

**1960 Diamond Hill Rd,
Suites D & E
Chesapeake, VA 23324**

FOR LEASE HIGH-BAY INDUSTRIAL PORT OF VIRGINIA

± 100,221 Sq. Ft. Available SPECIFICATIONS

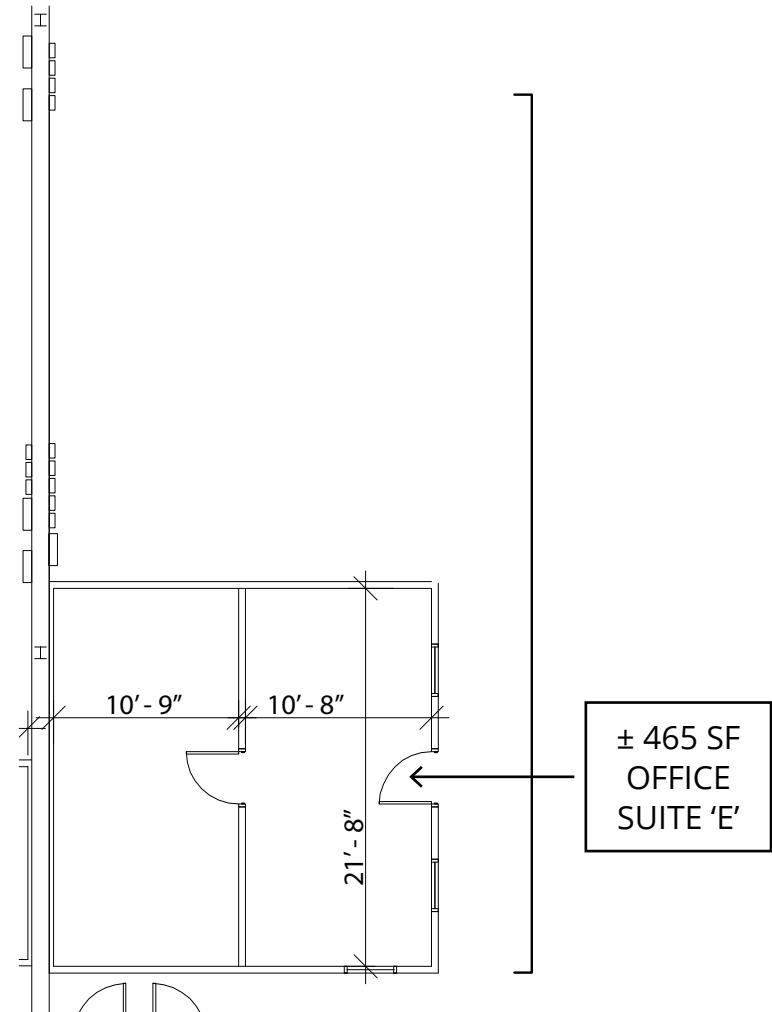
- ± 100,221 Sq. Ft.
- ± 465 Sq. Ft. of Office (Newly Renovated)
- Rail Potential via private Norfolk Southern Spur
- ESFR Sprinkler System Available (currently Dry System)
- Five 12' x 14' Dock Doors
 - 3 with in-ground pit levelers
 - 2 with edge-of-dock levelers
- Two 12' x 14' Grade Level Loading Doors
- Four 12' x 14' Rail Loading Doors
- Column Spacing: Typical ± 41'6" x 36'3"
- Ceiling Height: ± 27'
- 3-Phase Electrical Power
- New LED Motion Sensor Lighting
- M-2 Zoning (Heavy Industrial)
- Three "Big Ass" Fans
- Central Hampton Roads "Inside the Beltway" Location
- Amongst the lowest drayage rates in the region
- Immediate access to I-64, I-264, I-464, I-664, US-13, US-58, US-460
- Large shared paved trailer storage yard available
- Foreign Trade Zone and ICE Coffee Future eligibility
- Institutionally owned by Lovett Industrial



For more information:
CHARLES L. DICKINSON, SIOR
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CharlesDickinson@HarveyLindsay.com

