



**FOR LEASE**

*Proposed Flex Development*  
1050 University Blvd  
Portsmouth, VA

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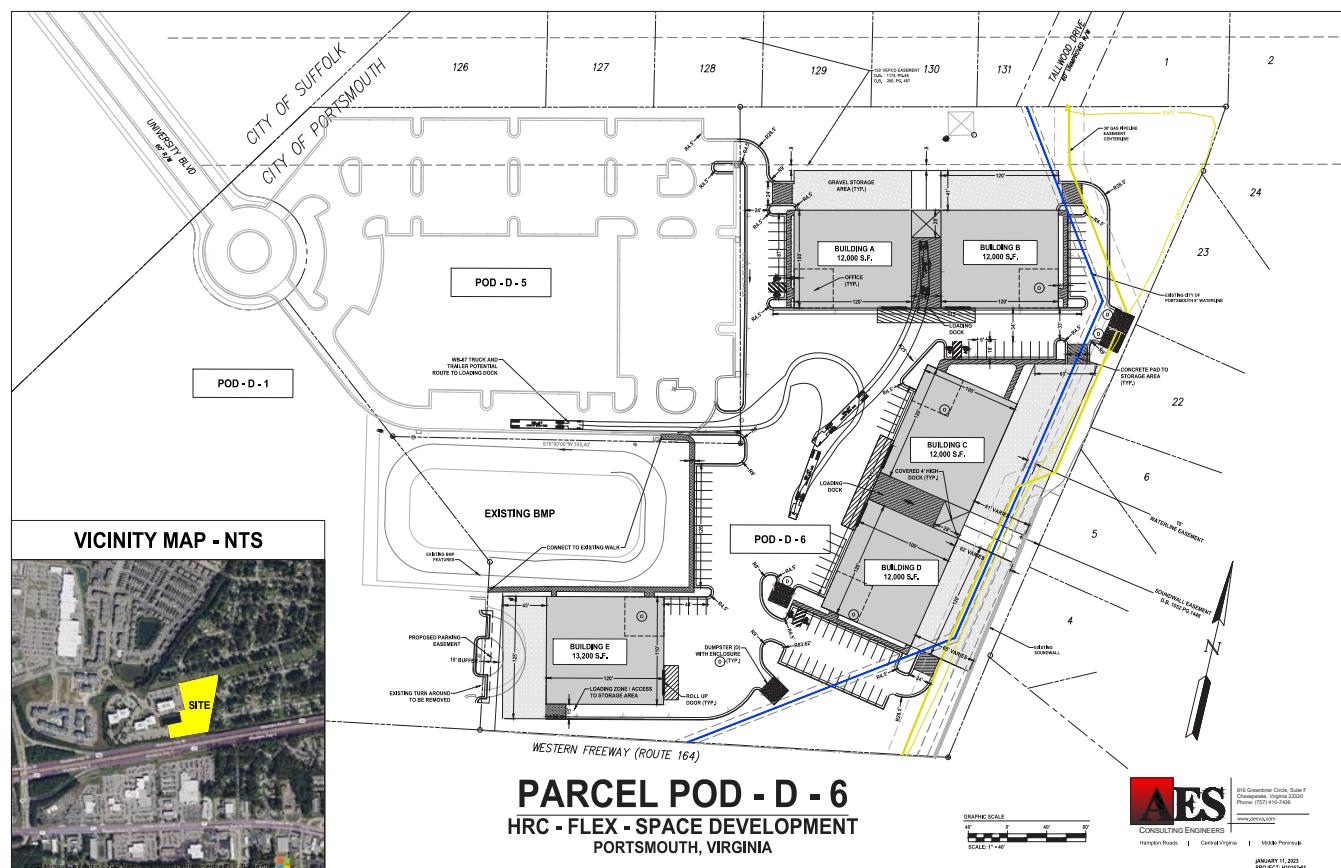
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# Features

- Proposed five-building flex development on 7.34 acres
- Located just over the Suffolk/Portsmouth city line within minutes to I-664 and State Route 164 via College Drive
- Interstate signage available
- Close proximity to fitness centers, restaurants, hotels, and shopping in the Harbour View submarket

## Building Specifications

- ±12,000 up to 24,000 SF
- Fenced outside storage area
- Dock and grade loading
  - Two (12'x14') grade level doors
  - One (12'x10') dock level door
- 3-phase, 400A power
- 26' peak - 23' eave ceiling height
- Zoned GMU (General Mixed-Use)
- Clear span (no column poles)
- 750 SF office with two restrooms
- Available September 2025



## DEVELOPMENT SITE



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