

For Sale

1075 Old Somerton Road, Suffolk, VA

Approximately 101 Net Developable Acres +/-

Downtown Suffolk

US-13 / SUFFOLK SOUTHWEST BYPASS

US-13 BUS / VA-32 - CAROLINA RD

Suffolk Executive Airport

OLD SOMERTON RD

[View
Property
Video](#)



*Achieve
Ambitions*

THE PROPERTY

JLL is pleased to offer a site comprising approximately 101 net developable acres on two parcels that is located in Suffolk, VA, just south of Downtown Suffolk off Carolina Road, close to the US-13 Southwest Bypass and Suffolk Industrial Park and just across Carolina Road from Suffolk Executive Airport. Although no wetlands study has yet been done, the US Fish & Wildlife Services's National Wetlands Inventory shows relatively little encroachment. The property is located immediately across the street from the Suffolk Airport and is nearby to the Suffolk Industrial Park. The site is well positioned for industrial development and has municipal water to the site.

Site Overview

ADDRESS	1075 Old Somerton Road, Suffolk, VA
PROPERTY ID / TAX MAP #	Parcel 25*87 Parcel 25*87A
SITE SIZE	Approximately 101 Net Developable Acres +/-
SUITABLE FOR INDUSTRIAL DEVELOPMENT	
SUBDIVIDABLE	No
ZONING	O-I with rezoning potential