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FLOOR PLAN & OFFICE LAYOUT

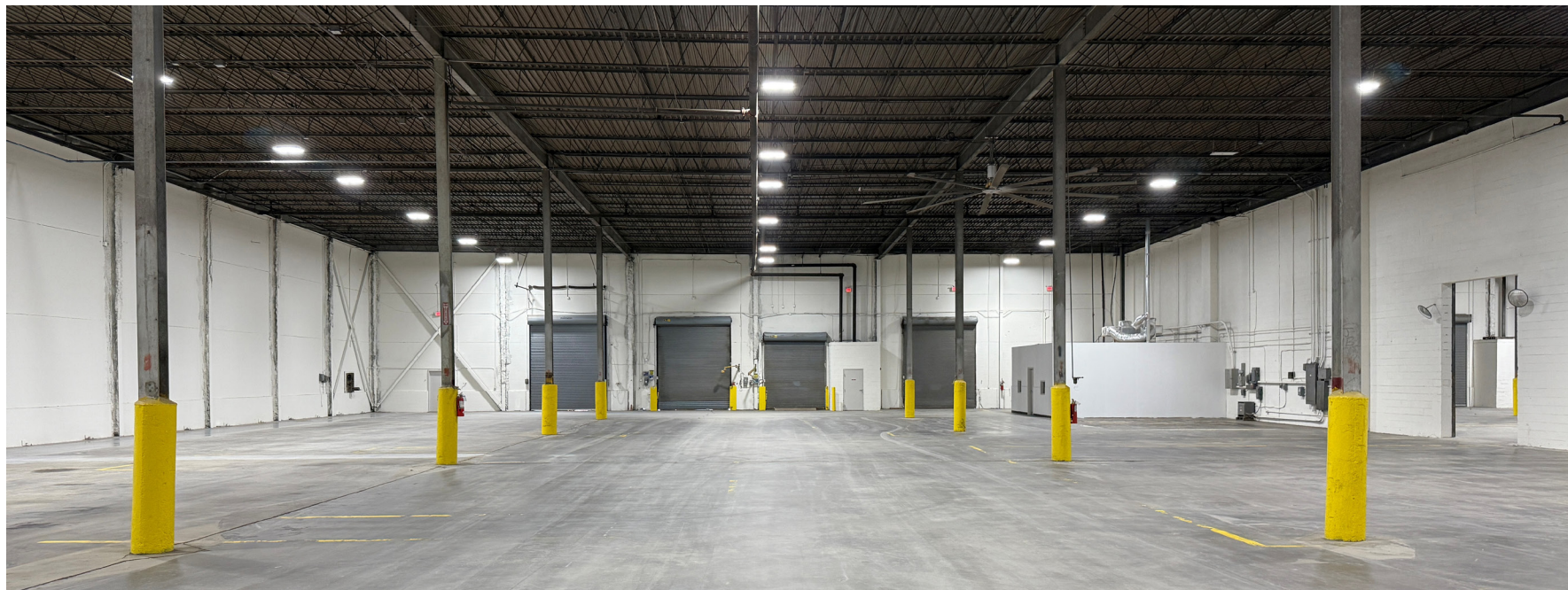


± 465 SF
OFFICE
SUITE 'E'

