

COMMERCIAL FOR SALE & LEASE

INDUSTRIAL - FOR LEASE

2615 ELMHURST LANE, PORTSMOUTH, VA 23701



FOR LEASE

KW COMMERCIAL | KW TOWN CENTER

One Columbus Center Ste. 700
Virginia Beach, VA 23462



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID TUNNICLIFFE

C: (757) 580-2991
david.t@kwcommercial.com
0225201161, VA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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KW COMMERCIAL | KW TOWN CENTER

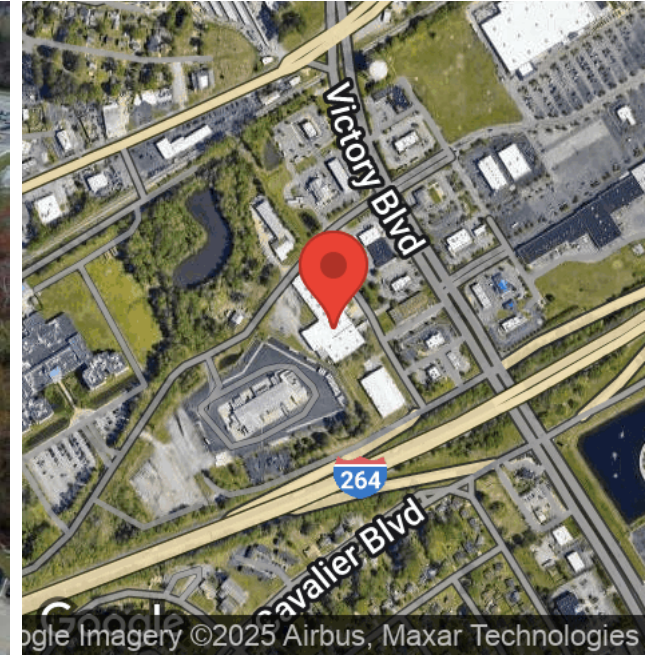
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EXECUTIVE SUMMARY

2615 ELMHURST LANE



OFFERING SUMMARY

LEASE RATE:	\$7.00-9.00 PSF NNN
AVAILABLE SF:	74,868
ACREAGE:	3.69 Acres
CLEAR HEIGHT:	12'-22'
DOCK DOORS:	5
GRADE DOORS:	2
POWER:	800 amps +
YARD:	Exclusive, Fenced, Paved, Private

PROPERTY OVERVIEW

Up to 74,868 SF of Office/Warehouse Space Available

Zoned I-L

This versatile property offers up to 74,868 square feet of office/warehouse space, including approximately 3,000 square feet of office space. Situated on 3.69 acres, the building features ceiling heights ranging from 12 to 22 feet and ample power, with more than 800 amps available. Originally built in 1954, the property has undergone recent additions and renovations, making it a functional and modern facility. Its strategic location provides excellent access to major interstates, ideal for businesses seeking a convenient, well-equipped space. Zoned I-L, the property accommodates a variety of industrial and commercial uses.

LOCATION HIGHLIGHTS

Located in the industrial submarket of Portsmouth, VA, this property offers exceptional proximity to key regional infrastructure, including the Port of Virginia, Norfolk Naval Shipyard, and various military bases. With easy access to interstates and transportation hubs, this location is ideal for businesses involved in logistics, shipping, and defense contracting. The property's strategic position near deep-water ports, major shipyards, and military installations ensures seamless connectivity to global supply chains, making it an excellent choice for companies looking to optimize their operations in the Hampton Roads region.

INTERSTATE ACCESS

2615 ELMHURST LANE



INTERIOR PICTURES

2615 ELMHURST LANE



SURVEY

2615 ELMHURST LANE



SURVEY NOTES:

- SUBJECT PROPERTY INFORMATION IS AS FOLLOWS:

TAX MAP #	ADDRESS	AREA (SQ. FT. / ACRE)	OWNER(S)	SOURCE DEED
0528 0040	2615 ELMHURST AVE PORTSMOUTH, VA	151,436 3.477	GREAT BRIDGE HOLDINGS, LLC	INSTR. 180004192
- MONUMENTATION: ALL PINS FOUND ARE 5/8" REBAR UNLESS OTHERWISE NOTED
- THE MERIDIAN SOURCE OF THIS SURVEY IS BASED ON THE CITY OF PORTSMOUTH GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/94. CITY OF PORTSMOUTH STATION(S) USED: 014, 138, 47, 38 AND 50.91.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PORTSMOUTH, VIRGINIA, COMMUNITY PANEL NO. 15529 908 D, MAP EFFECTIVE AUGUST 3, 2015. FLOOD ZONE DETERMINATION IS BASED ON FEMA AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM FEMA FIRM. TAMMINS GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
- A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. CURRENT CITY OF PORTSMOUTH ZONING REQUIREMENTS ARE SHOWN BELOW:
SUBJECT PROPERTY IS ZONED IL: LIGHT INDUSTRIAL.
The Light Industrial (IL) district is established and intended to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that are small-scale or otherwise have minimal exterior movement of vehicles, materials, and goods, and well as low or minimal adverse environmental and visual impacts.
Sec. 902 - Dimensional requirements
(1) Lot Area: 5,000 square feet
(2) Lot Width: 50 min. (ft.)
(3) Front Yard Setback: 10 min. (ft.)
(4) Side Yard Setback: 20 min. (ft.)
(5) Corner Yard Setback: 20 min. (ft.)
(6) Rear Yard Setback: 15 min. (ft.)
(7) Building Height: NONE max. (ft.)
- WETLANDS, IF PRESENT, WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION OR EARTH MOVING WORK ON SUBJECT PROPERTY.
- THIS IS NOT A SUBDIVISION OF LAND. ADDITIONAL RIGHT-OF-WAY AND/OR EASEMENTS MAY BE REQUIRED BY GOVERNMENTAL AGENCIES UPON FUTURE DEVELOPMENT OF THIS SITE.
- LAST DATE OF FIELD SURVEY: JUNE 5, 2022.

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING AGENT: BRIDGETRUST TITLE GROUP
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO.: VAC00099
APRIL 16, 2022, 08:00 AM
ISSUE DATE: MAY 2, 2022
SCHEDULE B, PART B
EXCEPTIONS

THE WORKING OF THE FOLLOWING, EXCEPT WHERE INDICATED BY BOLD PRINT, IS TAKEN DIRECTLY FROM THE INDICATED TITLE COMMITMENT.
THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company, including any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, altered, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I provisions are met.

- Real Estate taxes accruing from the beginning of the Fourth quarter of the Fiscal year 2019-2020 and subsequent quarterly payments not yet due and payable. (NO SURVEYABLE INTEREST)
- Storm water assessments, not yet due and payable. (NO SURVEYABLE INTEREST)
- Rights or claims of parties in possession as tenants under unrecorded leases, if any. (NO SURVEYABLE INTEREST)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land. The coverage afforded by Covered Risk 2(c) of the final title policy is hereby deleted. (SEE CURRENT SURVEY)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land. (SEE CURRENT SURVEY)
- Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of City of Chesapeake, Virginia in Deed Book 1083, at page 180. (APPROXIMATE LOCATION OF THE UNSPECIFIED WIDTH EASEMENT SHOWN HEREON.)
- Easement to Seaboard Air Line Railroad Company, as recorded in the Clerk's Office of the Circuit Court of City of Chesapeake, Virginia, in Deed Book 1292 at Page 183. (LOCATION UNDETERMINABLE, NO VISIBLE TRACKS REMAIN ON SUBJECT PROPERTY.)

LEGAL DESCRIPTION DIRECTLY FROM TITLE COMMITMENT (VAC000999)

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Portsmouth, Virginia, formerly situated in the Western Branch Magisterial District of Norfolk County, Virginia and bounded and described according to a certain plat entitled, "Plat of Property of Prime Industries, Portsmouth, Virginia", made April 1955, which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Deed Book 1102 at Page 346.

BEGINNING at the southwest intersection of Rapidan and Alexander Streets, and running westerly along the south side of Alexander Street on a curve to the left with a radius of 1706.83 feet to a point, thence S 61° 22' E, 429.35 feet to a point, thence N 56° 31' E, 210.33 feet to a point on the west side of Rapidan Street; thence along the West side of Rapidan Street N. 33° 29' W, 87.49 feet to a point, thence continuing along the west side of Rapidan Street on a curve to the left the radius of which is 4333 feet, an arc distance of 442.72 feet to the southwest corner of Alexander and Rapidan Streets, to the point of beginning.

