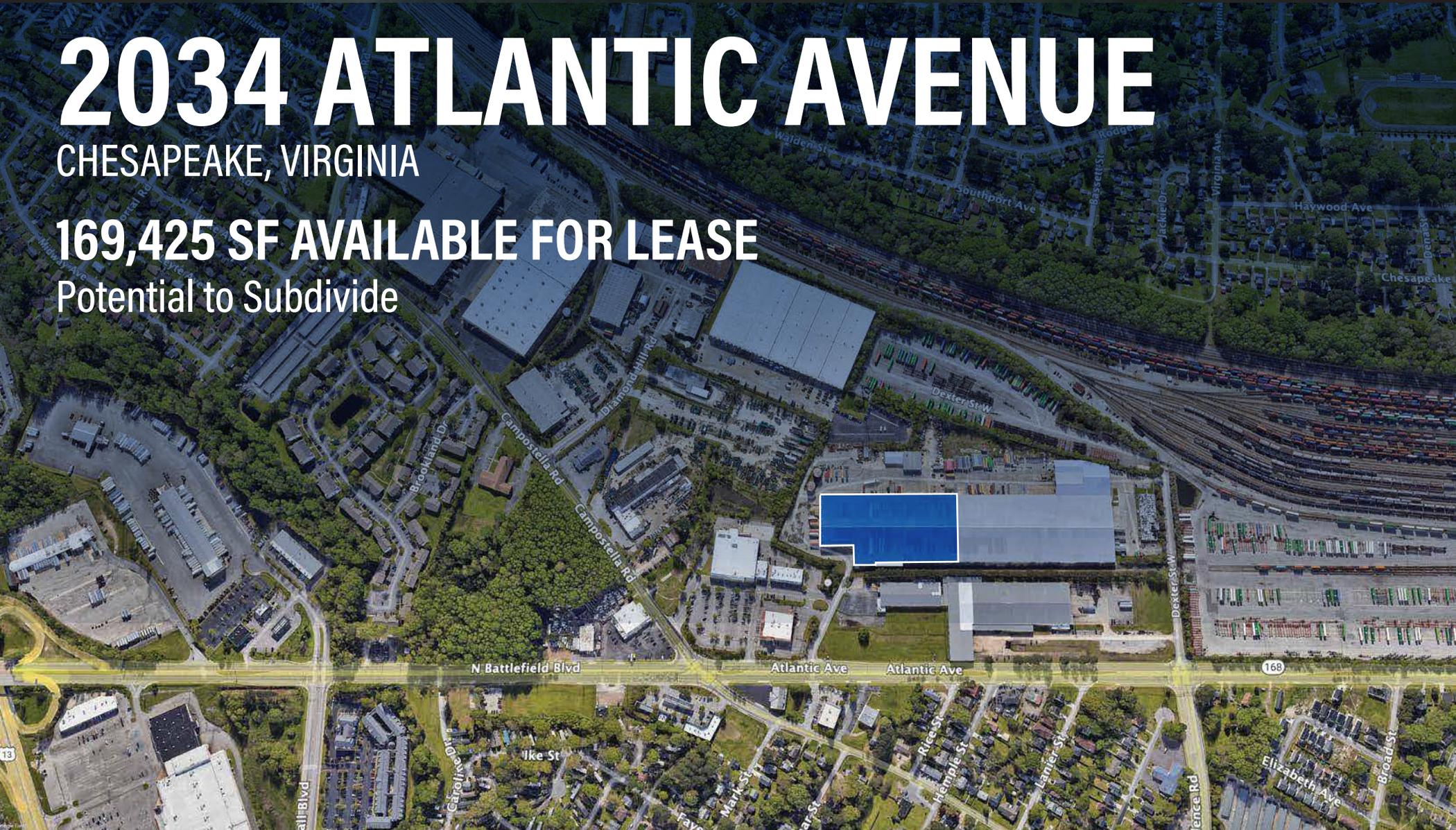


2034 ATLANTIC AVENUE

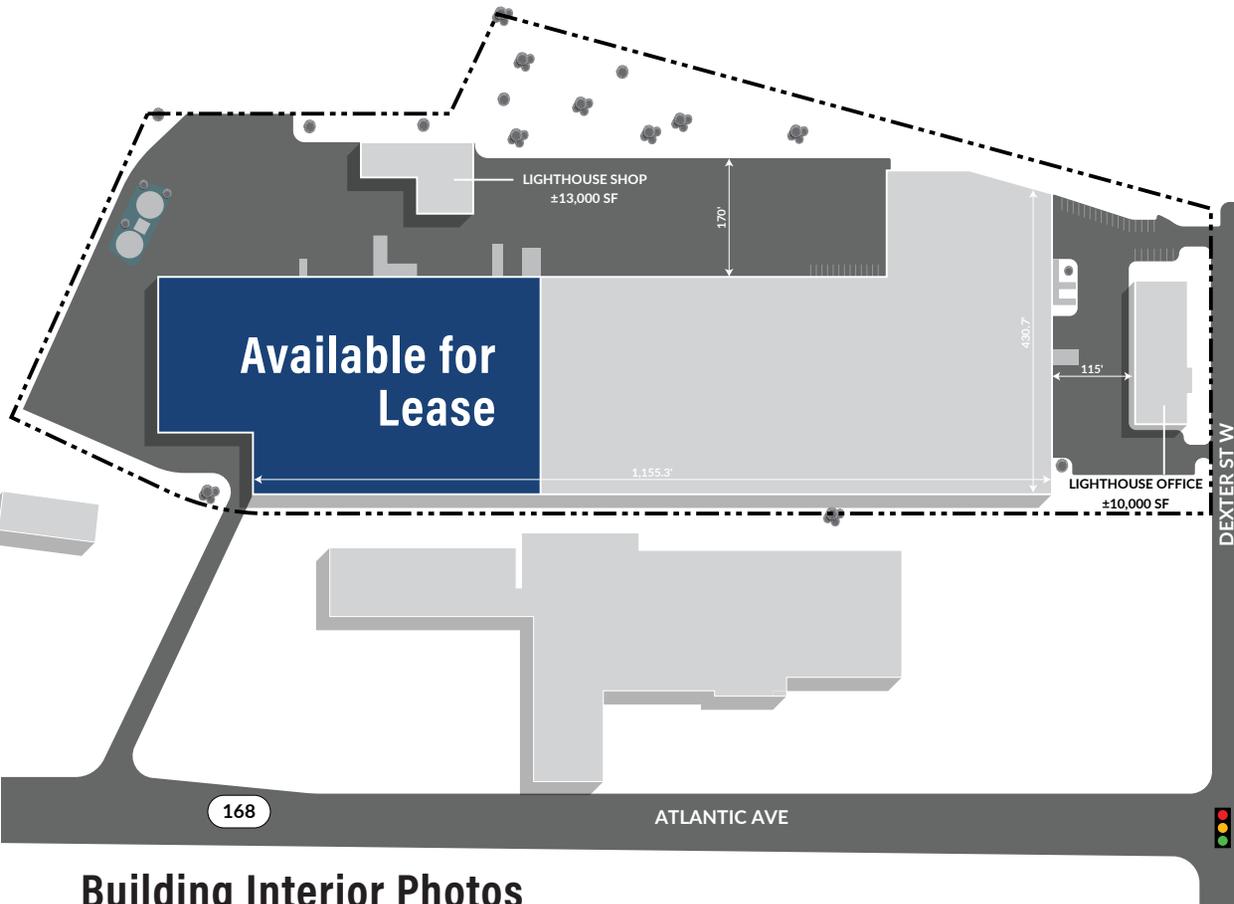
CHESAPEAKE, VIRGINIA

169,425 SF AVAILABLE FOR LEASE

Potential to Subdivide



PROPERTY MAP



Building Interior Photos

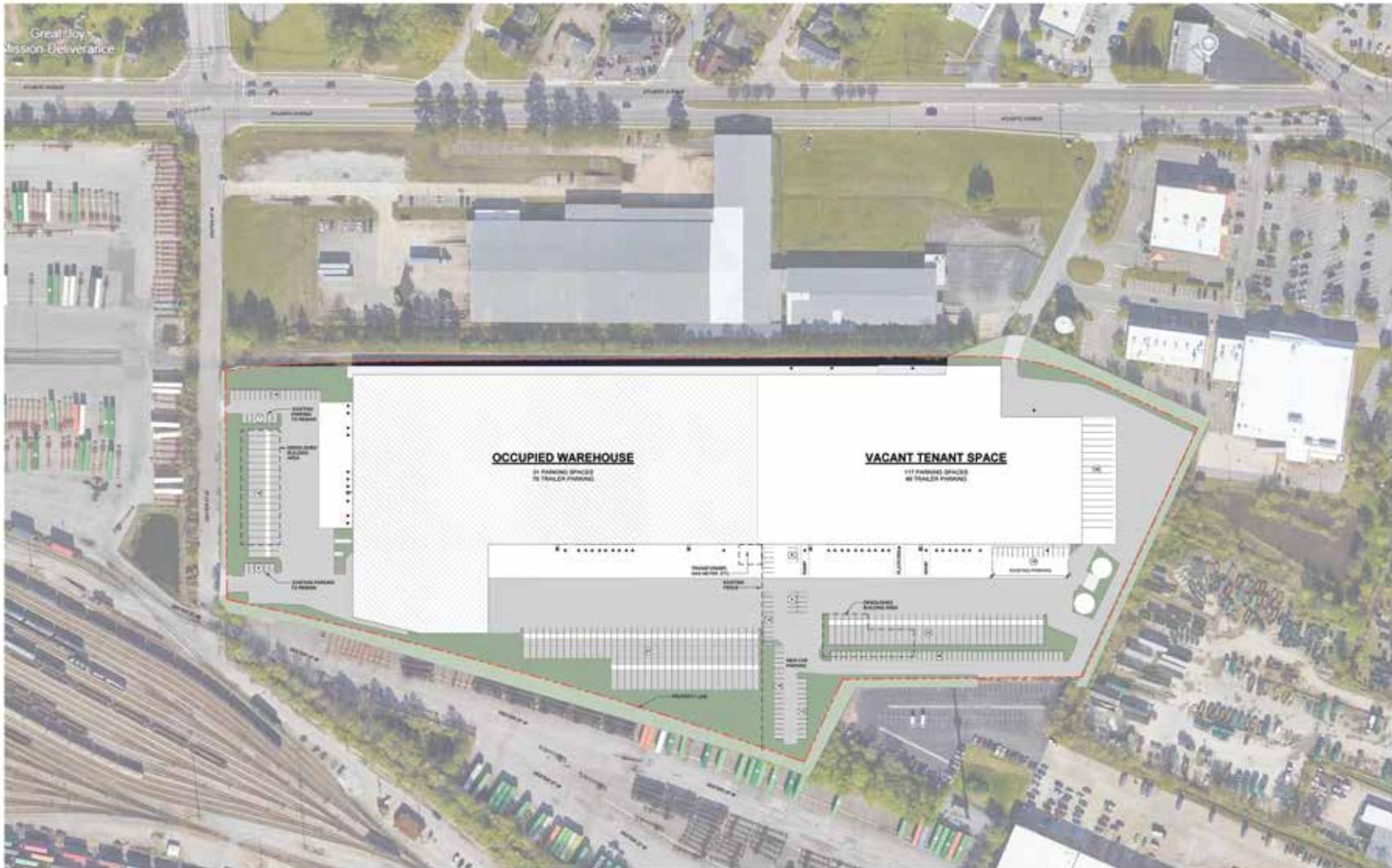


BUILDING FEATURES

Available Space	169,425 SF Potential to Subdivide
Location	Perimeter is Fenced and Secured
Zoning	M1/M2
Power	Heavy Power – Property is served by two sub-stations adjacent to the site
Active Rail Spur and Loading Apron of 1,155 LF +/- (Norfolk Southern)	
Location	Immediately adjacent to Norfolk Southern Portlock Yard
Office Area	3,144 SF +/- on 2 floors
Separate Manager's Dispatch Office with 2nd story Crows Nest	
Dock Doors	16
Grade Level Doors	7
Clear Height	26'-30'
Cooler Space	1,000 SF
Sprinkler	Wet Sprinkler System
Lighting	Motion Sensor LED
Truck Court	Ample with available Trailer Parking On-Site
Roof	New roof was put on in 2022
Latitude	36°47'42.96"N
Longitude	76°15'46.07"W

