

WAREHOUSE FOR SALE

+/-60,808 SQUARE FEET AND +/-1 ACRE OF YARD

900 Broad Street | Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.

1 MILE FROM PORTSMOUTH MARINE TERMINAL



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EXECUTIVE SUMMARY

900 BROAD STREET

Portsmouth, VA 23707



S.L. NUSBAUM
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OFFERING SUMMARY

| | |
|--------------------|-------------------------------------|
| Sale Price: | \$4,250,000 (\$69.89/SF) |
| Lease Rate: | \$8.00 SF/yr (NNN) |
| Estimated OPEX: | \$1.50 SF/yr |
| Total SF: | 60,808 SF |
| Office SF: | 4,484 SF |
| Available SF: | 4,484-33,492 SF (Can Be Subdivided) |
| Lot Size: | 3.42 AC |
| Zoning: | I-L (Light Industrial) |
| Building Electric: | 200 Amps |
| Clear Height: | 14'-16'3" |
| Loading Docks: | 3 |
| Grade Level Doors: | 4 (2 additional currently sealed) |
| Yard: | ±1 AC |
| Year Built: | 1959 |
| Sprinklers: | Wet System |
| Occupancy: | 42% |
| Parcel ID: | 01580940 |



[CLICK HERE FOR I-L PERMITTED USES](#)

PROPERTY OVERVIEW

900 BROAD STREET
Portsmouth, VA 23707



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PROPERTY OVERVIEW

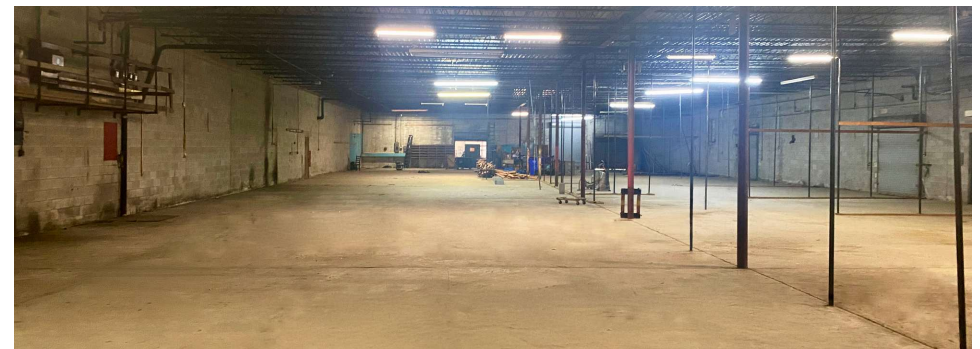
Versatile warehouse in Portsmouth, Virginia with immediate access to the Port of Virginia and the Route 58 and 164 interchange. The area is well-positioned for industrial users. Significant investment has been made in this industrial submarket including Fairlead Integrated Systems redeveloping its North Pier location (0.5 miles) and Lineage Logistics recently investing \$84 million into its new Portsmouth location (3.5 miles).

PROPERTY HIGHLIGHTS

- **Opportunity for owner-user or investor**
- Multiple suites available ranging in size from 4,484 SF-15,436 SF. Can be leased individually or together totaling 33,492 contiguous square feet.
- Large fenced in yard with additional on-site parking.
- Three (3) loading docks with four (4) dock-level loading doors.
- Four(4) grade-level, roll-up doors (Two (2) additional in Suite B currently sealed)
- Immediate access to the Route 58 and 164 Interchange (0.5 miles)
- 1.2 miles to Portsmouth Marine Terminal & Talton Marine Terminal