BEING the same property conveyed to Great Bridge Holdings LLC from Thomas H. Jensen and Marie M. Jensen by deed dated April 28, 2018 and recorded April 27, 2018 in the Clerk's Office of the Circuit Court of the City of Portsmouth, Virginia as Instrument No. 180004192.

SURVEYOR'S LEGAL DESCRIPTION

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Portsmouth, Virginia, more particularly described as follows:
BEGINNING at the southwest intersection of Alexander Street (formerly Rapidan Street) and Elmhurst Lane (formerly Alexander Street), and running southerly along the west side of Alexander Street, the following two (2) courses: 1) Along a curve to the right with a radius of 4333.00', an arc length of 442.72', delta angle of 05° 51' 35", chord bearing S35° 59' 04" E, and a chord length of 442.99' to a point, 2) S33° 30' 02" E, an arc length of 442.16', delta angle of 05° 51' 35", chord bearing S35° 59' 04" E, and a chord length of 442.99' to a point, thence N81° 50' 12" W, a distance of 432.12' to a point on the southern right of way line of Elmhurst Lane, thence along said right-of-way line of Elmhurst Lane the following two (2) courses: 1) N33° 13' 09" E, a distance of 188.60' to a point of curvature 2) thence along a curve to the right with a radius of 1462.39', an arc length of 237.10', delta angle of 09° 41' 12", chord bearing of N38° 10' 45" E, and a chord length of 235.81' to a point, said point being the true point and place of BEGINNING and containing 151,436 square feet or 3.477 acres.

