

An aerial photograph of an industrial facility, outlined in blue. The facility includes a large white-roofed building, several smaller structures, and a large parking lot filled with cars and trucks. The surrounding area includes other industrial buildings, a road, and some green space.

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Industrial Facility For Sale or Lease

500 Confederate Ave
Portsmouth, VA

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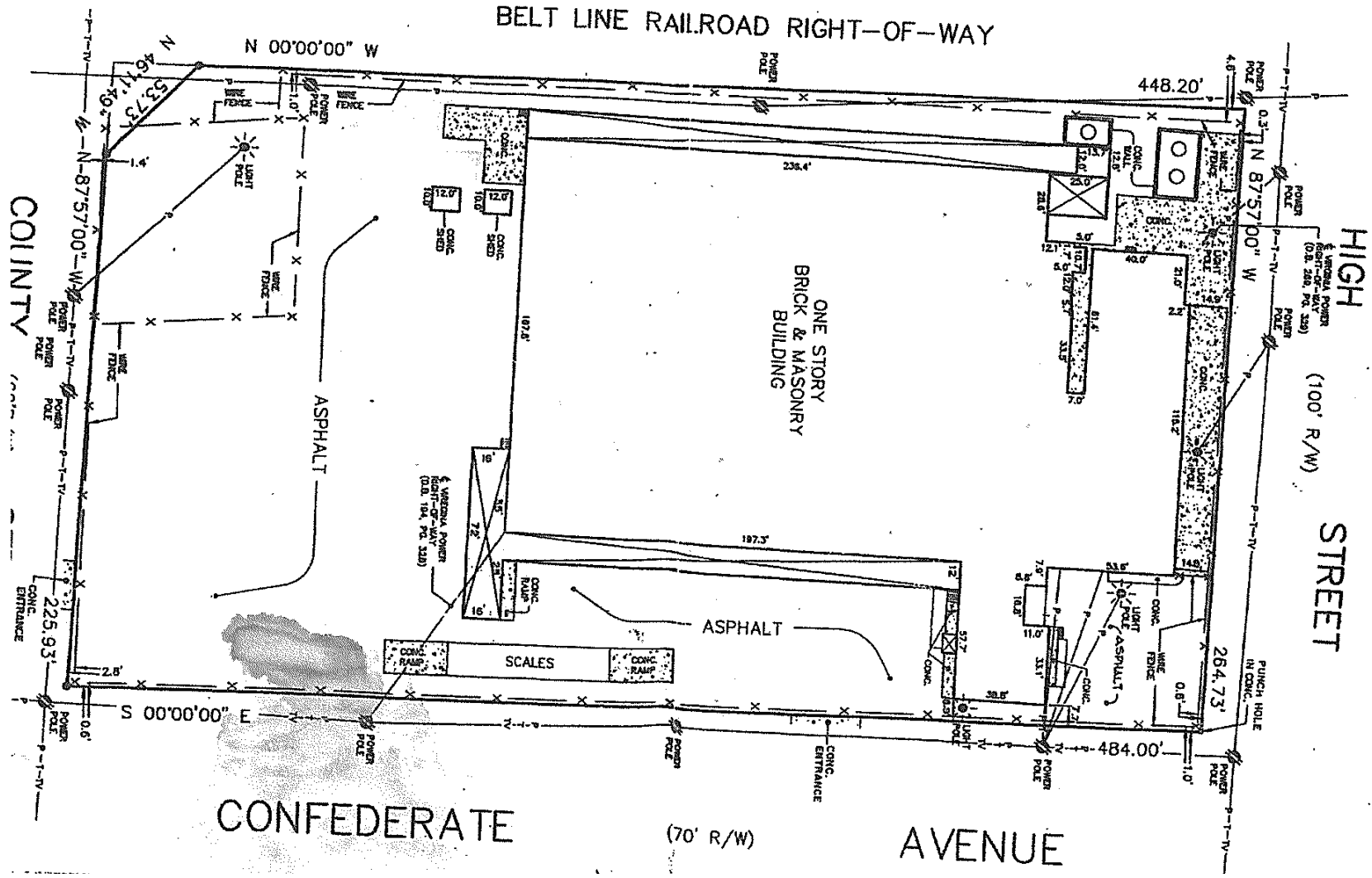
150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