Dock & Loading Ramp



Suite B



Suite C



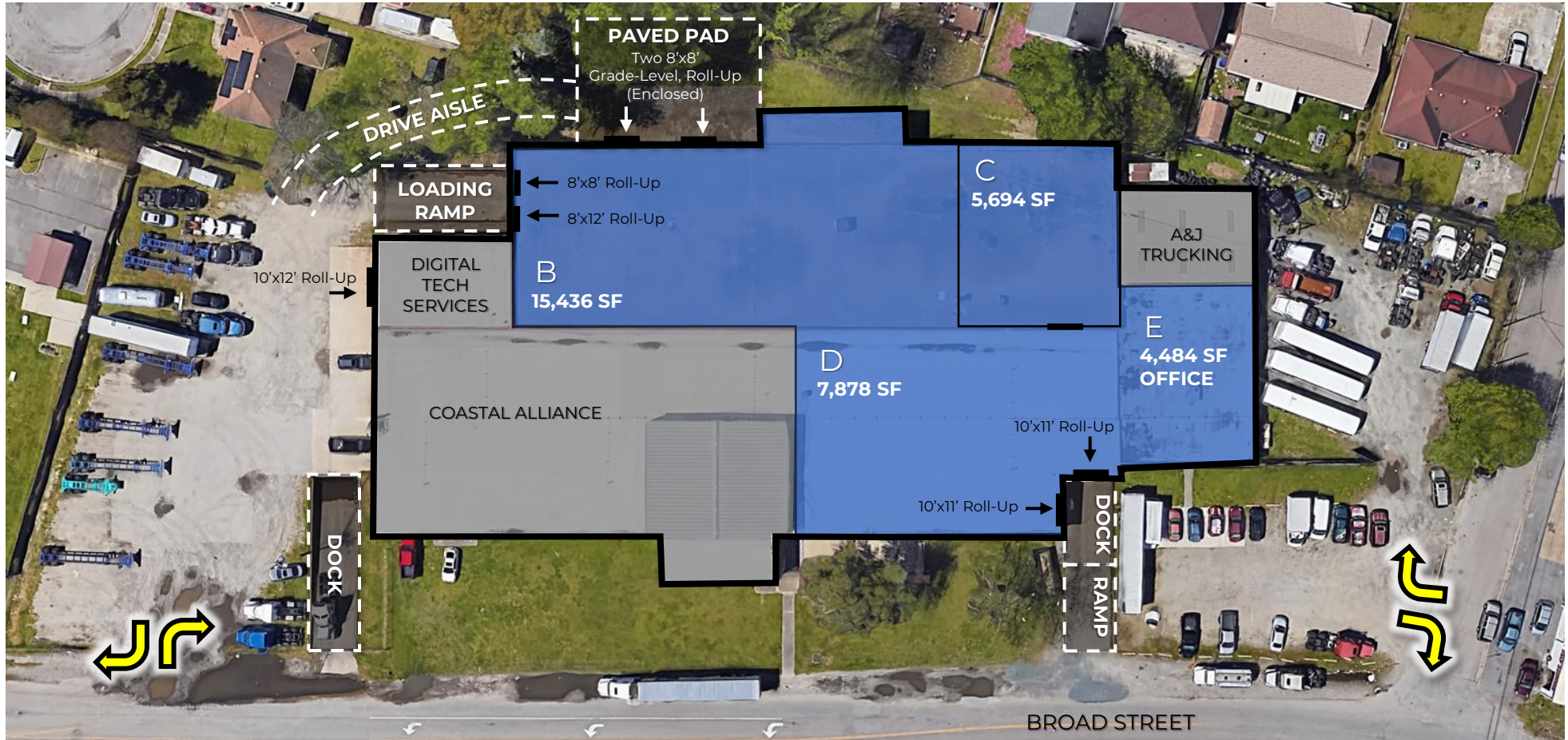
Suite D

SITE PLAN

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AVAILABLE FOR LEASE

| | SUITE B | SUITE C | SUITE D | SUITE E (OFFICE) |
|----------------|-----------------------------------|--------------|----------------------------|--|
| SIZE | 15,436 SF | 5,694 SF | 7,878 SF | 4,484 SF |
| CEILING HEIGHT | 16'3" | 14' | 14'4" | N/A |
| LOADING | Two (2) Dock-High: 8'x8' & 8'x12' | None | Two (2) Dock-High: 10'x11' | N/A |
| COLUMN SPACING | 22'6"x39'6" | 24'x39'6" | 20'x23' | N/A |
| HVAC/HEAT | None | 1 Gas Heater | 2 Gas Heaters | Central HVAC |
| MISC. | One (1) Restroom | | | Private offices, meeting space, and restrooms. |