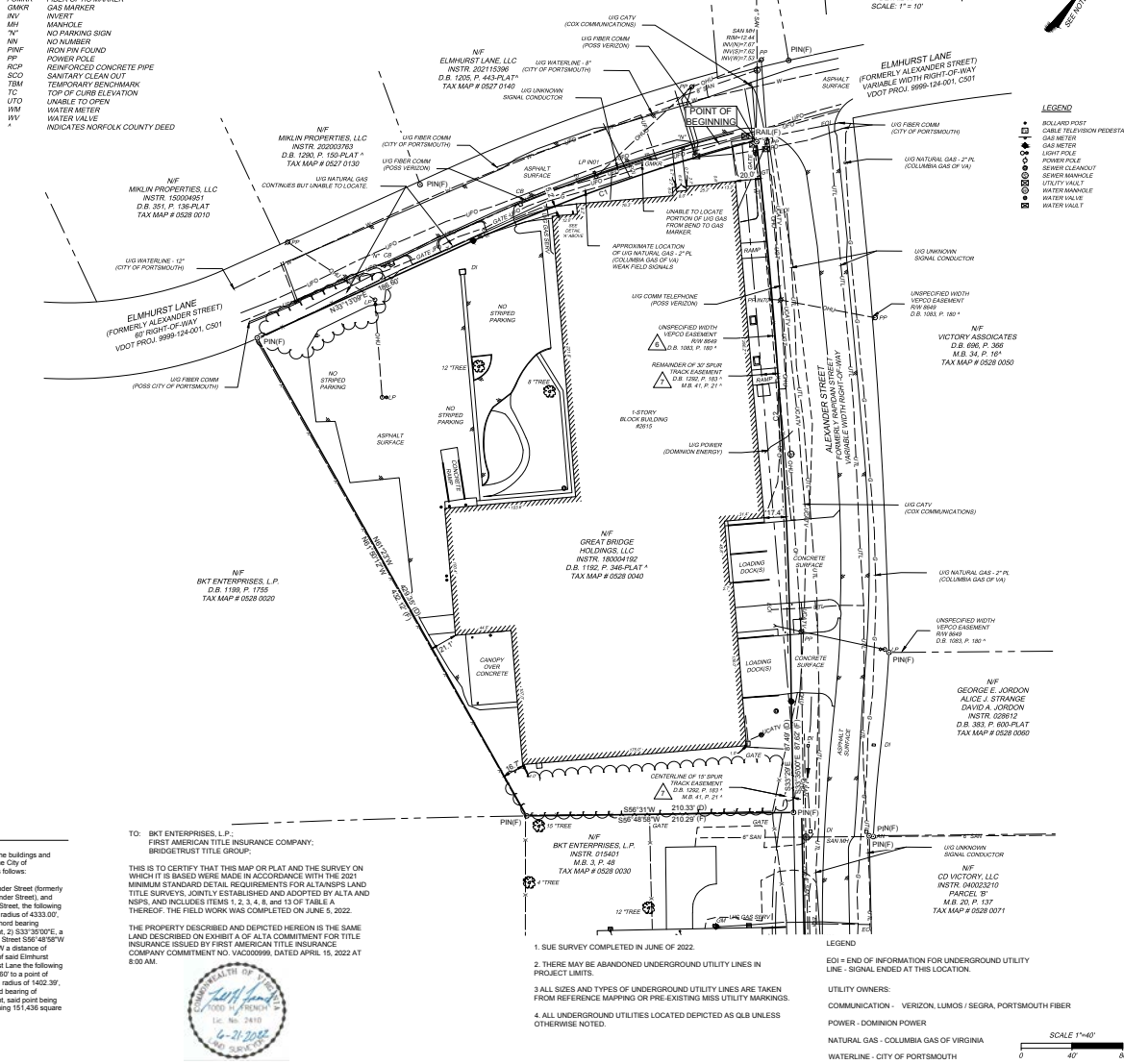
ABBREVIATIONS

CLS CENTERLINE OF SWALE
CONC CONCRETE
CORR CORRUGATED PLASTIC PIPE
DEED DESCRIPTION
ELEV ELEVATION
FLD FIELD SURVEY MEASUREMENT
FL FLOW LINE ELEVATION
FOO FULL OF DEBRIS / DIRT
FOM FIBER OPTIC MARKER
FOMR FIBER OPTIC MARKER
INV INVERT
MANV MANHOLE
NO NO PARKING SIGN
NN NO NUMBER
ROW ROW FOUND
PC POWER POLE
RCP REINFORCED CONCRETE PIPE
SCD SANITARY CLEAN OUT
TBM TEMPORARY BENCHMARK
TC TOP OF CURB ELEVATION
UTO UNABLE TO OPEN
WM WATER METER
WV WATER VALVE
INDICATES NORFOLK COUNTY DEED

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	1402.39'	237.10'	118.83'	09° 41' 12"	N38° 10' 45" E
C2	4333.00'	443.14'	221.76'	05° 51' 35"	S33° 59' 04" E

NOTE: CURVES ARE LABELED ON THE CHORD SIDE OF THE CURVE UNLESS MARKED WITH A ***

CURVE TABLE PER DEED		
CURVE	RADIUS	LENGTH
C1	1706.83'	425'
C2	4333.00'	442.72'



TIMMONS GROUP

2615 ELMHURST LANE
CITY OF PORTSMOUTH, VIRGINIA
ALTA / NSPS LAND TITLE SURVEY

REVISION DESCRIPTION	
DATE	6/21/2021
DRAWN BY	WAL
DESIGNED BY	---
CHECKED BY	THF
SCALE	1"=40'

SBN NO.
47762
SHEET NO.
C01

THIS DRAWING PREPARED AT THE
2615 Elmhurst Lane, Suite 201, Virginia Beach, VA 23452
TEL: 757.213.6679 FAX: 757.243.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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Demographics

2615 Elmhurst Ln · 2615 Elmhurst Ln, Portsmouth, VA 23701, USA

Population

3 Mile Radius

	Current	2030 Forecast
Population	80,546	80,863 (+0.4%)
Workday Population	78,948	--
Population Growth: Current to 5...	--	0.394%

Consumer Spend (Annual)

3 Mile Radius

\$1b

Total Retail

\$354.4m

Total Non Retail

\$1.4b

Total

☒ Current Year

☐ 2030 Forecast

☐ National Average

Category	Current Year (M)
Food	150
Alcohol	10
Housing	480
Apparel	20
Transportation	250
Health	100
Entertainment	50
Personal Care	20
Reading	10
Education	20
Tobacco	10
Misc	10
Cash	20
Insurance	100

