

WAREHOUSE FOR LEASE

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Associate
O. 757.452.6133
C. 757.235.1496
agrecco@slnusbaum.com

AUSTIN GLASER

Associate
O. 757.271.3160
C. 757.675.0321
aglaser@slnusbaum.com

JOHN WESSLING, SR., CCIM

Senior Vice President | Partner
O. 757.640.2412
jwessling@slnusbaum.com

PROPERTY OVERVIEW

900 BROAD STREET
Portsmouth, VA 23707



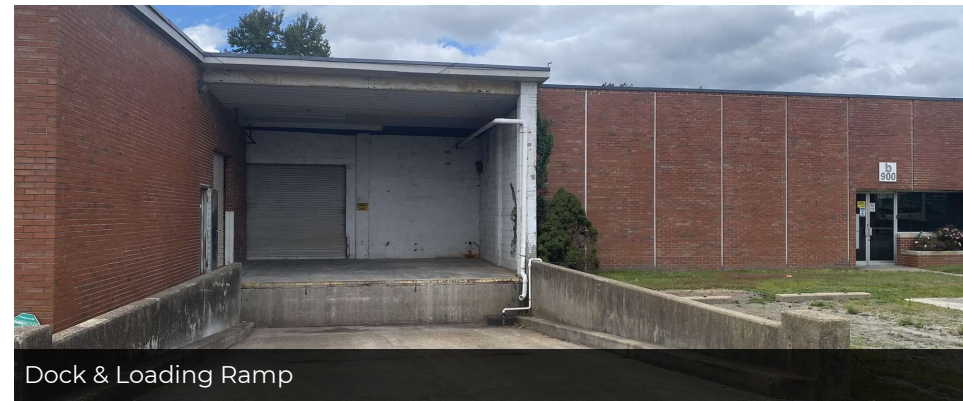
S.L. NUSBAUM
REALTY CO.

PROPERTY OVERVIEW

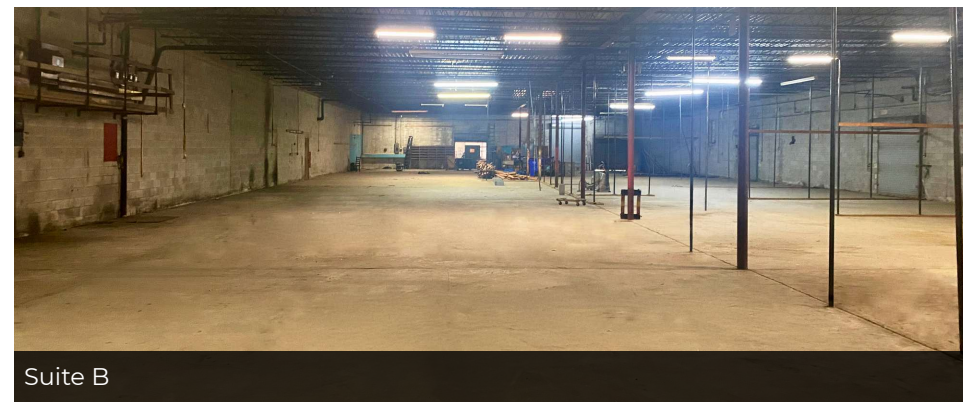
Affordable warehouse space in Portsmouth, Virginia with immediate access to the Port of Virginia and the Route 58 and 164 interchange. The area is well-positioned for industrial users. Significant investment has been made in this industrial submarket including Fairlead Integrated Systems redeveloping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

PROPERTY HIGHLIGHTS

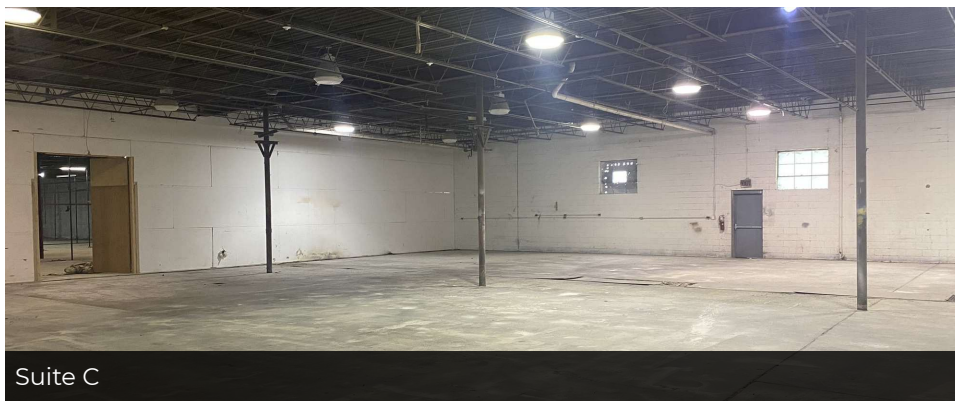
- Multiple suites ranging in size from 4,484 SF-15,436 SF. Can be leased individually or together totaling 33,492 contiguous square feet.
- Large fenced in yard with additional on-site parking.
- Two (2) loading docks with four (4) dock-level loading doors.
- Three (3) grade-level, roll-up doors (Two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