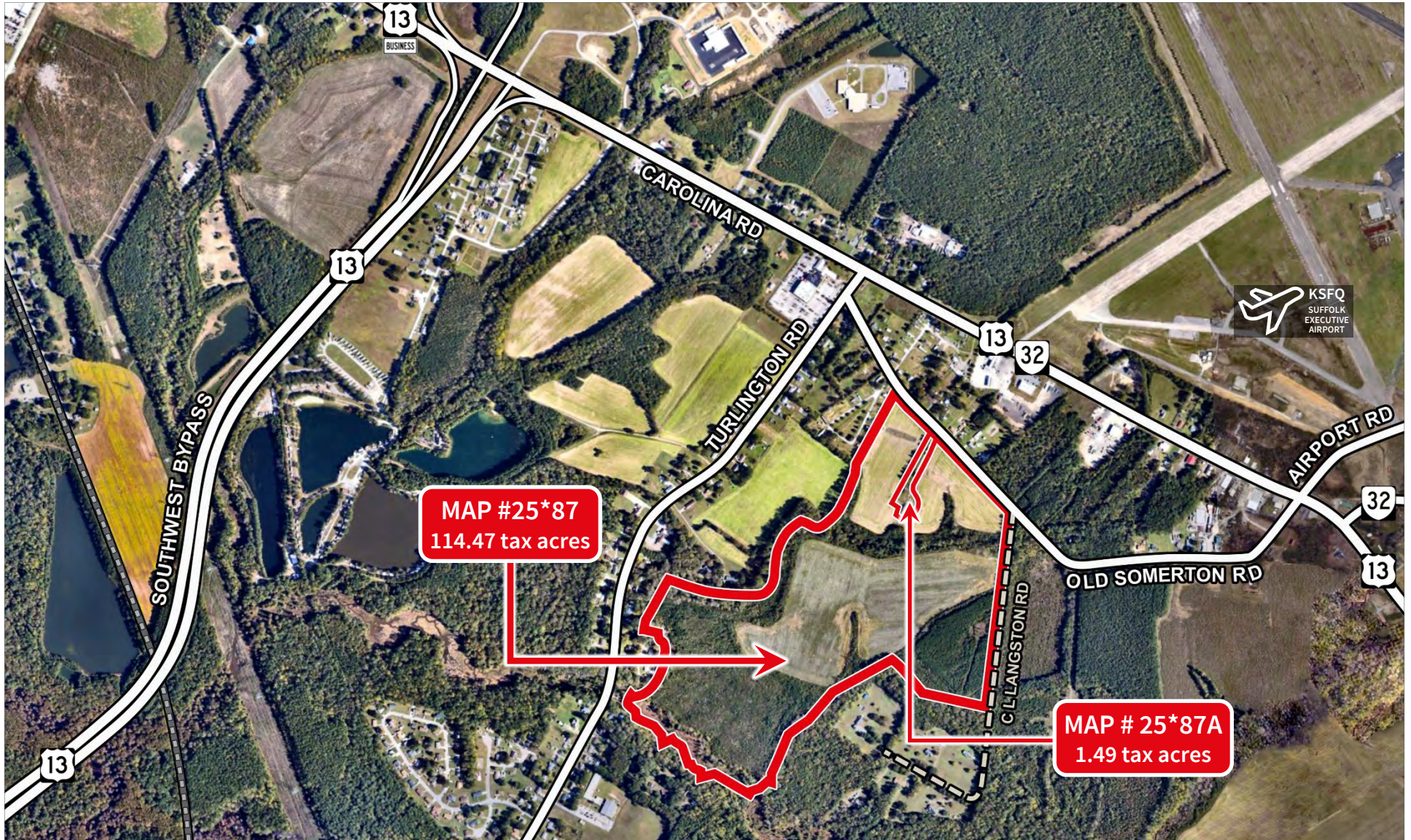


CONSTITUENT PARCELS



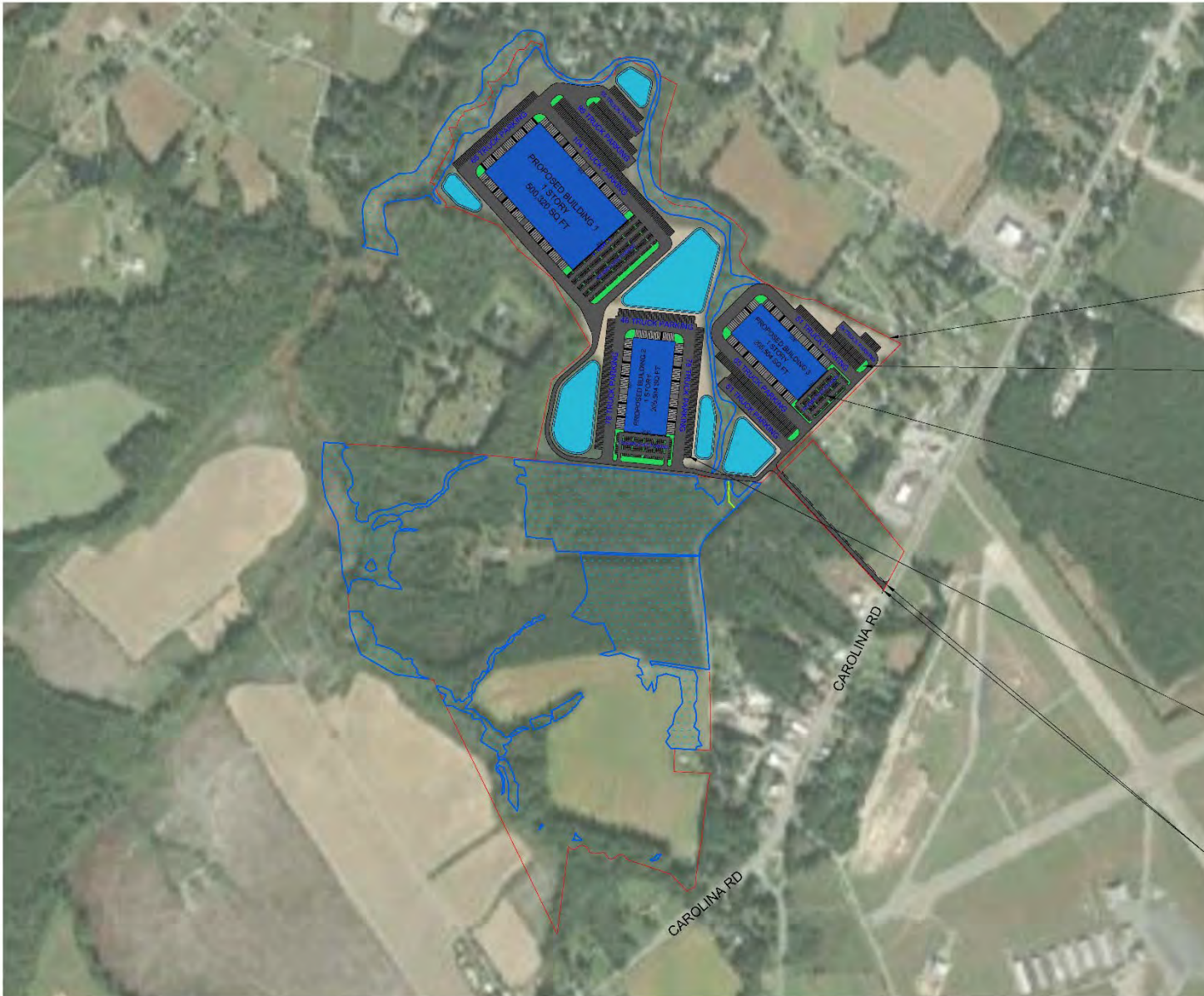
Utilities

In addition to electricity, both parcels have municipal water service in place



1075 OLD SOMERTON ROAD

CONCEPTUAL DEVELOPMENT PLAN



LOCATION MAP
SCALE: 1" = 1/4 MI.

