



827 DOUGLAS AVE

PORTSMOUTH, VA 23707

INDUSTRIAL AND FLEX

Offering Memorandum - For Lease and For Sale



S U P R E M E
REAL ESTATE GROUP

Brett Pyka
Supreme Real Estate Group
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EXECUTIVE SUMMARY

ADDRESS: 827 Douglas Ave, Portsmouth, VA

PROPERTY TYPE: Industrial/Flex Warehouse

BUILDING AREA: 126,000 SF

STATUS: Active

YEAR BUILT: 1910

STORIES: 1

ZONING: Commercial

LEASE PRICE: \$8/SF/YR

SALE PRICE: Call Brett Pyka 757-995-8455 for pricing



ABOUT THE ASSET



One of Hampton Roads' Most Strategic Industrial Assets

Assets like this don't come around often. A 126,000-square-foot industrial and flex campus, port-adjacent, interstate-accessible, and positioned at the center of one of the East Coast's most economically significant logistics and maritime corridors. 827 Douglas Avenue isn't just a building — it's a platform for serious operators and investors who understand what proximity to the Port of Virginia actually means.

THE OPPORTUNITY

Whether you're acquiring for investment, repositioning for value-add returns, or establishing an owner-occupied operational headquarters, 827 Douglas Avenue delivers the kind of scale, flexibility, and location that the Hampton Roads market rarely offers at a single address. 126,000 square feet. Flexible configuration. Multi-tenant capable. Built to work hard.

WHY THIS LOCATION WINS

Portsmouth sits at the nerve center of Hampton Roads — and 827 Douglas Avenue puts you directly inside it. You're minutes from the Port of Virginia and Portsmouth Marine Terminal, two of the busiest cargo facilities on the Eastern Seaboard. You're connected to I-264 and I-664, giving your tenants or your own operation seamless access across the region. Norfolk Naval Shipyard and the broader defense and government contracting ecosystem are in your backyard. And a deep regional labor pool and transportation network surrounds the asset on all sides. This is the kind of address that serious industrial users will pay for — and serious investors will compete for.

WHO THIS IS FOR

This asset is built for buyers who think in terms of strategy, not just square footage.

- Industrial investors and value-add acquisition groups who recognize underserved demand in Hampton Roads
- Owner-users in logistics, distribution, or maritime operations who need scale and port access
- Government and military contractors seeking owned, mission-critical facilities
- Marine and port-related vendors who need to be close to the action
- Regional operators in construction, eCommerce, fulfillment, or light manufacturing ready to plant a flag

THE BOTTOM LINE

126,000 SF. Port-adjacent. Interstate-connected. Hampton Roads' most active industrial corridor. This is a rare opportunity to own a significant piece of one of Virginia's most important economic markets. Opportunities like this are measured not just in square feet, but in strategic positioning.