Labor Force

3 Mile Radius

	Current	2030 Forecast
Civilian Labor Force, Employed	34,968	35,270 (+0.9%)
Civilian Labor Force, Unemployed	2,437	2,470 (+1.4%)
Armed Forces	2,137	2,176 (+1.8%)
Not in Labor Force	24,457	24,710 (+1.0%)
% Civilian Labor Force Unemplo...	6%	6% (0.0%)



Demographics

2615 Elmhurst Ln · 2615 Elmhurst Ln, Portsmouth, VA 23701, USA





Demographics

2615 Elmhurst Ln · 2615 Elmhurst Ln, Portsmouth, VA 23701, USA

Travel Time to Work				
3 Mile Radius				
	Current	2030 Forecast		
Travel Time: < 15 Minutes	7,879	7,977 (+1.2%)		
Travel Time: 15 - 29 Minutes	15,044	15,234 (+1.3%)		
Travel Time: 30 - 44 Minutes	7,667	7,741 (+1.0%)		
Travel Time: 45 - 59 Minutes	2,567	2,580 (+0.5%)		
Travel Time: 60+ Minutes	1,271	1,250 (-1.7%)		
Average Travel Time	26	26 (0.0%)		



Demographics

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Age				
3 Mile Radius				
	Current	2030 Forecast		
Age 0 - 4	5,122	4,969 (-3.0%)		
Age 5 - 9	5,230	5,079 (-2.9%)		
Age 10 - 14	5,192	5,154 (-0.7%)		
Age 15 - 17	3,030	3,096 (+2.2%)		
Age 18 - 20	3,037	3,145 (+3.6%)		
Age 21 - 24	3,884	4,124 (+6.2%)		
Age 25 - 34	11,028	9,849 (-10.7%)		
Age 35 - 44	11,125	11,540 (+3.7%)		
Age 45 - 54	8,582	9,439 (+10.0%)		
Age 55 - 64	9,877	8,441 (-14.5%)		
Age 65 - 74	8,677	9,201 (+6.0%)		
Age 75 - 84	4,277	5,235 (+22.4%)		
Age 85+	1,485	1,590 (+7.1%)		
Median Age	39	40 (+2.6%)		
Median Age, Male	37	38 (+2.7%)		
Median Age, Female	41	42 (+2.4%)		
Average Age	40	40 (0.0%)		
Average Age, Male	38	42 (+10.5%)		
Average Age, Female	41	--		

Demographics

2615 Elmhurst Ln · 2615 Elmhurst Ln, Portsmouth, VA 23701, USA

Race & Ethnicity				
3 Mile Radius				
	Current	2030 Forecast		
White	27,818	26,466 (-4.9%)		
Black	43,168	43,428 (+0.6%)		
American Indian	383	378 (-1.3%)		
Asian	1,064	1,140 (+7.1%)		
Native Hawaiian / Pacific Island...	117	134 (+14.5%)		
Other	2,202	2,618 (+18.9%)		
2+ Races	5,795	6,698 (+15.6%)		
% Hispanic	6.277%	7.741% (+23.3%)		

Households				
3 Mile Radius				
	Current	2030 Forecast		
Total Households	31,681	32,007 (+1.0%)		
Nonfamily Households	--	--		

Housing Units				
3 Mile Radius				
	Current	2030 Forecast		
Total Housing Units	34,547	34,909 (+1.0%)		
Vacant Housing Units	2,867	2,902 (+1.2%)		
Renter Occupied Housing Units	13,393	13,533 (+1.0%)		
Owner Occupied Housing Units	18,288	18,475 (+1.0%)		



