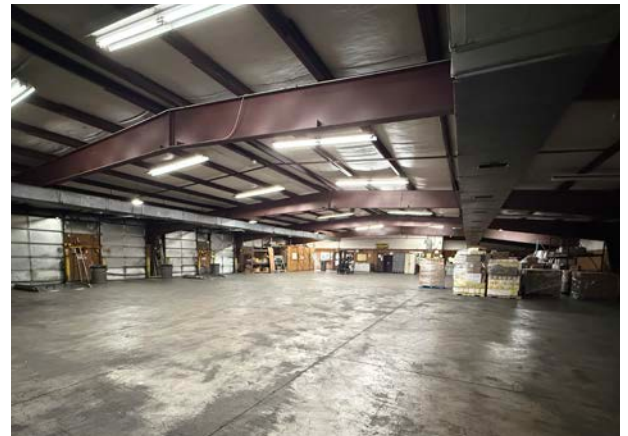
# Property Overview

## Highlights

- Excellent access,  $\pm 1$  mile from I-264
- Ideal uses might include warehouse/distribution, light manufacturing, fabrication, trailer parking, equipment storage
- Yard area could be expanded by 1 acre or so if desired

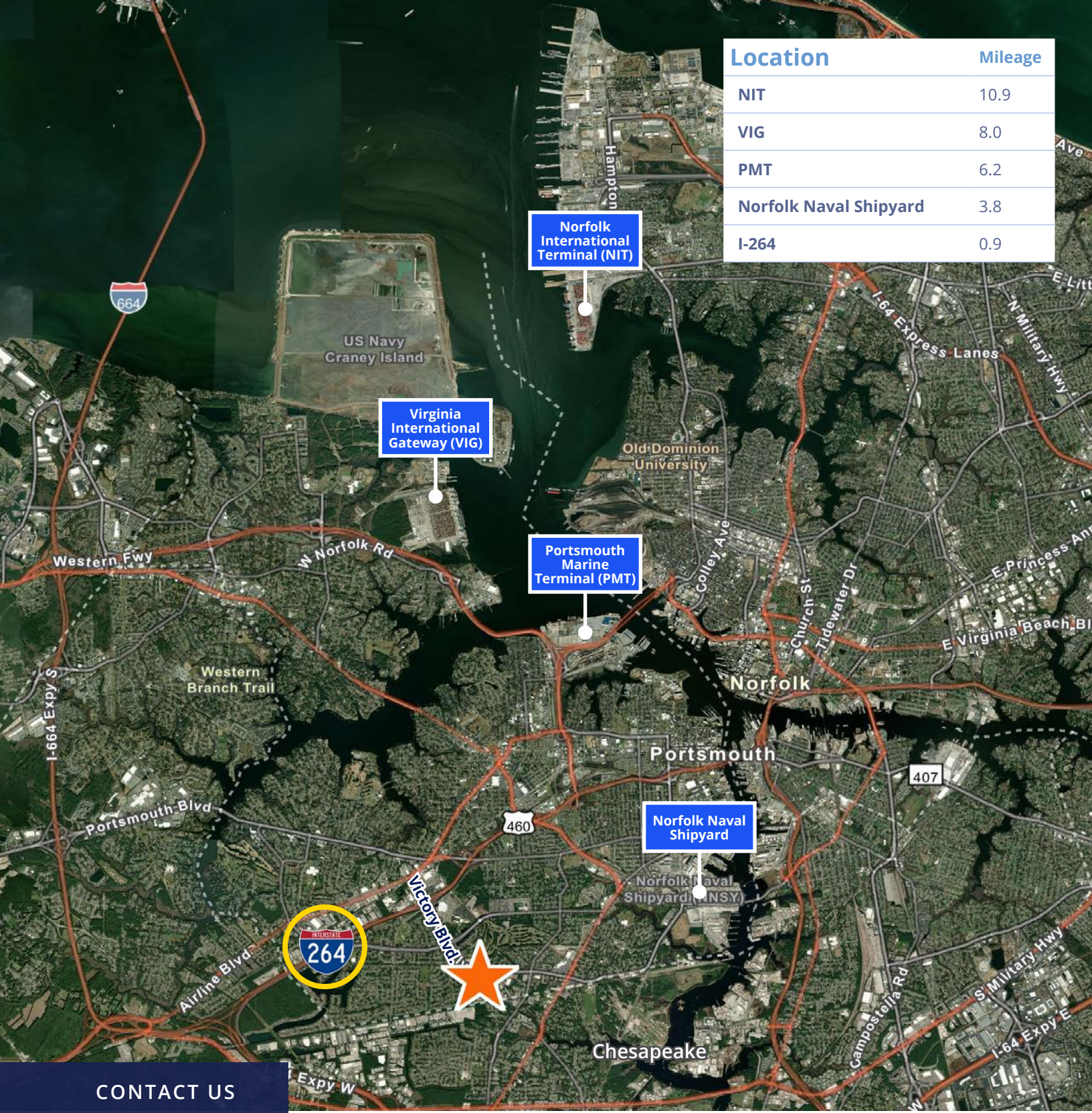
## Details

- Building Size: 22,930 SF
- Site: 5.03 AC
- Year Built: 1987
- Office: 3 offices, reception area, two restrooms, break area with kitchenette, customer check-in window
- Yard Area:  $\pm 2$  AC stabilized, fenced, gated, lit
- Loading: Six (6) 8'x10 dock high doors
- Clear Height:  $\pm 14' 9'' - 21' 5''$
- Power: 3-phase, 120/240v, 400 amps
- Parking:  $\pm 22$  employee parking spaces
- Zoning: IL (Light Industrial)
- Lease Rate: \$12.95/SF NNN
- OPEX: TBD
- Availability: May 1, 2026



# Property Aerial





Location	Mileage
NIT	10.9
VIG	8.0
PMT	6.2
Norfolk Naval Shipyard	3.8
I-264	0.9

**CONTACT US**

**Ben Anderson**  
 Associate Vice President  
 +1 757 634 9902  
 ben.r.anderson@colliers.com

**Chamie Burroughs**  
 Senior Vice President  
 +1 757 478 9626  
 chamie.burroughs@colliers.com

**Colliers** | 150 West Main Street, Suite 1100, Norfolk, VA 23510 | Main: +1 757 490 3300 | colliers.com

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