PROPERTY FACTS

LOCATION

PROPERTY TYPE Industrial/Flex Warehouse

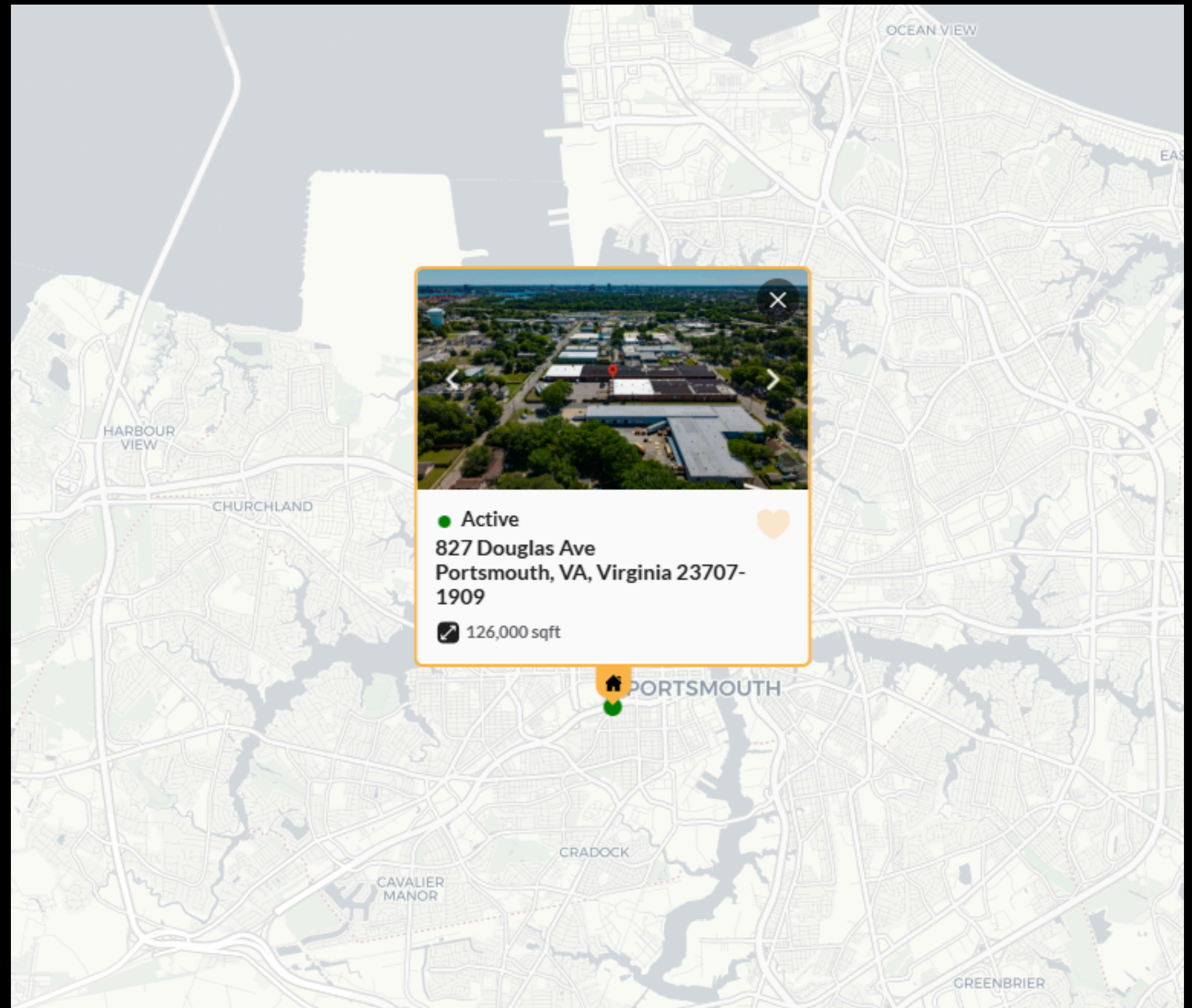
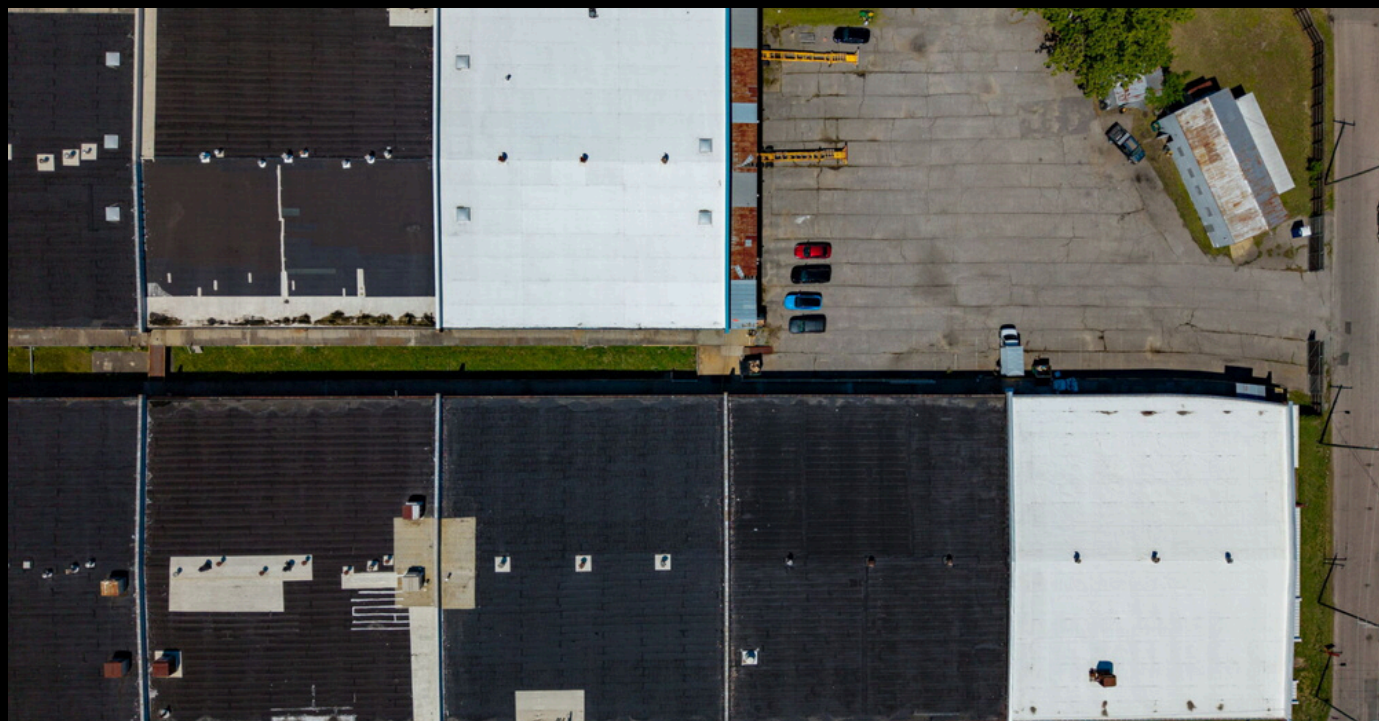
YEAR BUILT 1910

