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11.14 ACRES AVAILABLE
Industrial Land with Limited Waterfront Access

3971 & 3975 ELM AVENUE
Portsmouth, VA 23704

PROPERTY DETAILS

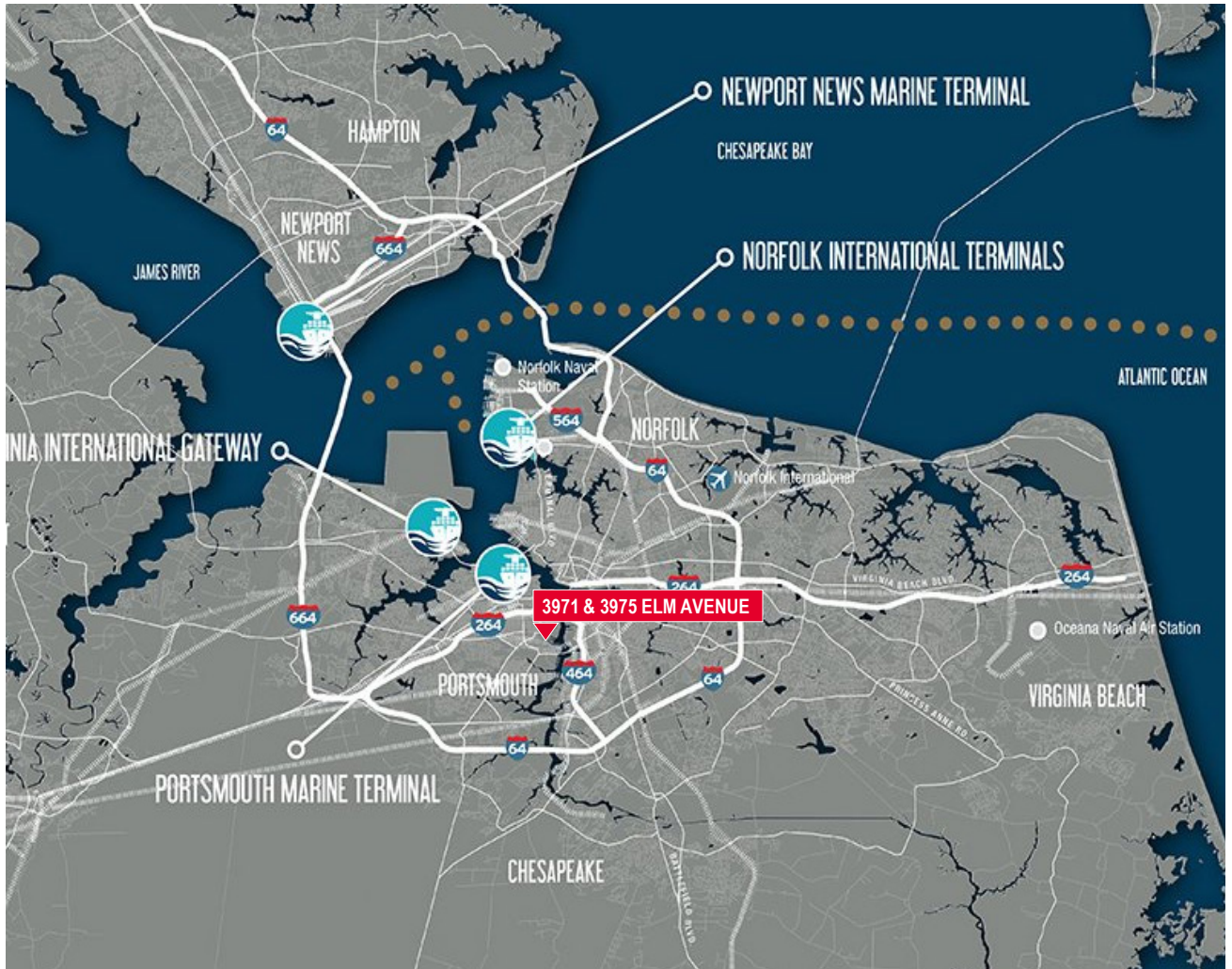


HIGHLIGHTS

- 3971 Elm Avenue: 4.93 Acres (Leased – Available February 1, 2024)
- 3975 Elm Avenue: 6.21 Acres (Immediately Available)
- Total Site Acreage: 11.14 Acres