TENANT SUMMARY

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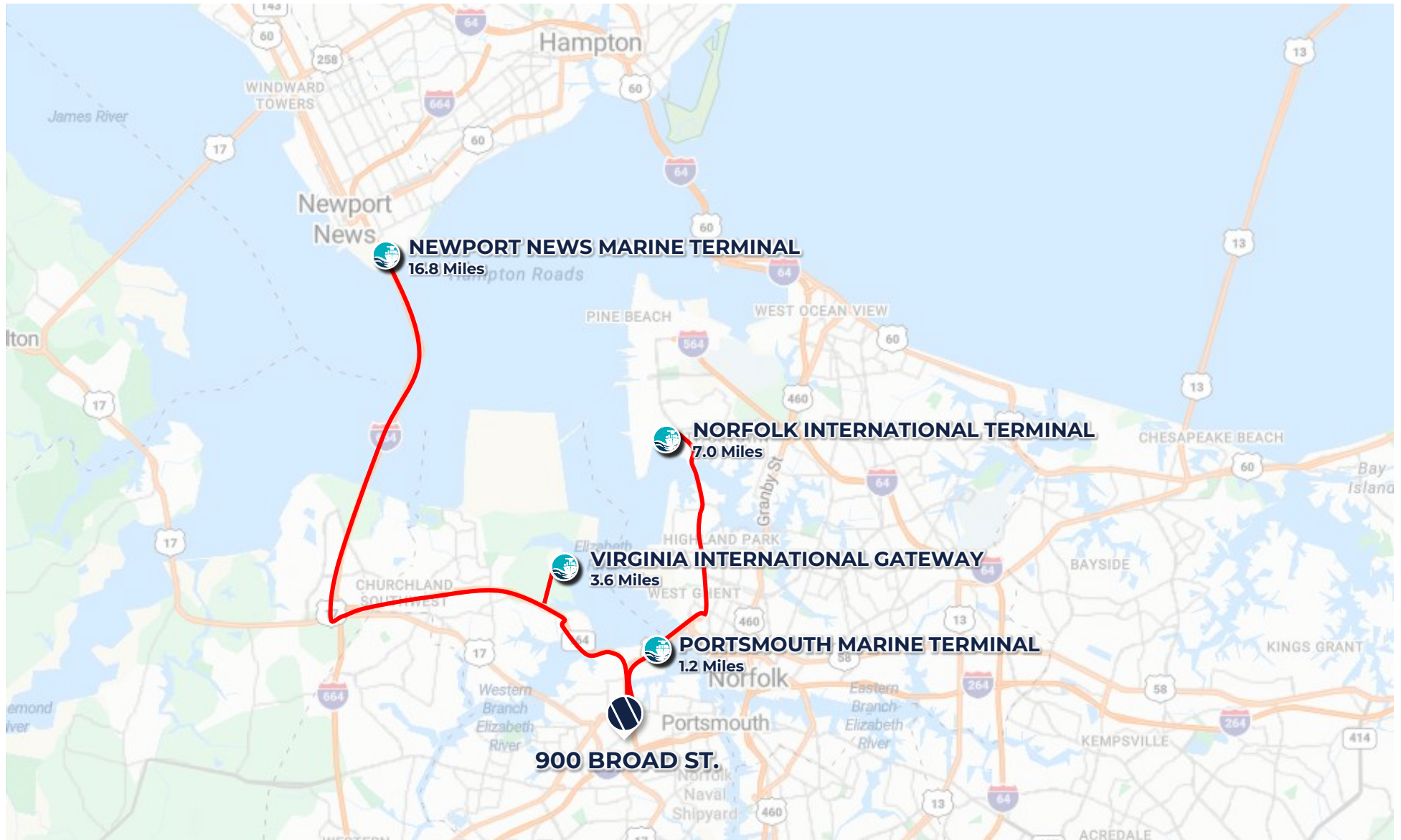
| Lessee | A&J Trucking Repair, LLC | Digital Tech Services | Coastal Alliance, LLC |
|---------------------------|---|---|---|
| Description | Medium/heavy-duty truck and trailer repair | Digital LED signage and translation systems supplier | Freight, logistics, transloading operator |
| Size | 2,400 SF + 0.28 AC of Yard Space | 2,400 SF | 20,605 SF |
| Annual Escalations | 3.00% | 3.00% | 3.00% |
| Landlord Responsibilities | Common Areas, roof, structure, and maintenance of HVAC & mechanical systems | Common Areas, roof, structure, and maintenance of HVAC & mechanical systems | Common Areas, roof, structure, and maintenance of HVAC & mechanical systems |
| Term | SIGN CA TO VIEW THIS INFORMATION | | |
| Lease Rate | | | |
| Lease Type | | | |
| Renewal Options | | | |