LINE DENOTES
PROPERTY BOUNDARY, TYP.

HATCH DENOTES
LANDSCAPE AREA, TYP.

10'X18' PARKING SPACE, TYP.

55'X12' TRUCK PARKING

40' WIDE ENTRANCE
EASEMENT

PRELIMINARY SITE PLAN

SCALE: 1" = 350'-0"

0 35 70 105 140 175 210

FOOTING SCALE

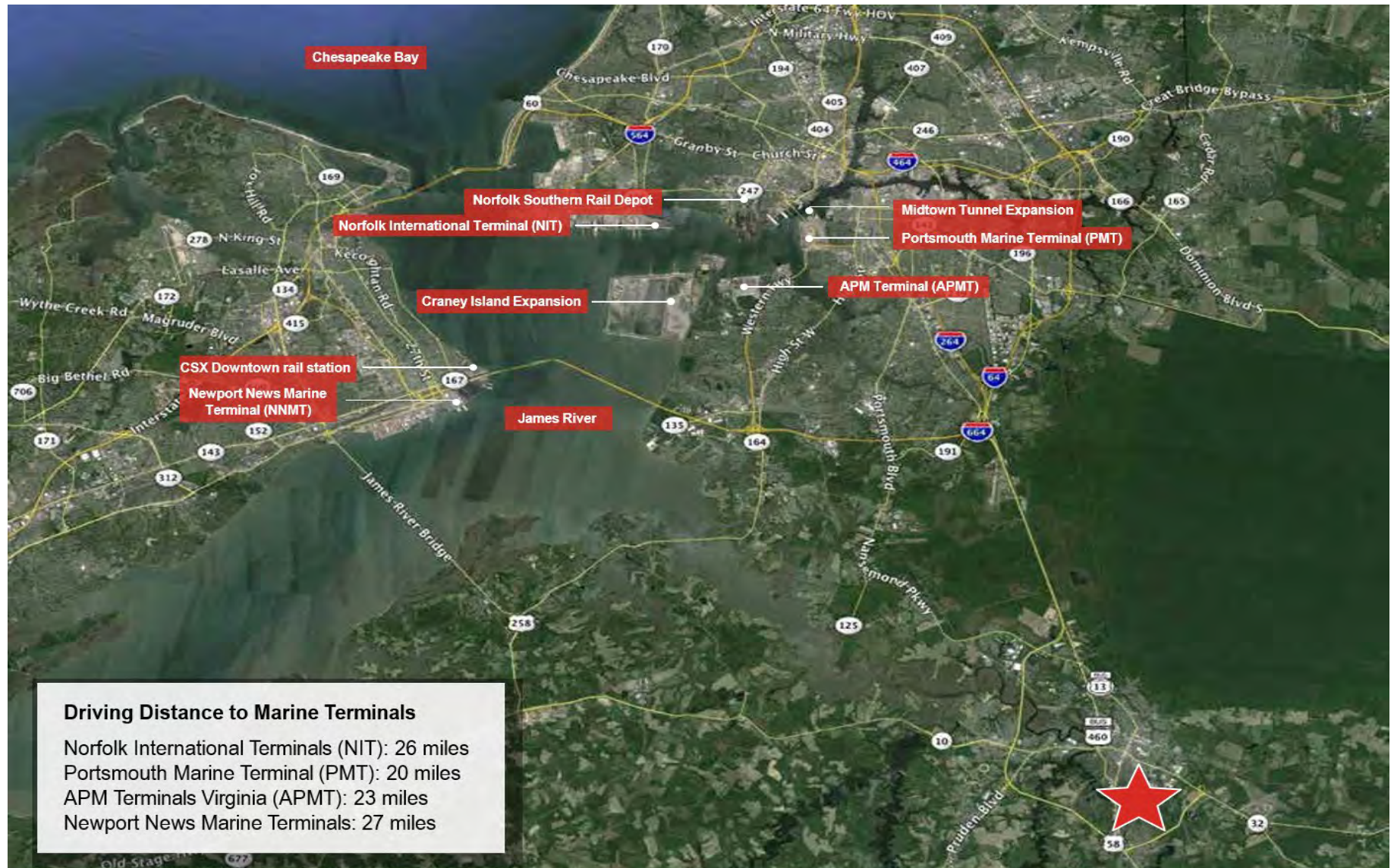
NOTES

SUPERIOR LOCATION



Ports

See map below

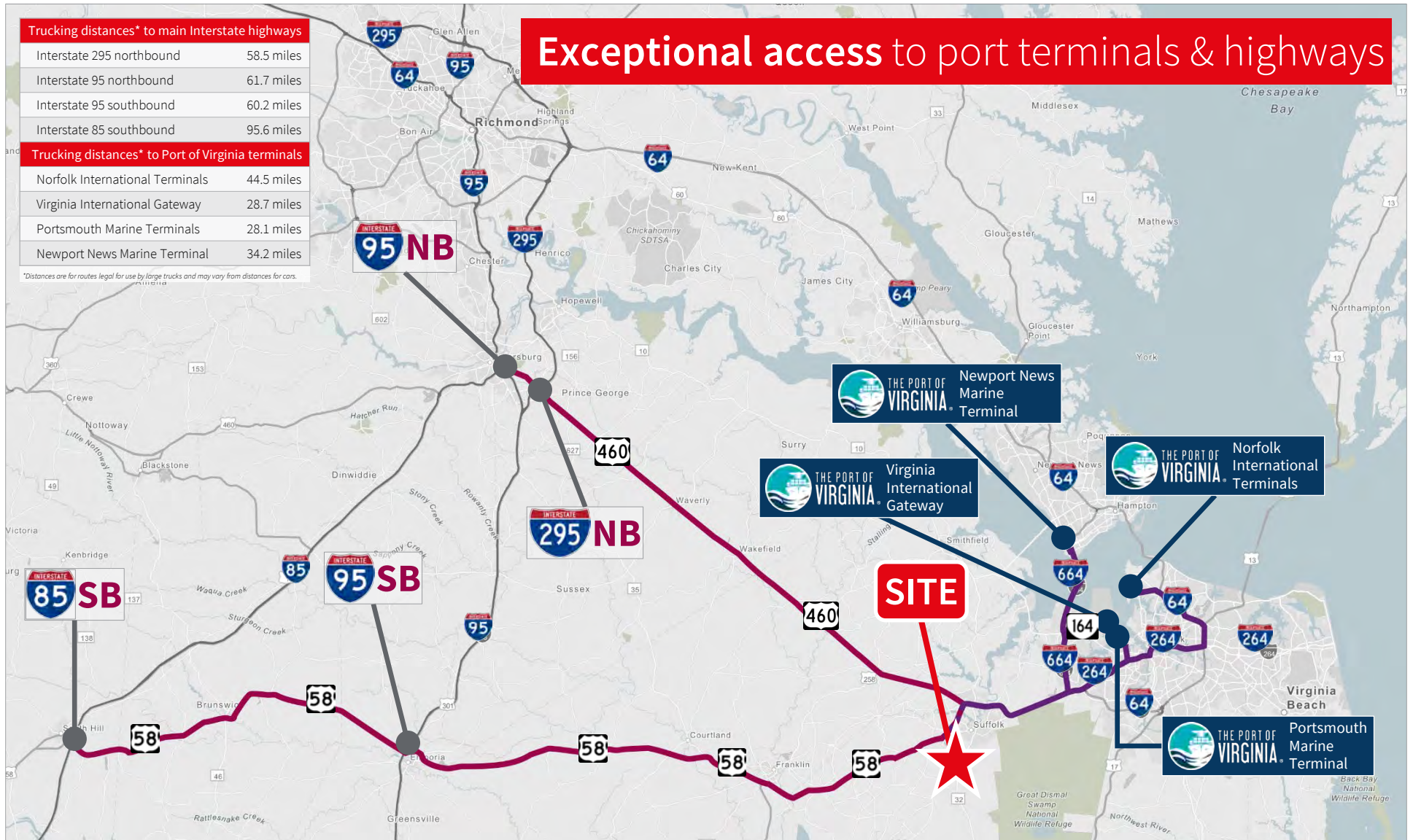


SUPERIOR LOCATION



Interstate

Highway and Port of Virginia terminals from site outlined in miles



ON-SITE UTILITIES

Electric Power

Dominion Virginia Power

Natural Gas

Virginia Natural Gas

Water/Sewer

Hampton Roads Sanitation Department (HRSD)

Telecommunications

Cox Communications and Verizon

The unparalleled connectivity to both a world class maritime Port and the main north-south artery on the East Coast, paired with a superior industrial location with existing infrastructure, positions this as a premier development option.



Contact information

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