

FOR SUBLEASE

1 WILD DUCK LANE | PORTSMOUTH, VA 23703

# 1 Wild Duck Lane

Portsmouth, VA 23703

City of Portsmouth | Hampton Roads / Norfolk Submarket

**73,500 SF**

Total Building

**36' Clear**

Ceiling Height

**80**

Dock Doors

**Cross Dock**

Configuration

## OVERVIEW

1 Wild Duck Lane is a 73,500 SF Class A industrial warehouse located in Portsmouth, Virginia, directly adjacent to the Port of Virginia's VIG Terminal at Norfolk Harbor. Built in 2024, this modern transload facility features 36' clear heights, cross-dock configuration with 80 truck docks, and extensive trailer parking on 17.7 acres. Its unmatched proximity to the port makes it ideal for import/export distribution and transload operations.

**SUBLEASE TERM** Through June 2034

**CONTACT** [realestate@unisco.com](mailto:realestate@unisco.com)

## BUILDING SPECS

Total Building SF	73,500 SF
Lot Size	17.7 acres
Year Built	2024
Configuration	Cross-Dock
Class	A (4-Star Industrial)
Column Spacing	50' x 60'
Truck Docks	80 (40 per side)
Drive-In Doors	1
Auto Parking	112 spaces
Trailer Parking	155 spaces
40' Trailer Parking	155 spaces
Ceiling Height	36' clear
Sprinkler	ESFR
Construction	Industrial Warehouse
Utilities	Gas, Heating, Lighting, Sewer, Water

## NOTABLE DISTANCES

<b>INTERSTATE</b>		
I-164		Adjacent
I-264		5 mi
I-64		8 mi
<b>SHIPPING HUBS</b>		
FedEx		8 mi
UPS		10 mi
<b>INTERMODAL</b>		
Norfolk Southern		5 mi
<b>AIRPORT</b>		
Norfolk Intl (ORF)		12 mi
<b>PORT</b>		
Port of Virginia VIG Terminal		Adjacent

### CONTACT

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## SITE PLAN | 73,500 SF AVAILABLE