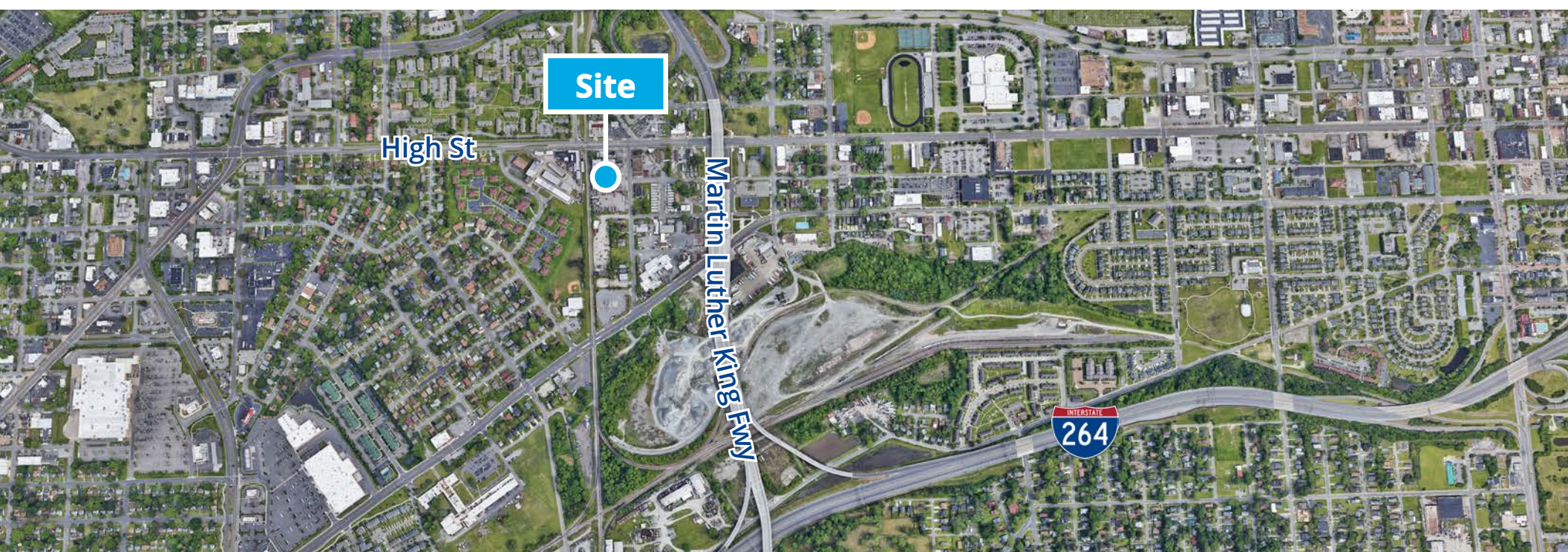
Features

- ±69,000 RSF industrial facility for sale or lease
 - Majority warehouse with ±1,500 RSF office space
- Located on 2.75 AC site
- Zoned IL (Light Industrial)
- Easily subdividable for multi-tenant use
- Loading: 16 docks and 4 grade level doors
- 3-phase, 480V power
- Close proximity to Port of Virginia facilities (NNMT, NIT, VIG, PMT)
- Sale Price: \$3,060,000
- Lease Rate: Negotiable
 - Strong Tenant Improvement package available for creditworthy tenant



