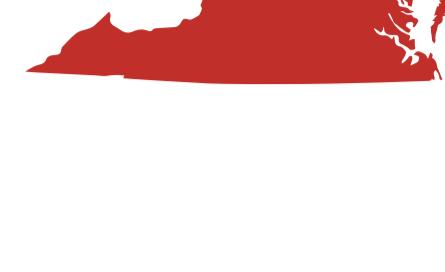




## USRL Transload Site Portsmouth Property

### INTRODUCING THE TRANSLOAD SITE OF PORTSMOUTH



#### | PROPERTY LOCATION

Near 800 Constitution Ave, Portsmouth, VA 23704  
36°49'50.1"N 76°19'18.0"W



#### | PROPERTY DETAILS

##### **Strategic Location**

Close proximity to major highways including Interstate 64 and Interstate 264, providing excellent access and connectivity. Site is also adjacent to Norfolk Southern and CSX rail lines, boosting logistics capabilities.

##### **Port Access**

Close to the Norfolk International Terminals and Portsmouth Marine Terminal, which are part of the Port of Virginia – crucial for maritime logistics and international shipping.

##### **Handling Capabilities**

Suitable for heavy industrial use with potential for handling large volumes of materials like aggregates, given its proximity to operations like Vulcan Materials.

##### **Security**

Potential for high-security measures suitable for valuable materials handling and storage.

##### **Infrastructure**

Robust infrastructure capable of supporting heavy industrial operations and logistics.

##### **Utilities**

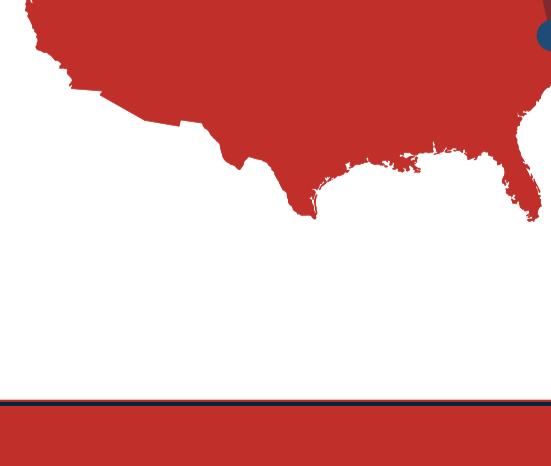
Access to essential utilities for large-scale industrial activities.

#### | FEATURES

- 5-50 acres available
- Multiple RBT conveyors and truck scales
- Boxcar dock
- Multiple car spots and daily switching
- Break bulk packaging services
- Industrial outdoor storage, flat storage, and covered storage opportunities

#### | CONTACT DETAILS

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