

COAST GUARD BOULEVARD

Portsmouth, VA

BTS (DRY OR COLD)

WAREHOUSE FOR LEASE

±252,720 SF

Developed by:

INLIGHT
REAL ESTATE PARTNERS

**CUSHMAN &
WAKEFIELD**
THALHIMER



PROPERTY DETAILS

Building SF: 252,720 SF

Total Acreage: ± 32.86 acres

Clear Height: 32' or BTS

Power: 3-Phase, 300 amps

Sprinkler: ESFR

Loading Depth: 130' to 145'

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

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

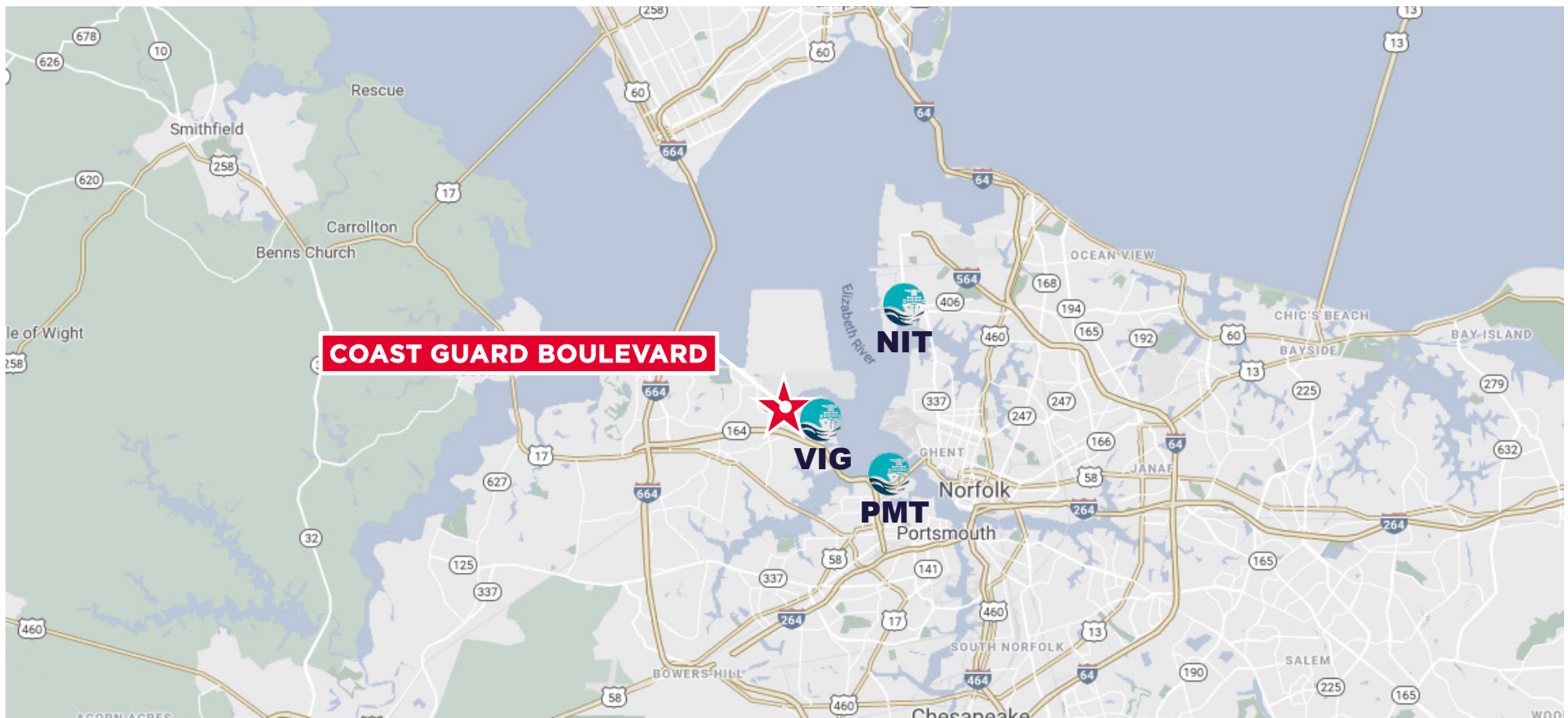
ZONING | PERMITTED USES

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

WAREHOUSE BTS (DRY OR COLD) CONCEPT





LOCATION ATTRIBUTES



0.9 Miles
2 Minutes



4.1 Miles
5 Minutes



6.2 Miles
8 Minutes



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 The
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:



// CONTACT

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**CUSHMAN &
WAKEFIELD**

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