

1960 Diamond Hill Rd,
Suites B & C
Chesapeake, VA 23324

FOR LEASE HIGH-BAY INDUSTRIAL PORT OF VIRGINIA

± 99,989 Sq. Ft. Available

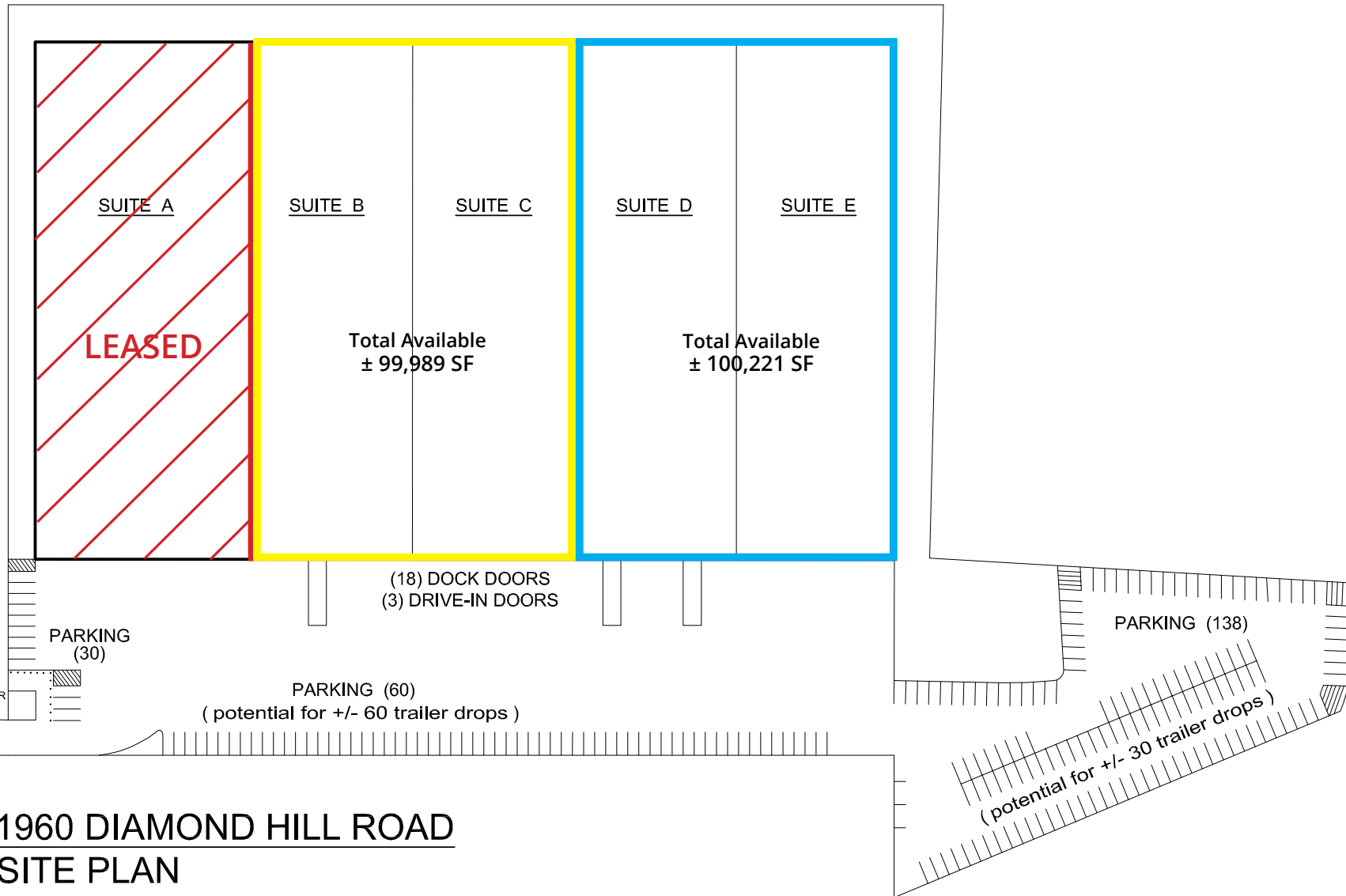
SPECIFICATIONS

- ± 99,989 Sq. Ft.
- ± 4,032 Sq. Ft. of Office
- Rail Potential via private Norfolk Southern Spur
- ESFR Sprinkler System Available (currently Dry System)
- Seven 12' x 14' Dock Doors
 - 5 with in-ground pit levelers
 - 2 with edge-of-dock levelers
- One 12' x 14' Grade Level Loading Door
- Four 12' x 14' Rail Loading Doors
- Column Spacing: Typical ± 41'6" x ± 36'3"
- Ceiling Height: ± 27'
- 3-Phase Electrical Power
- M-2 Zoning (Heavy Industrial)
- Central Hampton Roads "Inside the Beltway" Location
- Amongst the lowest drayage rates in the region
- Immediate access to I-64, I-264, I-464, I-664, US-13, US-58, US-460
- Large shared paved trailer storage yard available
- Foreign Trade Zone and ICE Coffee Future eligibility
- Institutionally owned by Lovett Industrial