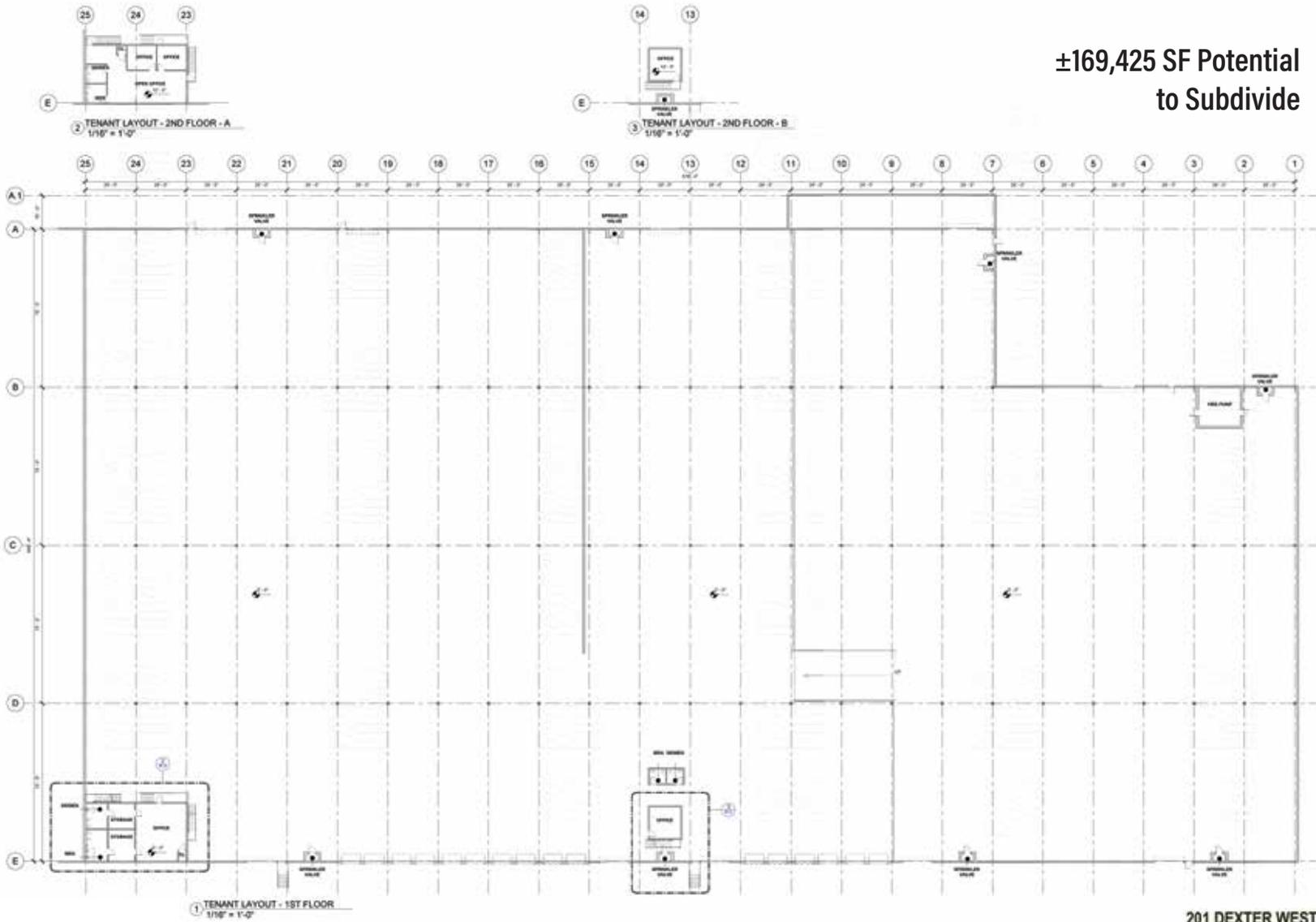
SITE PLAN

2034 Atlantic Avenue - Chesapeake, Virginia Site Renovation Exhibit



← 201 DEXTER WEST
SITE RENOVATION EXHIBIT

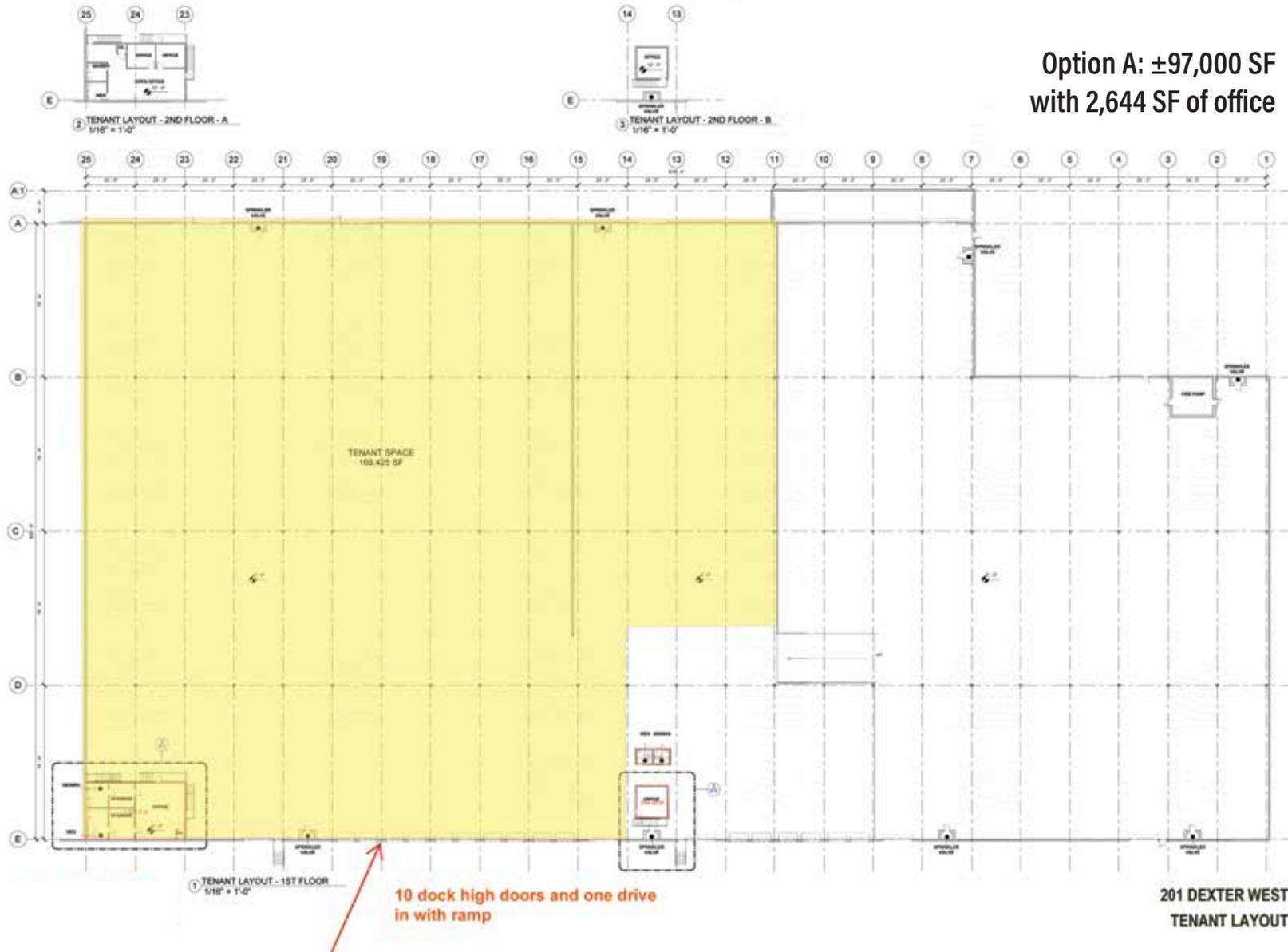
2034 ATLANTIC AVENUE FLOOR PLAN



±169,425 SF Potential
to Subdivide

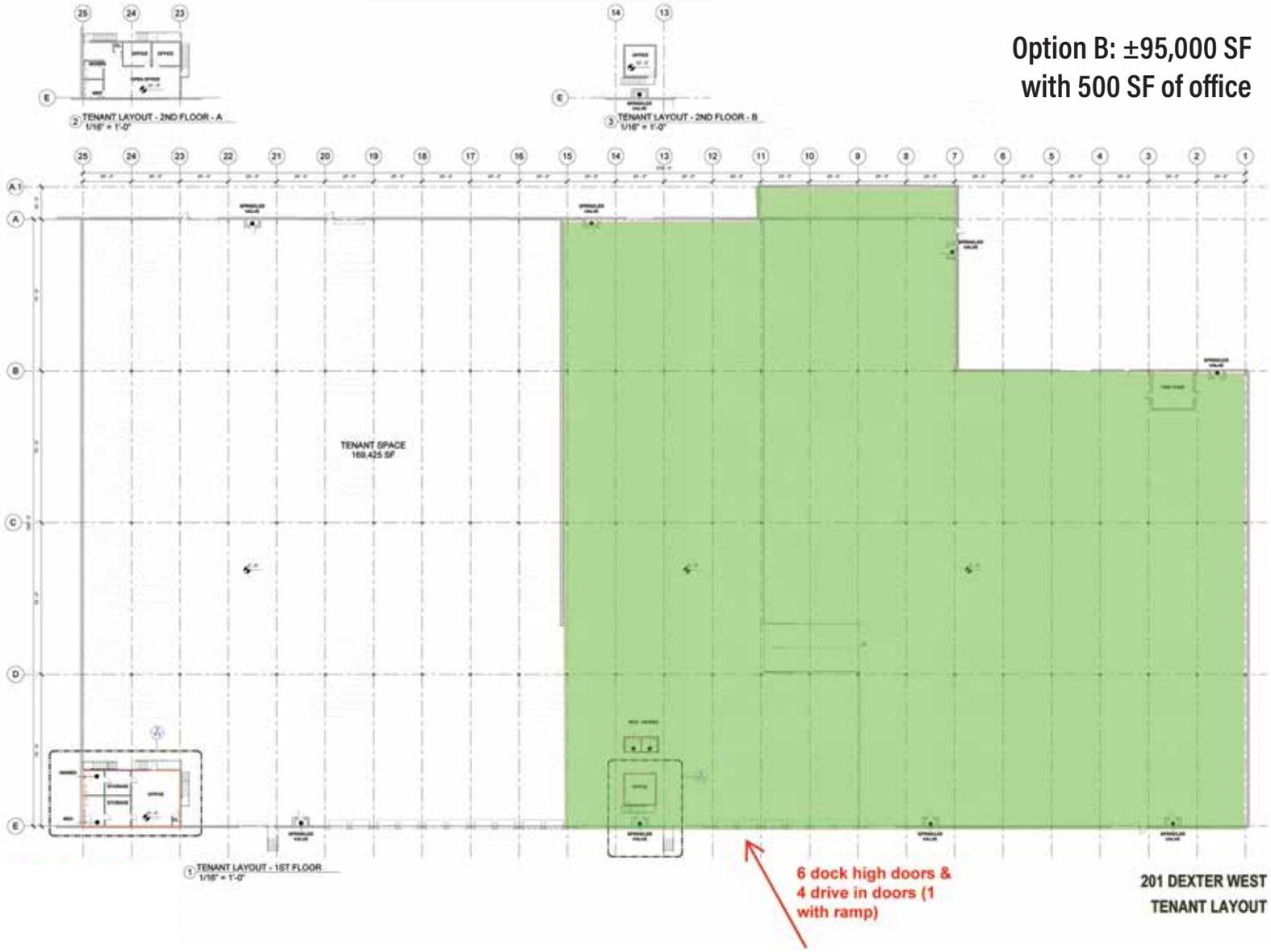
201 DEXTER WEST
TENANT LAYOUT

2034 ATLANTIC AVENUE FLOOR PLAN OPTION A