Waterfront Access:	100' wide drive lane to waterfront along recently installed concrete bulkhead; 17' water depth at bulkhead; 45' channel depth
Zoning:	Industrial (IN) District. The Industrial district is established and intended to accommodate heavy manufacturing, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts
Improvements:	Each property is separately fenced; ±4.5 acres total of stabilized yard; ±22,100 SF metal warehouse built in 1947, and ±1,500 SF office shed (both located on 3975 Elm Ave)
Utilities to Site:	Power: Dominion Energy; Water: City of Portsmouth; Sewer: HRSD; Natural Gas: Columbia Natural Gas
Incentives:	Property is in Portsmouth's Enterprise Zone #2. State and local incentives available
Lease Rate:	\$5,000 per acre/month, NNN
Sales Price:	Call agent for pricing details

LOCATION OVERVIEW



LOCATION	DISTANCE	TIME
PMT	6.1 Miles	16 Minutes
VIG	7.7 Miles	13 Minutes
US 58 / US 460	5.6 Miles	11 Minutes
ORF	9.2 Miles	15 Minutes
NIT	11.9 Miles	29 Minutes
I-95	78 Miles	80 Minutes
Richmond	95 Miles	110 Minutes
I-85	114 Miles	120 Minutes



1.7 Miles



2.7 Miles

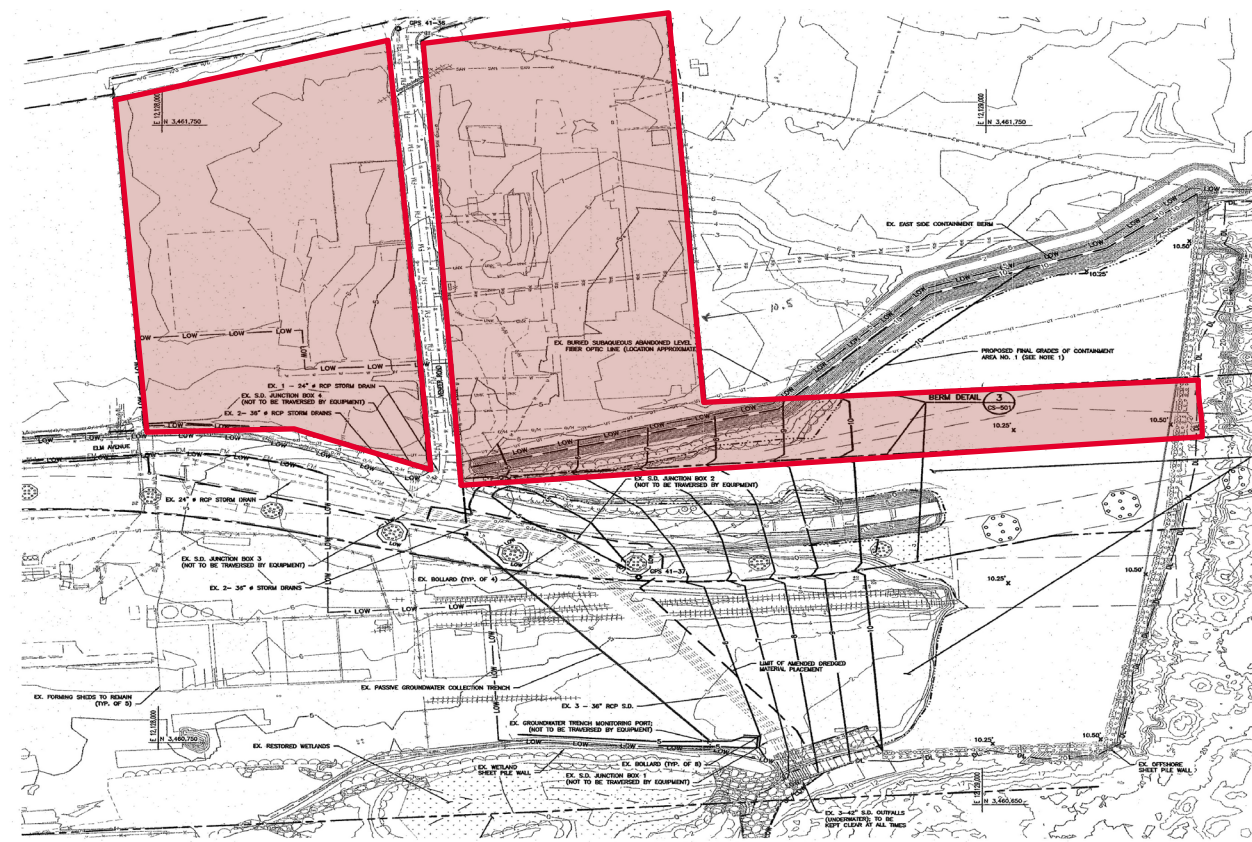
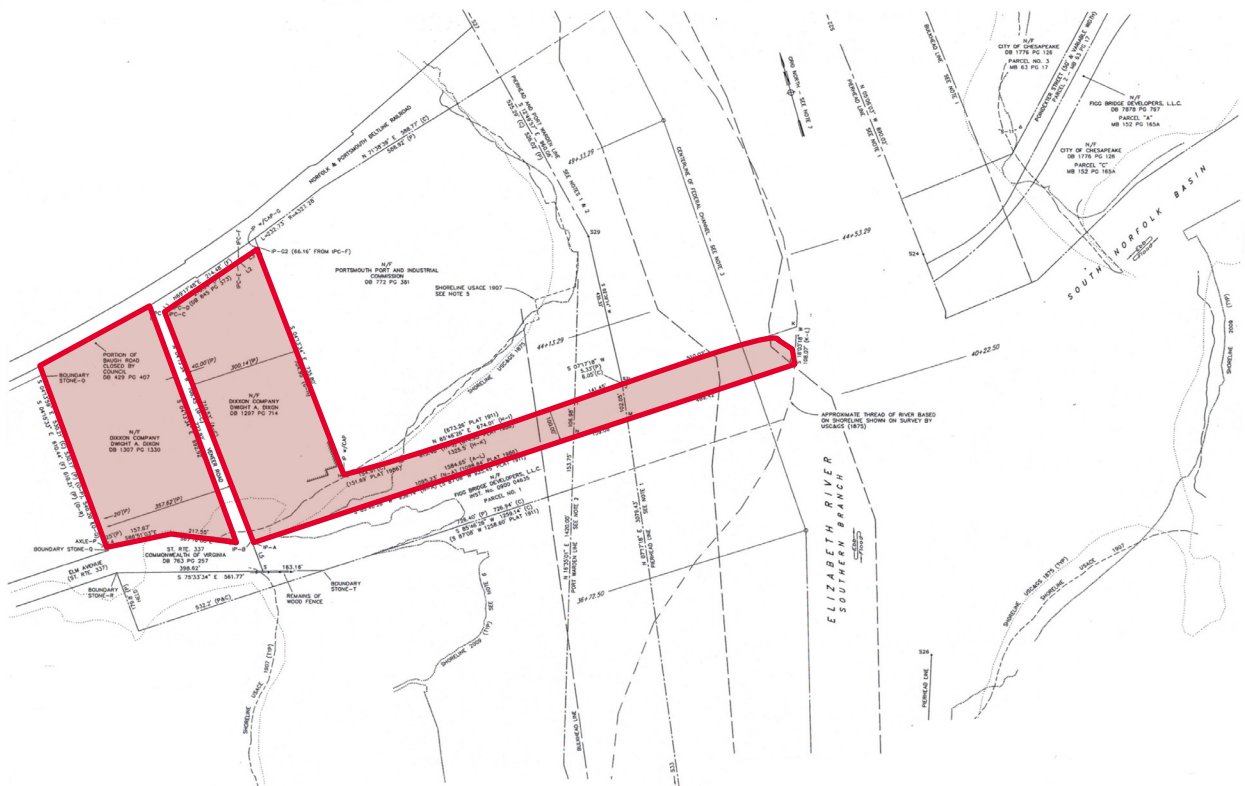


5.6 Miles



8.8 Miles

SURVEY





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As applicable, we make no representation as to the condition of the property (or properties) in question.