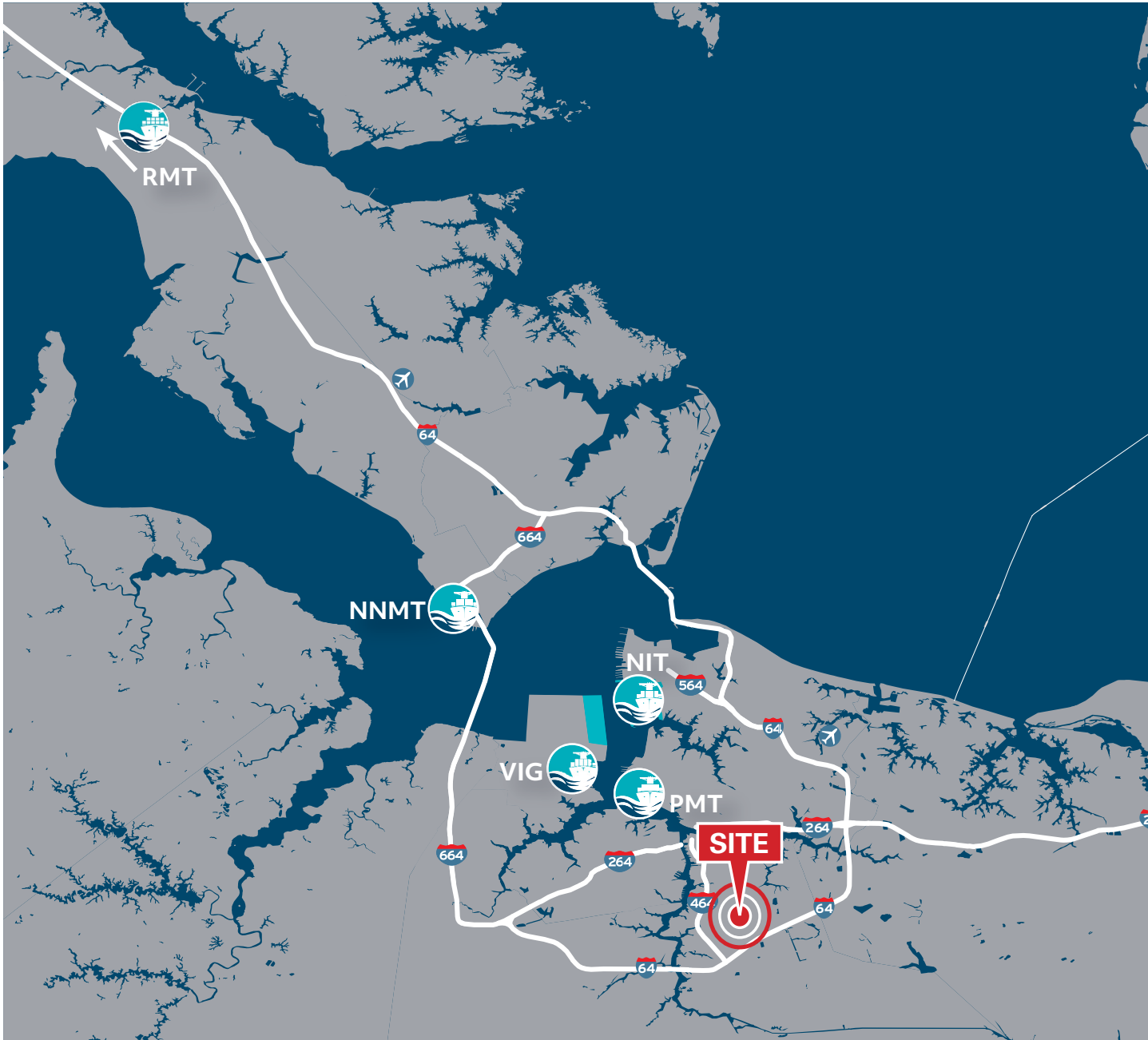
For more information:
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE



FOR LEASE - 1960 Diamond Hill Rd, Chesapeake, VA

LOCATION MAP & DRIVING DISTANCES



APPROXIMATE DISTANCES

| | |
|--------------------------------|-------------|
| Virginia International Gateway | ± 11 Miles |
| Norfolk International Terminal | ± 12 Miles |
| Portsmouth Marine Terminal | ± 10 Miles |
| Craney Island (Future) | ± 12 Miles |
| Newport News Marine Terminal | ± 25 Miles |
| I-64 | ± 1.9 Miles |
| I-464 | ± 1.3 Miles |
| US-58 / I-664 | ± 11 Miles |
| US-13 | ± 1.0 Miles |
| I-95 | ± 79 Miles |
| Norfolk Naval Shipyard | ± 6 Miles |
| Norfolk International Airport | ± 14 Miles |
| Little Creek - Joint Exp. Base | ± 15 Miles |
| Norfolk Naval Base | ± 15 Miles |
| Oceana Naval Air Station | ± 19 Miles |
| NN Shipbuilding | ± 25 Miles |

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