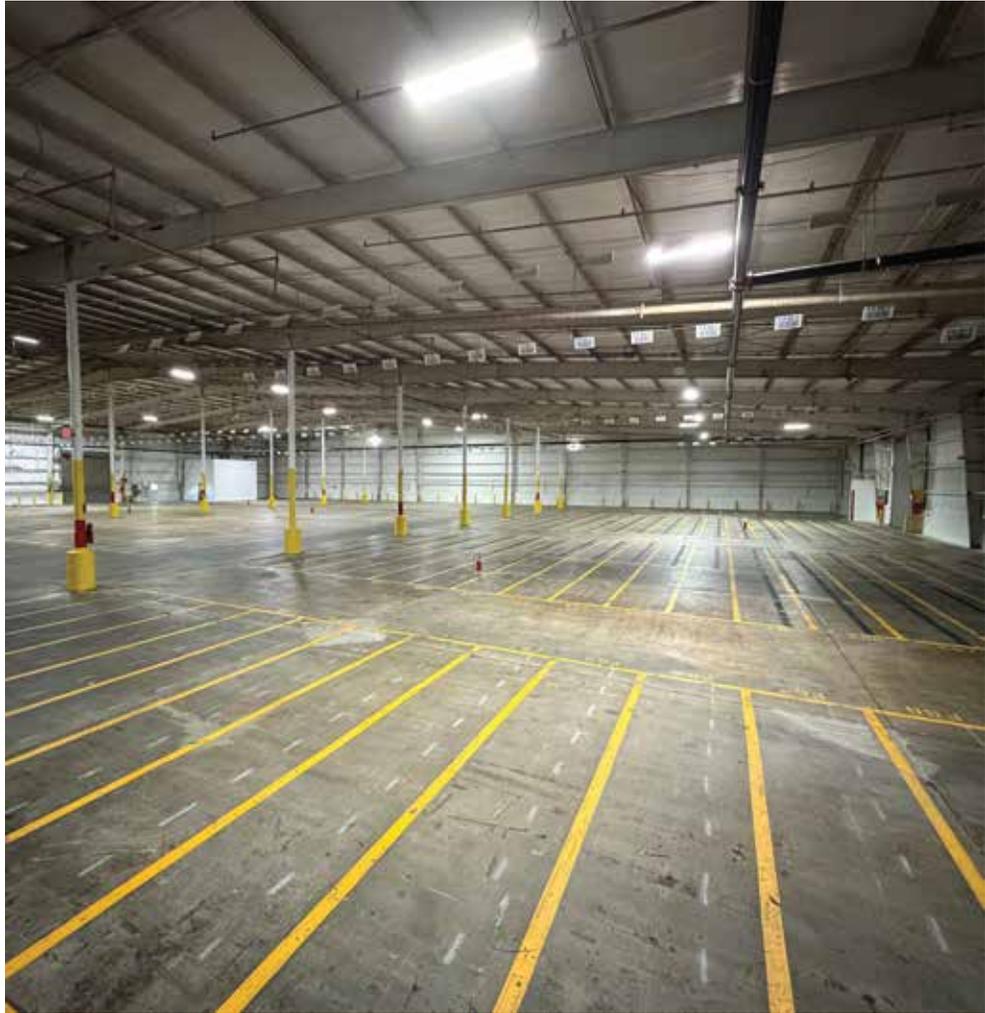


2034 ATLANTIC AVENUE FLOOR PLAN OPTION B

Option B: ±95,000 SF
with 500 SF of office



2034 ATLANTIC AVENUE INTERIOR IMAGE



LOCATION MAP



2034 ATLANTIC AVENUE, CHESAPEAKE, VA

Building Size (SF) 437,870

Land Area (AC) 20.98

Coverage 48%

2034 Atlantic Avenue is located at the central intersection of Battlefield Boulevard and Campostella Road in Chesapeake, Virginia and is located less than two miles from the intersection of Battlefield Boulevard and I - 64. The building has excellent loading functionality with 16 dock level doors, 7 grade level doors and a truck court that can accommodate up to 20 trailers on site. In addition, the building provides for the longest continuous rail apron (1155 linear feet) for any facility in the entire region and is located immediately adjacent to the Norfolk Southern Portlock Yard which is a centrally located rail yard in the market. This is truly one of one intermodal facilities in the entire Hampton Roads Region.

AREA MAP



Gregg Christoffersen / gregg.christoffersen@jll.com / +1 757 348 1477
Todd Scholsohn / todd.scholsohn@jll.com / +1 757 938 1562