ZONING Commercial

BUILDING AREA 126,000 SF

STORIES 1

ADDRESS 827 Douglas Ave, Portsmouth, VA



WHY THIS LOCATION WINS



- **Port of Virginia:** Minutes to Portsmouth Marine Terminal, one of the East Coast's busiest logistics hubs.
- **Defense Ecosystem:** Proximity to Norfolk Naval Shipyard and major government contracting facilities.
- **Regional Connectivity:** Immediate access to I-264 and I-664 for seamless distribution across Hampton Roads.
- **Labor & Logistics:** Situated within a deep regional transportation network and skilled industrial labor pool.



PHOTO GALLERY



PHOTO GALLERY

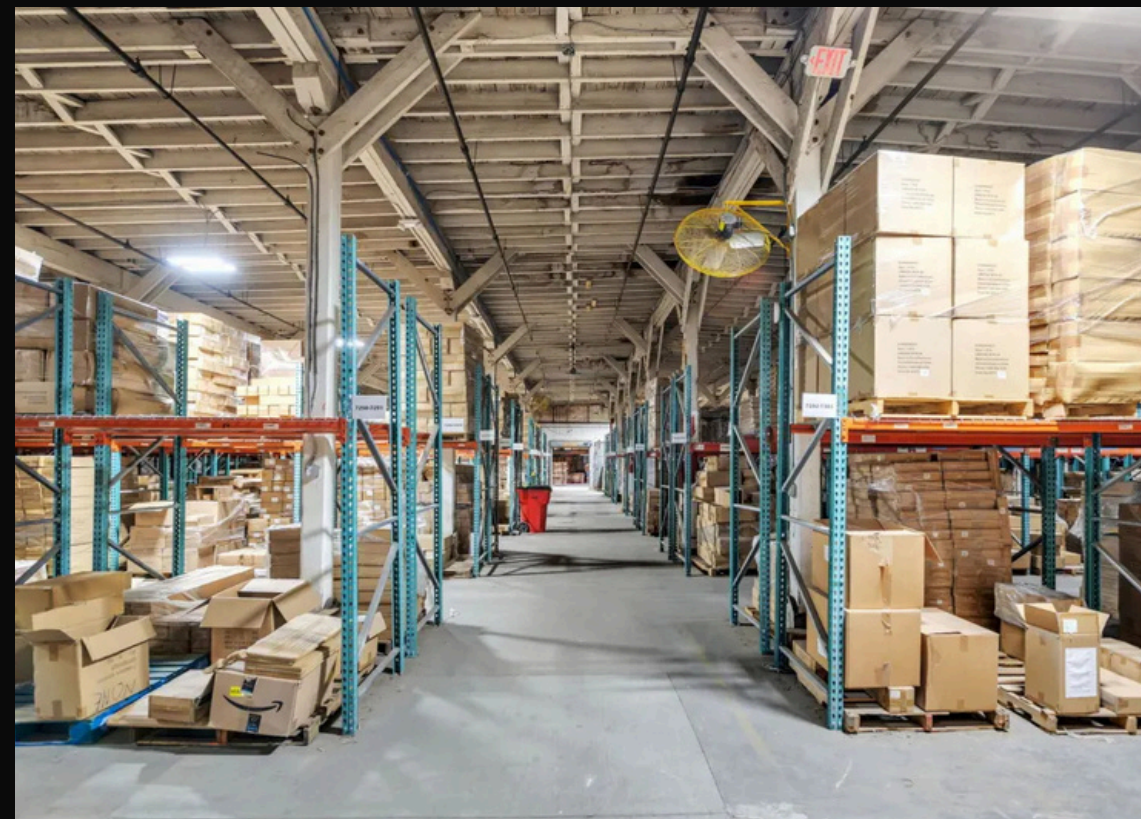
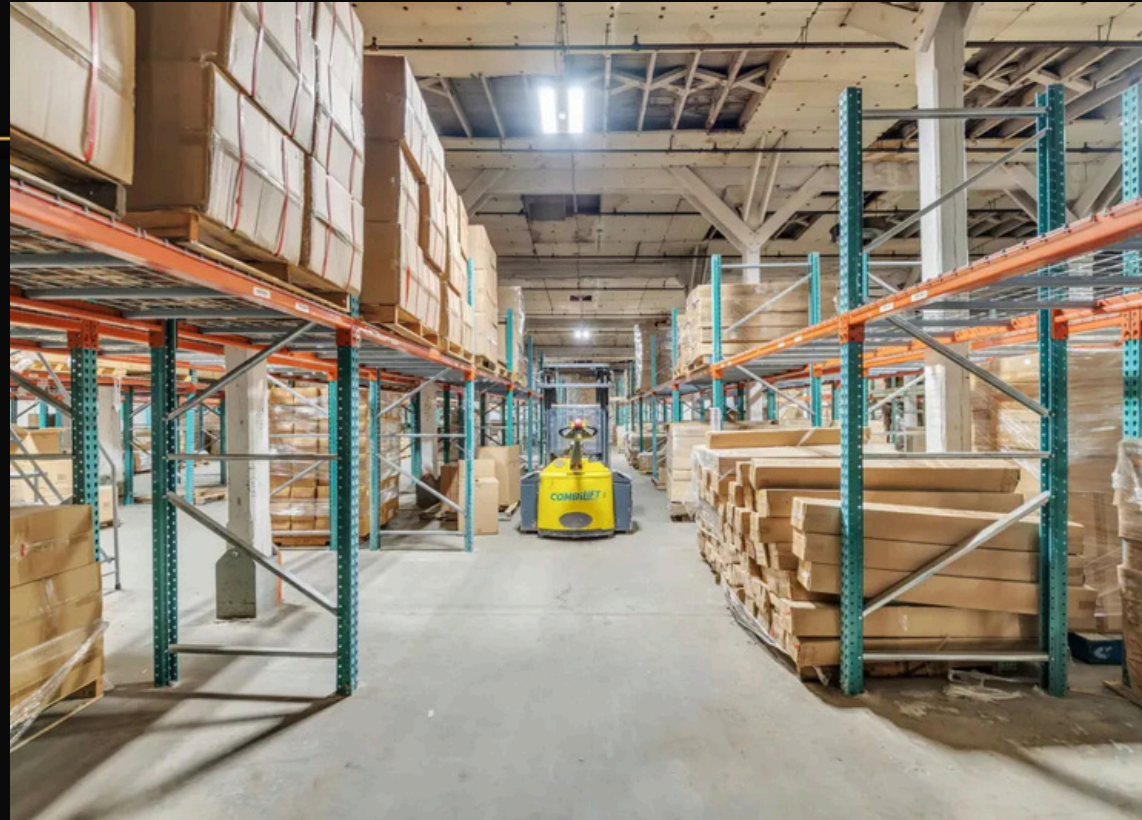
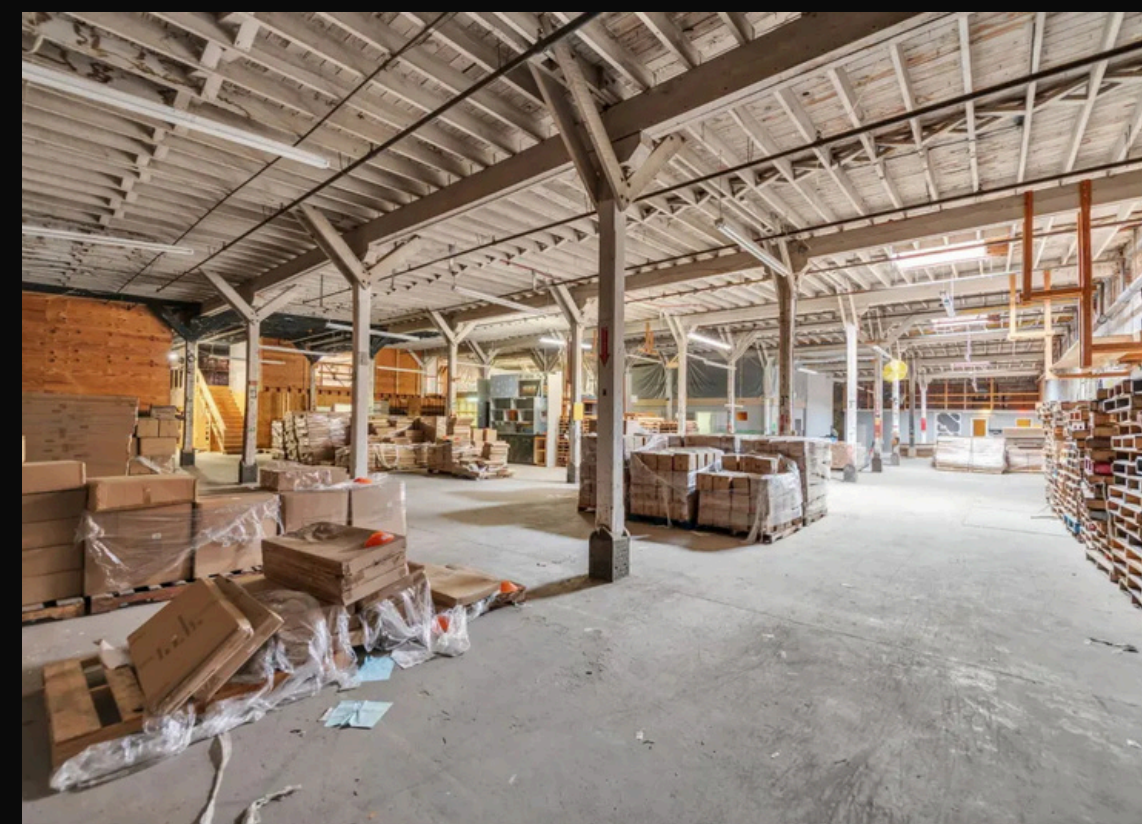
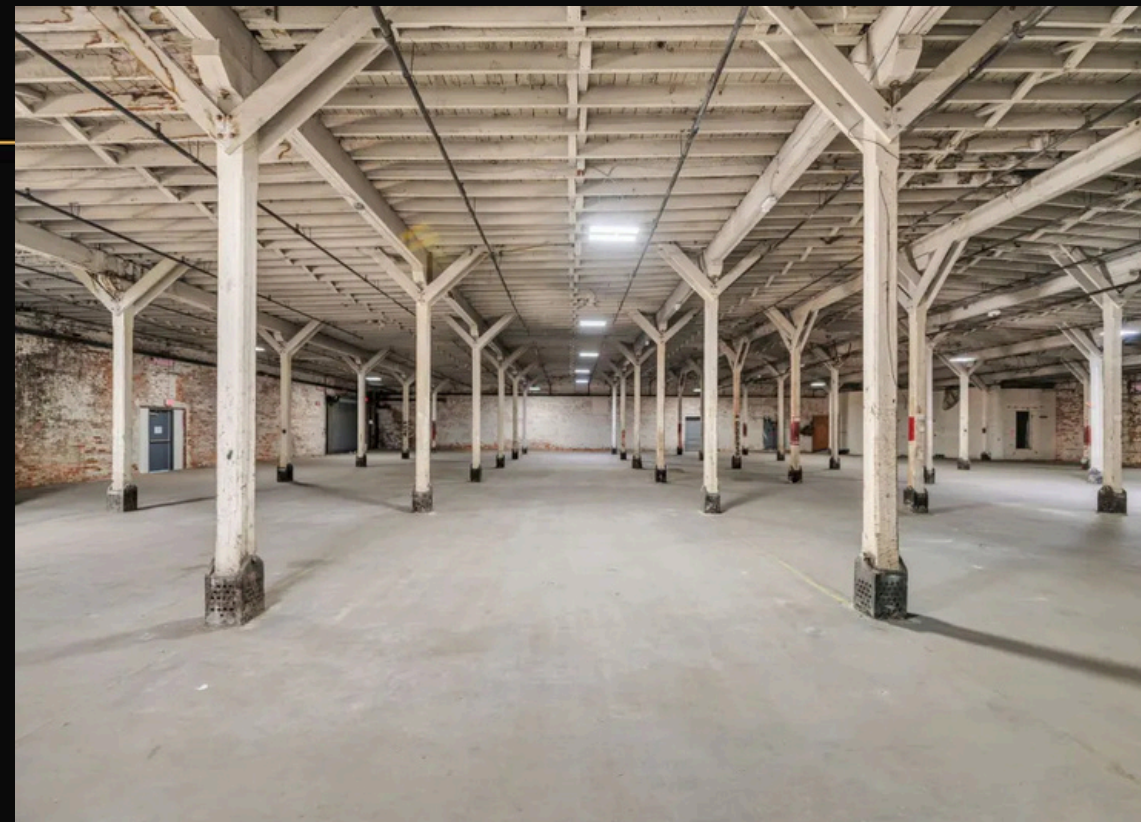


PHOTO GALLERY



DISCLAIMERS



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