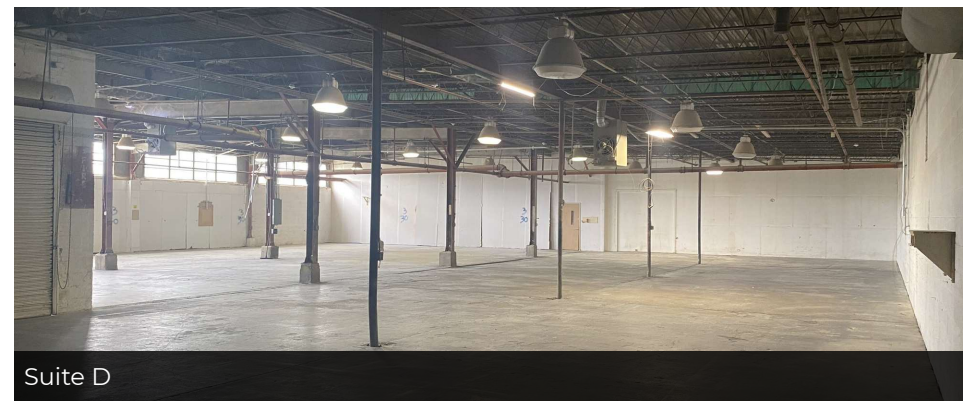
Dock & Loading Ramp



Suite B



Suite C



Suite D

EXECUTIVE SUMMARY

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Estimated OPEX:	\$1.50 SF/yr
Building Size:	60,808 SF
Available SF:	4,484-35,820 SF (Can Be Subdivided)
Lot Size:	3.42 AC
Zoning:	I-L (Light Industrial)
Building Electric:	200 Amps

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



AVAILABLE SPACES

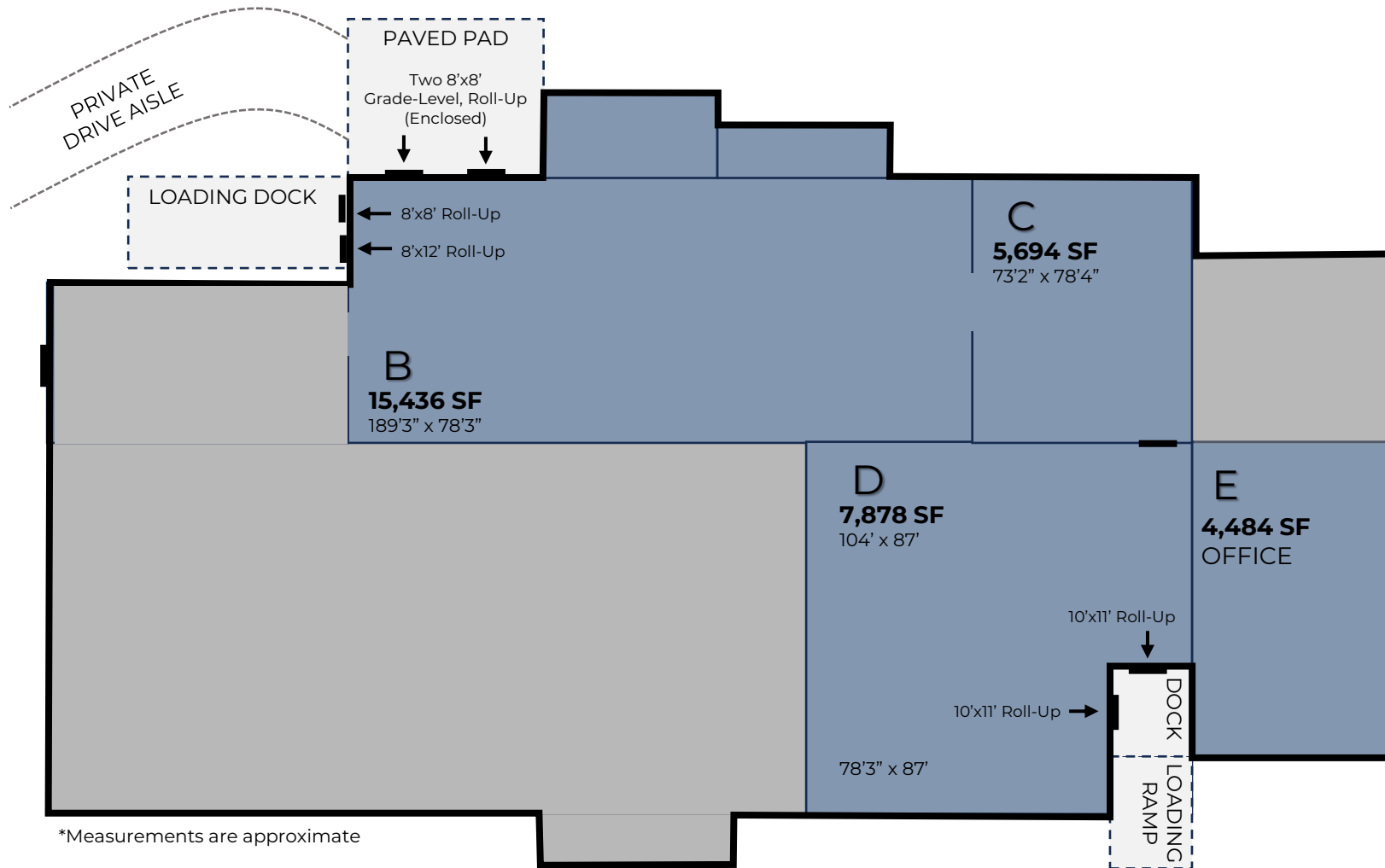
	SUITE B	SUITE C	SUITE D	SUITE E (OFFICE)
SIZE	15,436 SF	5,694 SF	7,878 SF	4,484 SF
CEILING HEIGHT	16'3"	14'	14'4"	N/A
LOADING	Two (2) Dock-High: 8'x8' 8'x12'	None	Two (2) Dock-High: 10'x11'	N/A
COLUMN SPACING	22'6"x39'6"	24'x39'6"	20'x23'	N/A
HVAC/HEAT	None	1 Gas Heater	2 Gas Heaters	Central HVAC
MISC.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