Demographics

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Household Income				
3 Mile Radius				
	Current	2030 Forecast		
<\$15,000	4,327	3,971 (-8.2%)		
\$15,000-\$24,999	2,636	2,338 (-11.3%)		
\$25,000-\$34,999	2,681	2,519 (-6.0%)		
\$35,000-\$49,999	3,667	3,403 (-7.2%)		
\$50,000-\$74,999	6,067	5,525 (-8.9%)		
\$75,000-\$99,999	4,219	4,348 (+3.1%)		
\$100,000-\$124,999	2,834	3,140 (+10.8%)		
\$125,000-\$149,999	1,966	2,251 (+14.5%)		
\$150,000-\$199,999	1,662	2,216 (+33.3%)		
\$200,000-\$249,999	686	1,017 (+48.3%)		
\$250,000-\$499,999	642	860 (+34.0%)		
\$500,000+	292	421 (+44.2%)		
Median Household income	\$61.9k	\$69k (+11.4%)		
Average Household Income	\$78.6k	\$88.6k (+12.8%)		

Demographics

2615 Elmhurst Ln · 2615 Elmhurst Ln, Portsmouth, VA 23701, USA



Value of Owner Occupied Housing Units				
3 Mile Radius				
	Current	2030 Forecast		
< \$20,000	447	404 (-9.6%)		
\$20,000 - \$39,999	183	214 (+16.9%)		
\$40,000 - \$59,999	58	43 (-25.9%)		
\$60,000 - \$79,999	177	127 (-28.2%)		
\$80,000 - \$99,999	248	174 (-29.8%)		
\$100,000 - \$149,999	2,557	1,786 (-30.2%)		
\$150,000 - \$199,999	3,655	2,785 (-23.8%)		
\$200,000 - \$299,999	6,206	6,502 (+4.8%)		
\$300,000 - \$399,999	2,696	3,330 (+23.5%)		
\$400,000 - \$499,999	885	1,545 (+74.6%)		
\$500,000 - \$749,999	811	979 (+20.7%)		
\$750,000 - \$999,999	223	371 (+66.4%)		
\$1,000,000 - \$1,499,999	77	133 (+72.7%)		
\$1,500,000 - \$1,999,999	37	39 (+5.4%)		
\$2,000,000+	26	43 (+65.4%)		
Median Value	\$220.5k	\$250k (+13.4%)		
Average Value	\$245.6k	\$277.3k (+12.9%)		

Gender				
3 Mile Radius				
	Current	2030 Forecast		
Male	38,593	38,853 (+0.7%)		
Female	41,953	42,009 (+0.1%)		

Demographics



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Marital Status				
3 Mile Radius				
	Current	2030 Forecast		
Never Married	25,662	26,017 (+1.4%)		
Married, Spouse Present	21,513	21,640 (+0.6%)		
Married, Spouse Absent	4,012	4,062 (+1.2%)		
Divorced	9,004	9,084 (+0.9%)		
Widowed	4,811	4,857 (+1.0%)		

Types of Housing Units				
3 Mile Radius				
	Current	2030 Forecast		
Single Unit Detached	24,006	24,252 (+1.0%)		
Single Unit Attached	2,812	2,860 (+1.7%)		
2 Units	790	795 (+0.6%)		
3 to 4 Units	1,798	1,805 (+0.4%)		
5 to 19 Units	3,726	3,768 (+1.1%)		
20 to 49 Units	466	470 (+0.9%)		
50+ Units	414	415 (+0.2%)		
Mobile Home	535	545 (+1.9%)		
Other	--	--		

Demographics

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Education			 	
3 Mile Radius				
	Current	2030 Forecast		
< 9th Grade	1,457	1,464 (+0.5%)		
No High School Degree	5,045	5,105 (+1.2%)		
High School Graduate	17,298	17,431 (+0.8%)		
Some College, No Degree	14,556	14,625 (+0.5%)		
Associate's Degree	5,130	5,135 (+0.1%)		
Bachelor's Degree	7,808	7,788 (-0.3%)		
Master's Degree	2,967	2,951 (-0.5%)		
Professional Degree	455	452 (-0.7%)		
Doctorate Degree	334	345 (+3.3%)		

Transportation to Work			 	
3 Mile Radius				
	Current	2030 Forecast		
Worked at Home	2,194	2,220 (+1.2%)		
Walked	684	700 (+2.3%)		
Bicycle	78	77 (-1.3%)		
Carpooled	4,231	4,289 (+1.4%)		
Drove Alone	27,679	27,949 (+1.0%)		
Public Transport	682	699 (+2.5%)		
Other	863	870 (+0.8%)		