LOCATION MAP

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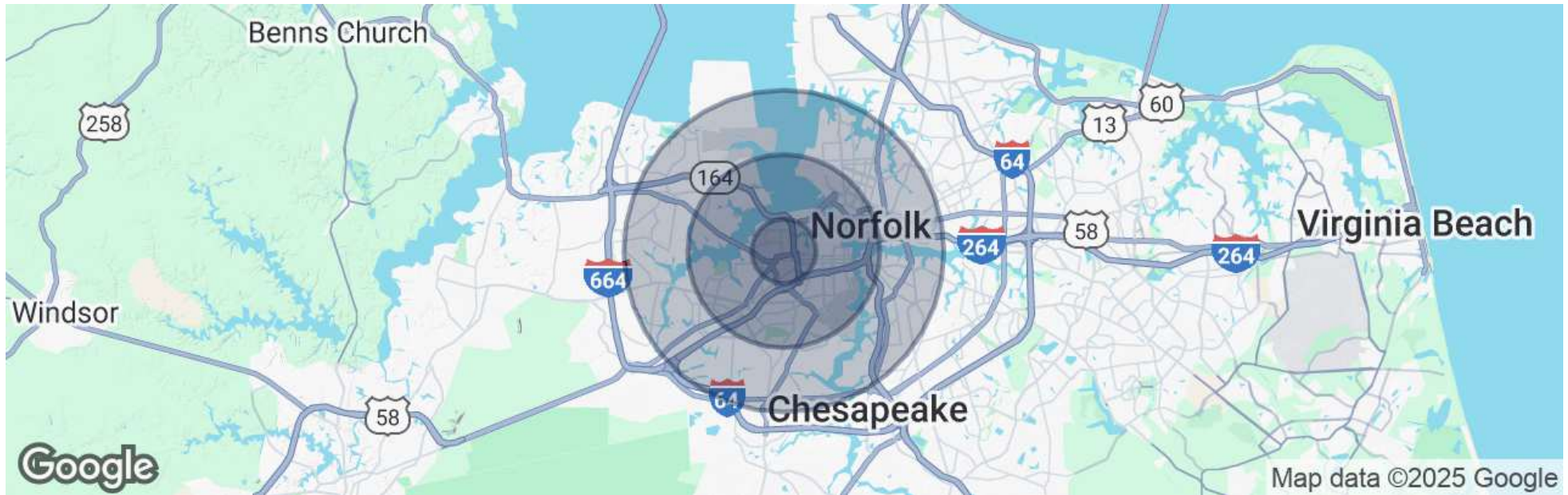


DEMOGRAPHICS MAP & REPORT

900 BROAD STREET
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 10,576 | 80,781 | 237,552 |
| Average Age | 38 | 39 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,475 | 35,446 | 95,098 |
| # Of Persons Per HH | 2.4 | 2.3 | 2.5 |
| Average HH Income | \$71,524 | \$84,292 | \$85,952 |
| Average House Value | \$241,687 | \$299,851 | \$312,017 |

Demographics data derived from AlphaMap

CONTACT INFORMATION

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