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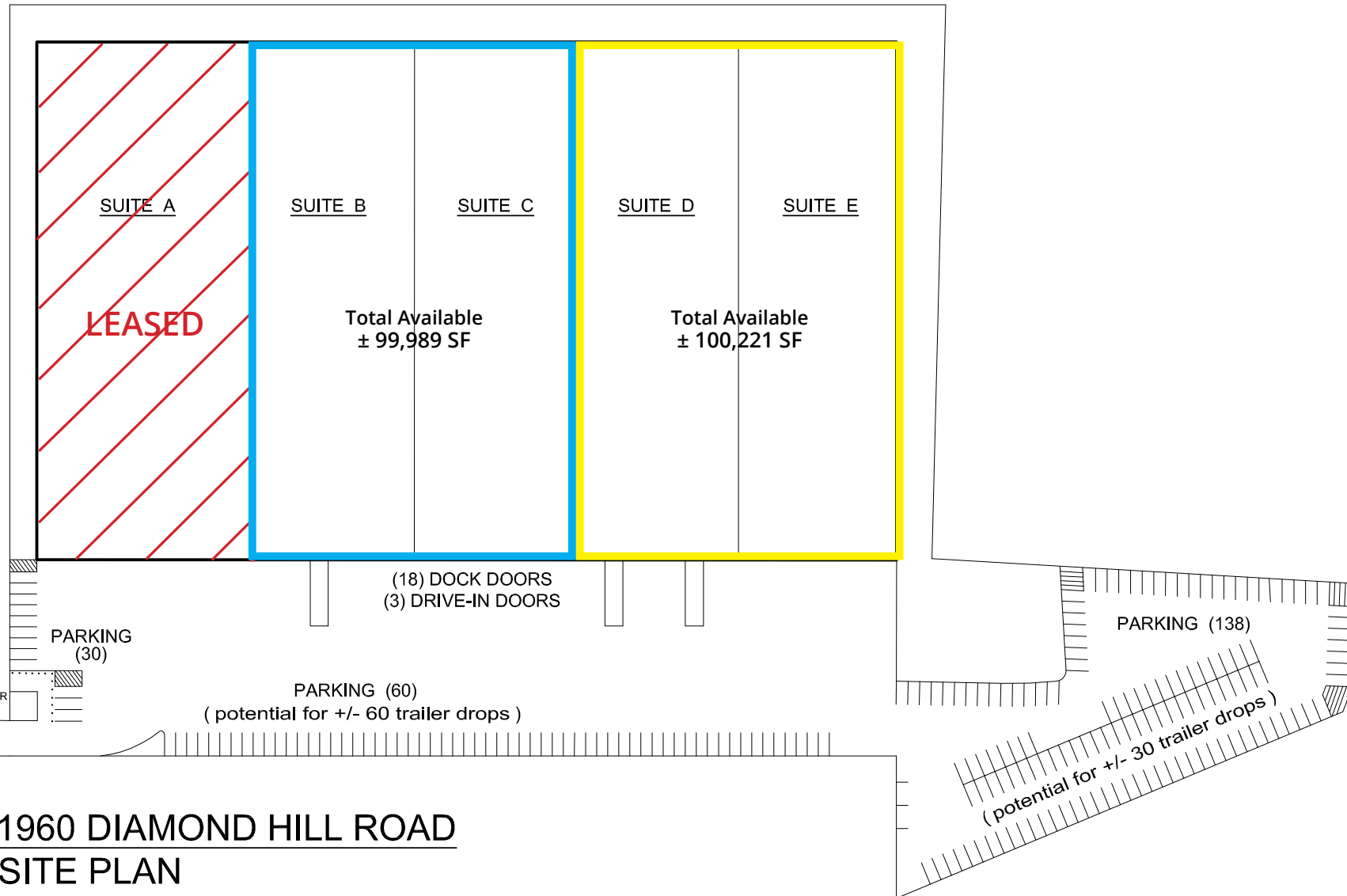
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**WAREHOUSE &
OFFICE PHOTOS**



