

# COAST GUARD BOULEVARD

Portsmouth, VA

## FOR LEASE

// TRAILER DROP LOT - BTS

// TRANSLOAD - BTS

// WAREHOUSE - BTS (DRY OR COLD)

INDUSTRIAL OPTIONS  
AVAILABLE

Developed by:

**INLIGHT**  
REAL ESTATE PARTNERS

**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

**NEWMARK**



## 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:** ± 165,000 SF (286' x 580') to ± 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

*Click [here](#) for more information on cold concept*

### 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



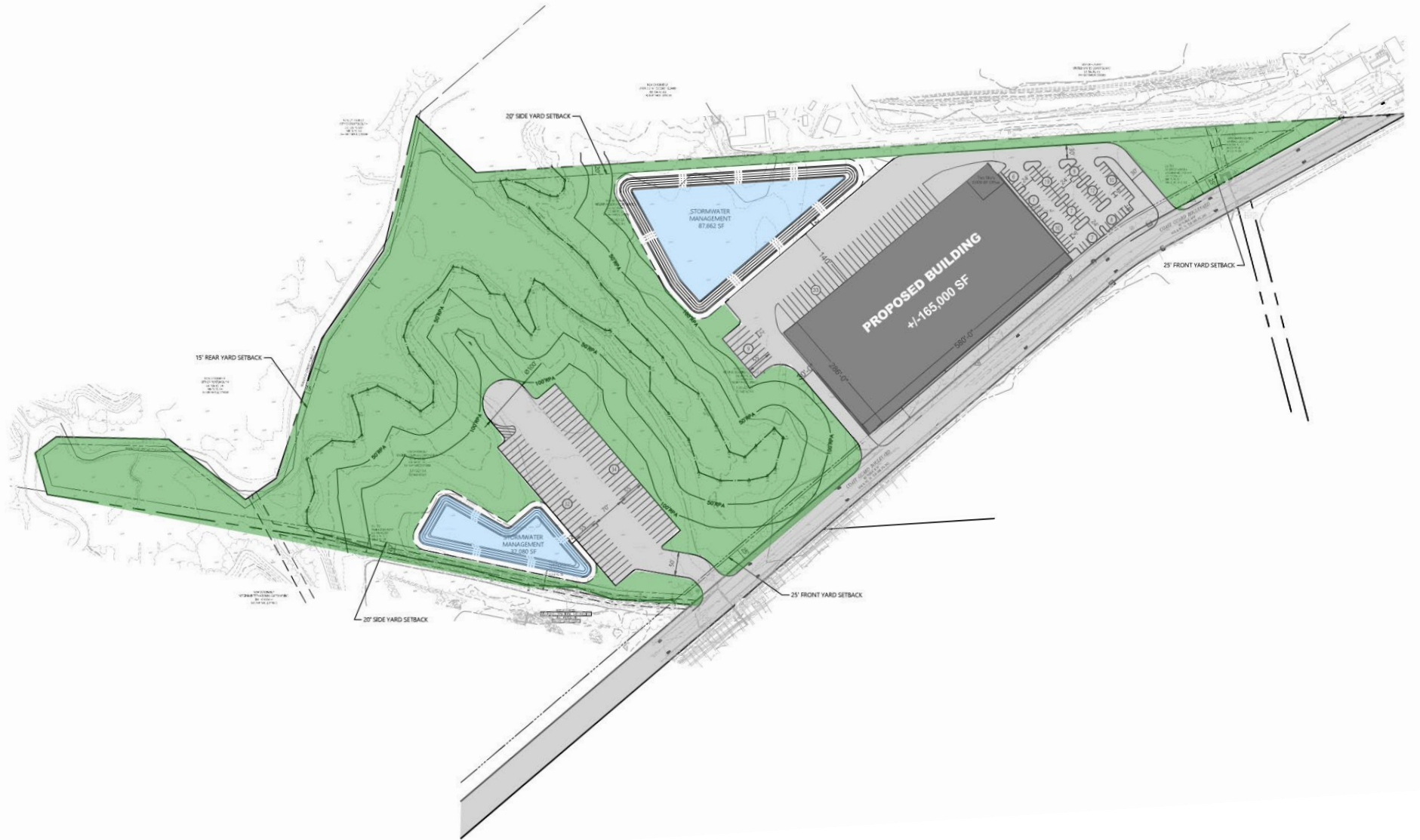
# SITE PLAN

## TRANSLOAD BTS CONCEPT



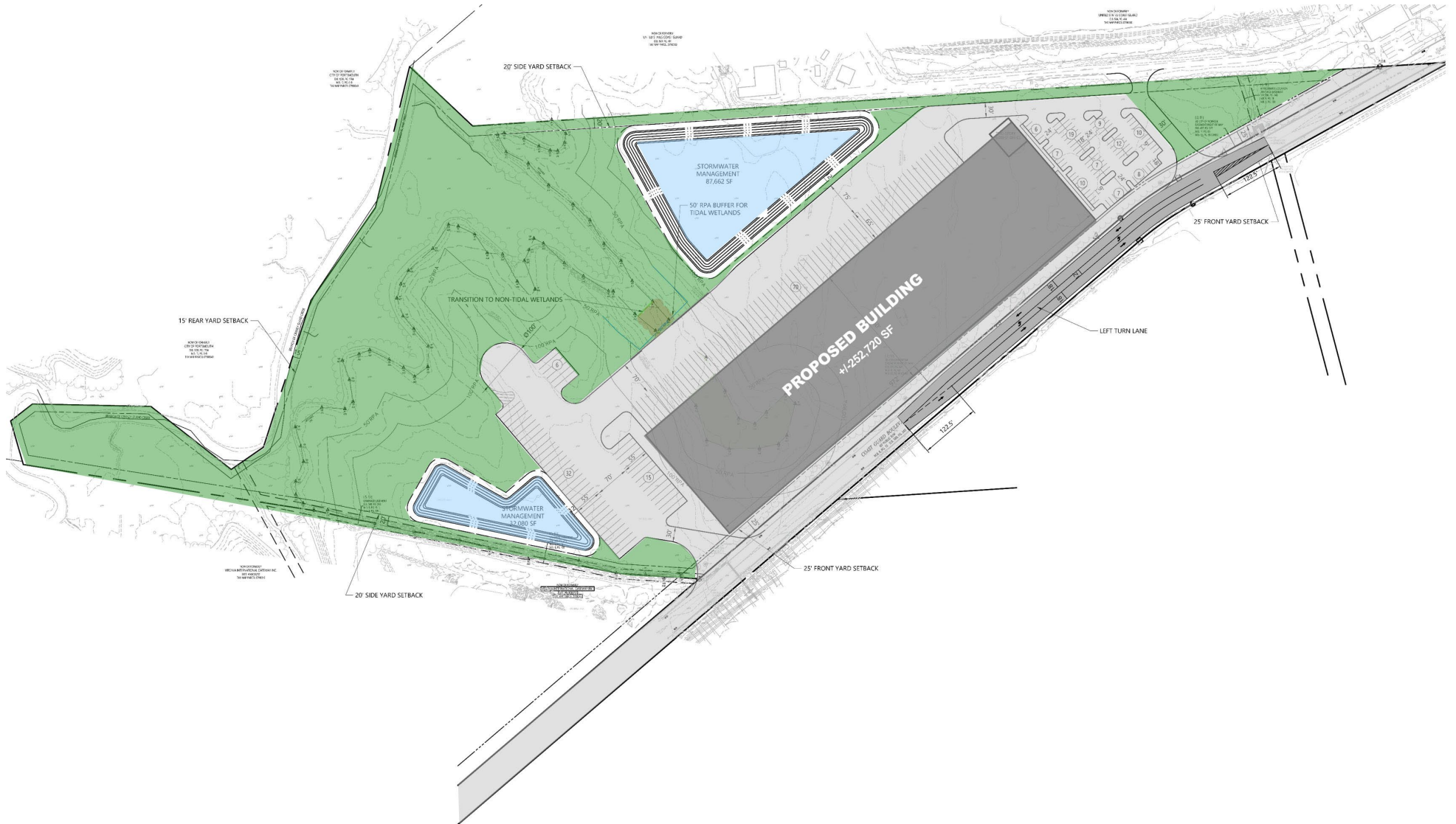
# SITE PLAN

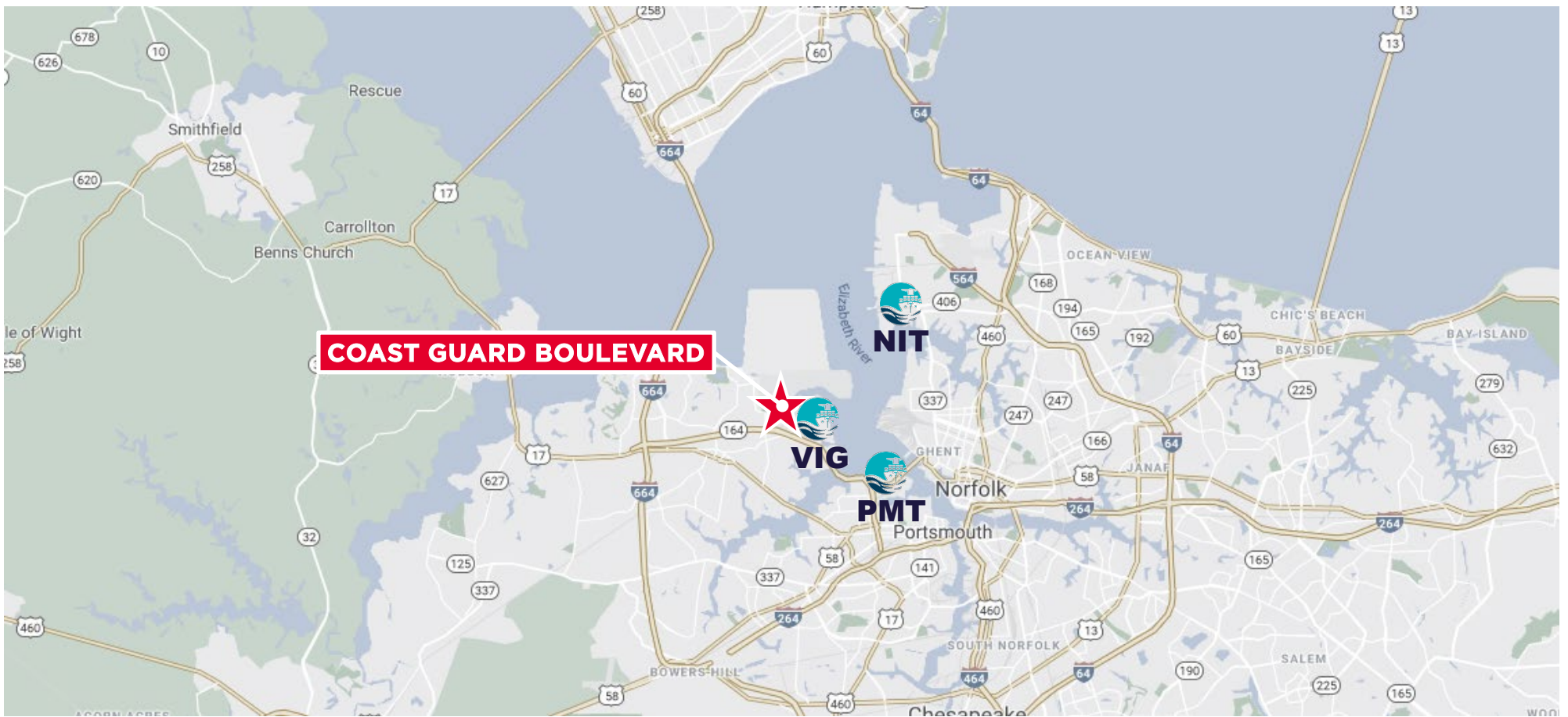
165,000 SF WAREHOUSE BTS (DRY OR COLD) CONCEPT



# SITE PLAN

## 252,720 SF 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 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



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WAKEFIELD

THALHIMER

NEWMARK

/// **FOR DRY WAREHOUSE, TRANSLOAD  
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