FLOORPLAN

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



*Measurements are approximate

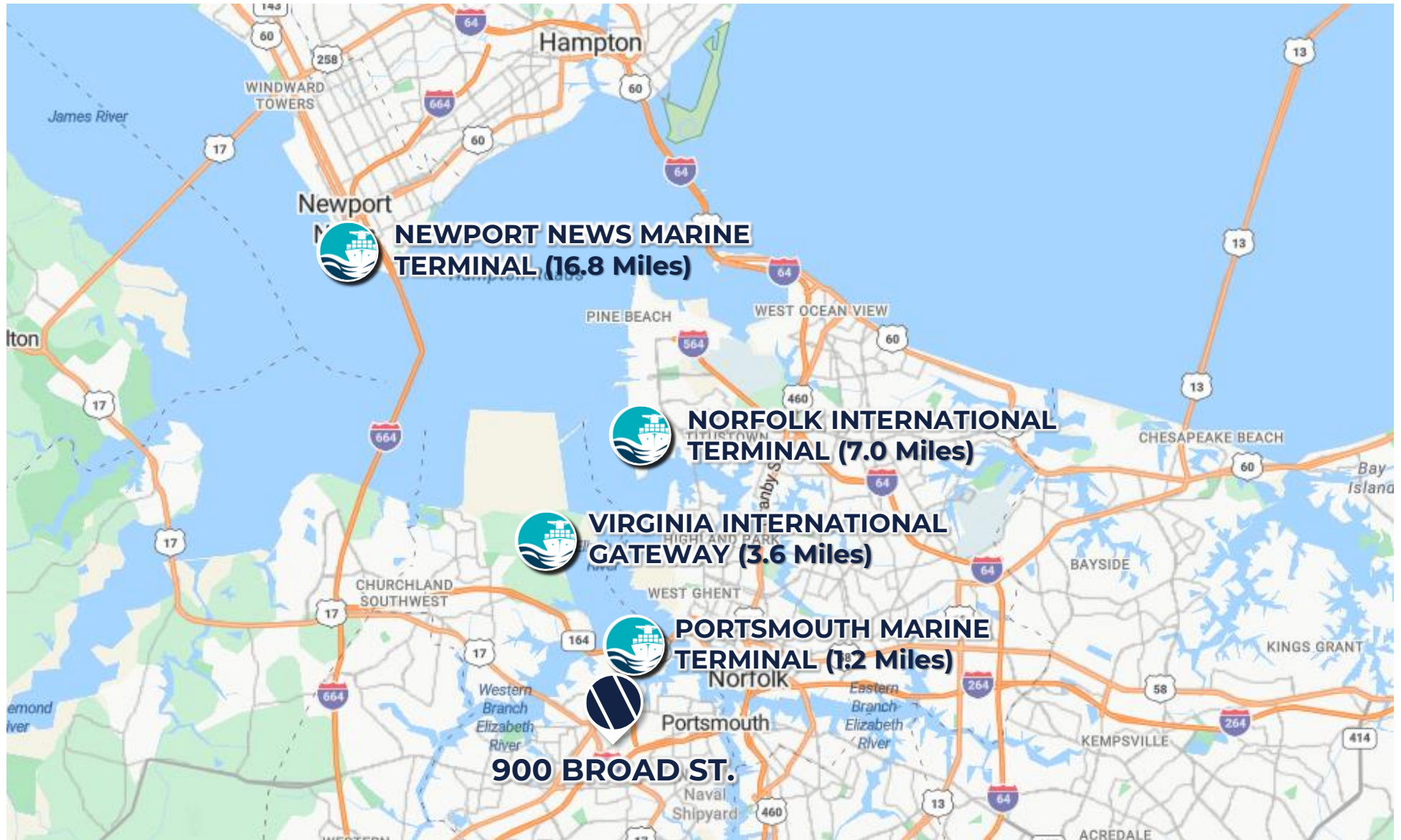
- AVAILABLE
- OCCUPIED

LOCATION MAP

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.

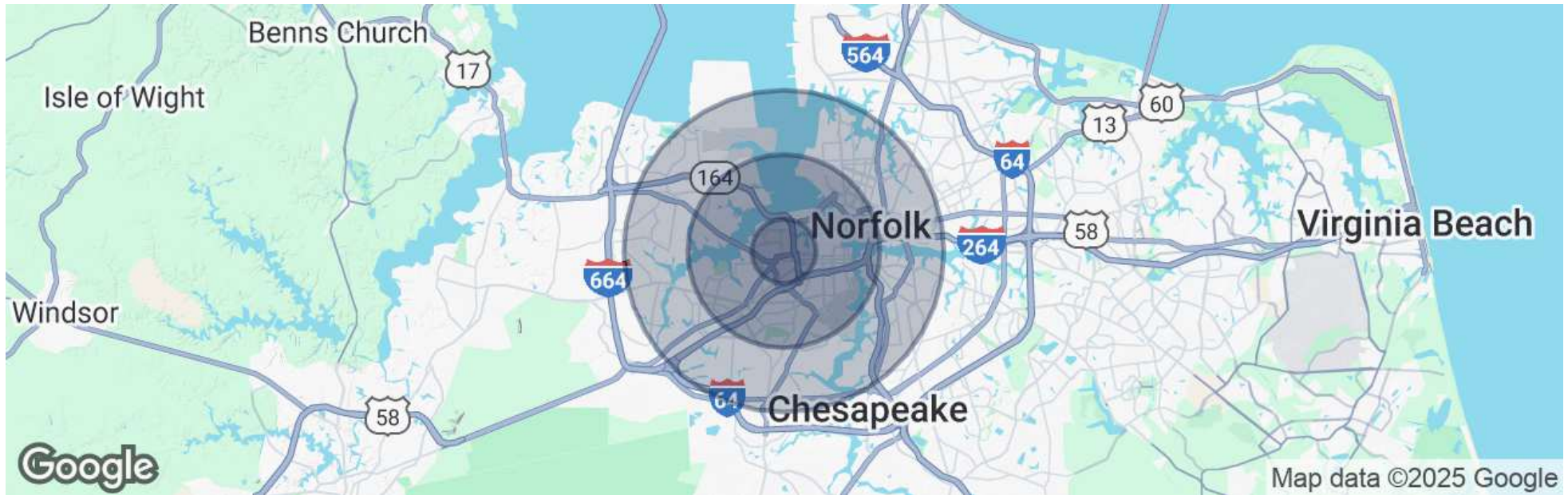


DEMOGRAPHICS MAP & REPORT

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



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

900 BROAD STREET
Portsmouth, VA 23707



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Associate
C. 757.235.1496
O. 757.452.6133
agrecco@slnusbaum.com

AUSTIN GLASER

Associate
C. 757.675.0321
O. 757.271.3160
aglaser@slnusbaum.com

JOHN WESSLING, SR., CCIM

Senior Vice President | Partner
O. 757.640.2412
jwessling@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.