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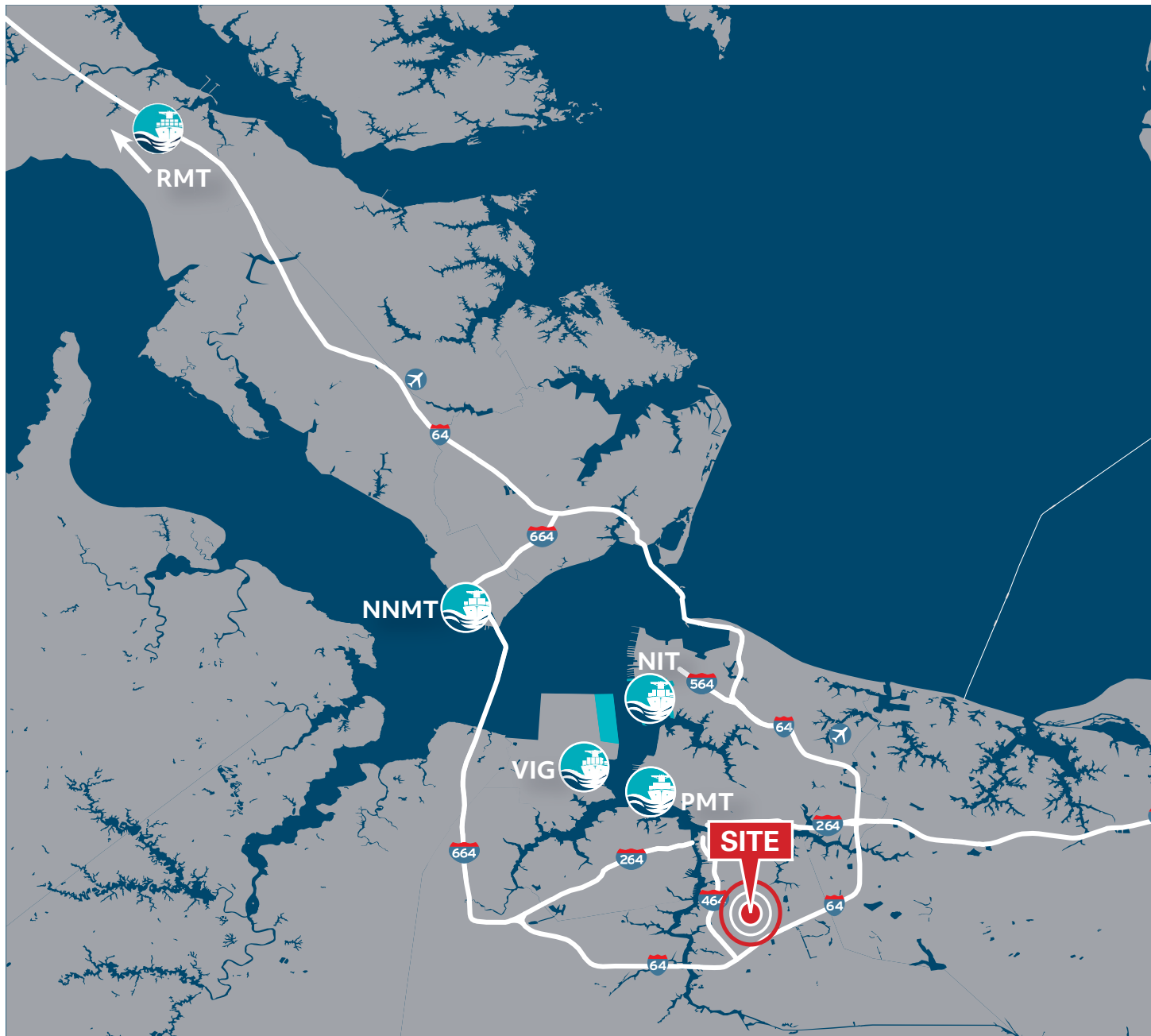


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LOCATION MAP & DRIVING DISTANCES

APPROXIMATE DISTANCES

Virginia International Gateway	± 11 Miles
Norfolk International Terminal	± 12 Miles
Portsmouth Marine Terminal	± 10 Miles
Craney Island (Future)	± 12 Miles
Newport News Marine Terminal	± 25 Miles
I-64	± 1.9 Miles
I-464	± 1.3 Miles
US-58 / I-664	± 11 Miles
US-13	± 1.0 Miles
I-95	± 79 Miles
Norfolk Naval Shipyard	± 6 Miles
Norfolk International Airport	± 14 Miles
Little Creek - Joint Exp. Base	± 15 Miles
Norfolk Naval Base	± 15 Miles
Oceana Naval Air Station	± 19 Miles
NN Shipbuilding	± 25 Miles



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