Site Plan







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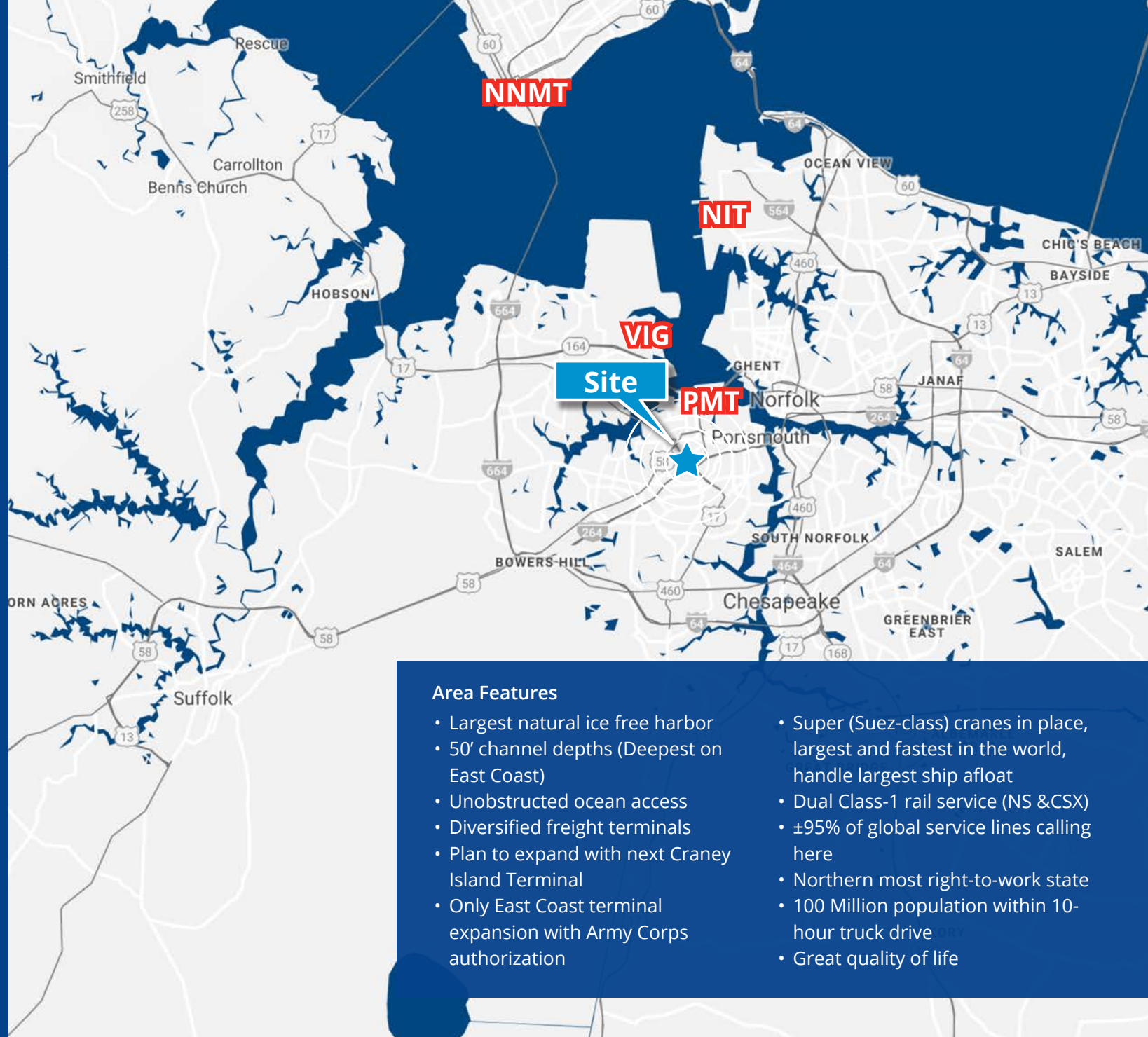
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Area Features

- Largest natural ice free harbor
- 50' channel depths (Deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps authorization
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ship afloat
- Dual Class-1 rail service (NS & CSX)
- ±95% of global service lines calling here
- Northern most right-to-work state
- 100 Million population within 10-hour truck drive
- Great quality of life

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