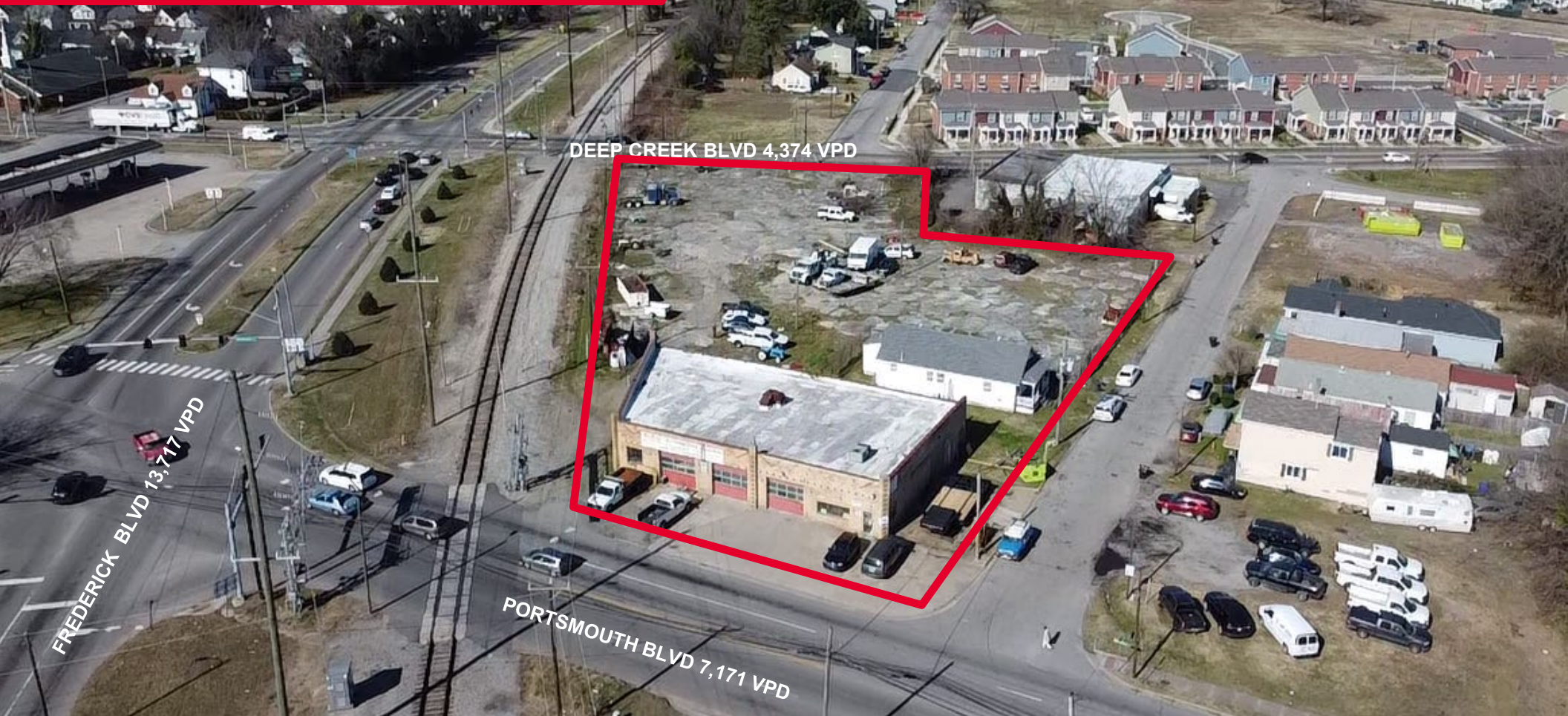


# 2100 PORTSMOUTH BOULEVARD

Portsmouth, VA 23704

FOR LEASE



**THALHIMER**

**BRETT SAIN**

First Vice President

757 213 4153

brett.sain@thalhimer.com

**AUTOMOTIVE / WAREHOUSE  
&  
OUTSIDE STORAGE**

# PROPERTY FEATURES

## Specifications

<b>Total SF:</b>	6,350 SF
Building A	5,900 SF
Building B	1,200 SF
<b>Total Acres:</b>	±1.65 Acre with secured yard
<b>Zoning:</b>	I-L Light Industrial
<b>Electrical Systems:</b>	Single phase, 200-amp 120/240v
<b>Lighting:</b>	T5 Lighting
<b>Clear Height:</b>	10'-13'
<b>Loading:</b>	Four (4) Grade-level doors
	Two (2) 10'h x 12'w
	One (1) 11'h x 9'w
	One 10'h x 11'w
<b>Miscellaneous:</b>	Fully operational paint booth, two signalized intersections. Landlord will make improvements or consider BTS for qualified user.
<b>Lease Rate:</b>	<b>Call Agent for Pricing</b>
<b>Availability:</b>	<b>Building A &amp; Yard – Q3 2025</b>
	<b>Building B - Immediate</b>



**IDEAL FOR DEFENSE CONTRACTORS, FLEET VEHICLES, & OTHER BUSINESSES IN NEED OF OUTDOOR STORAGE SPACE**



**±1.2 MILES FROM NORFOLK NAVAL SHIPYARD**



**FENCED, STABILIZED & LIT YARD AREA**



**±0.5 MILES FROM 1-264**

# AERIAL

DEEP CREEK BLVD

**1.65 ACRES**

CAN BE DEMISED DOWN TO 0.5 ACRES

**B**

1,200 SF  
OFFICE

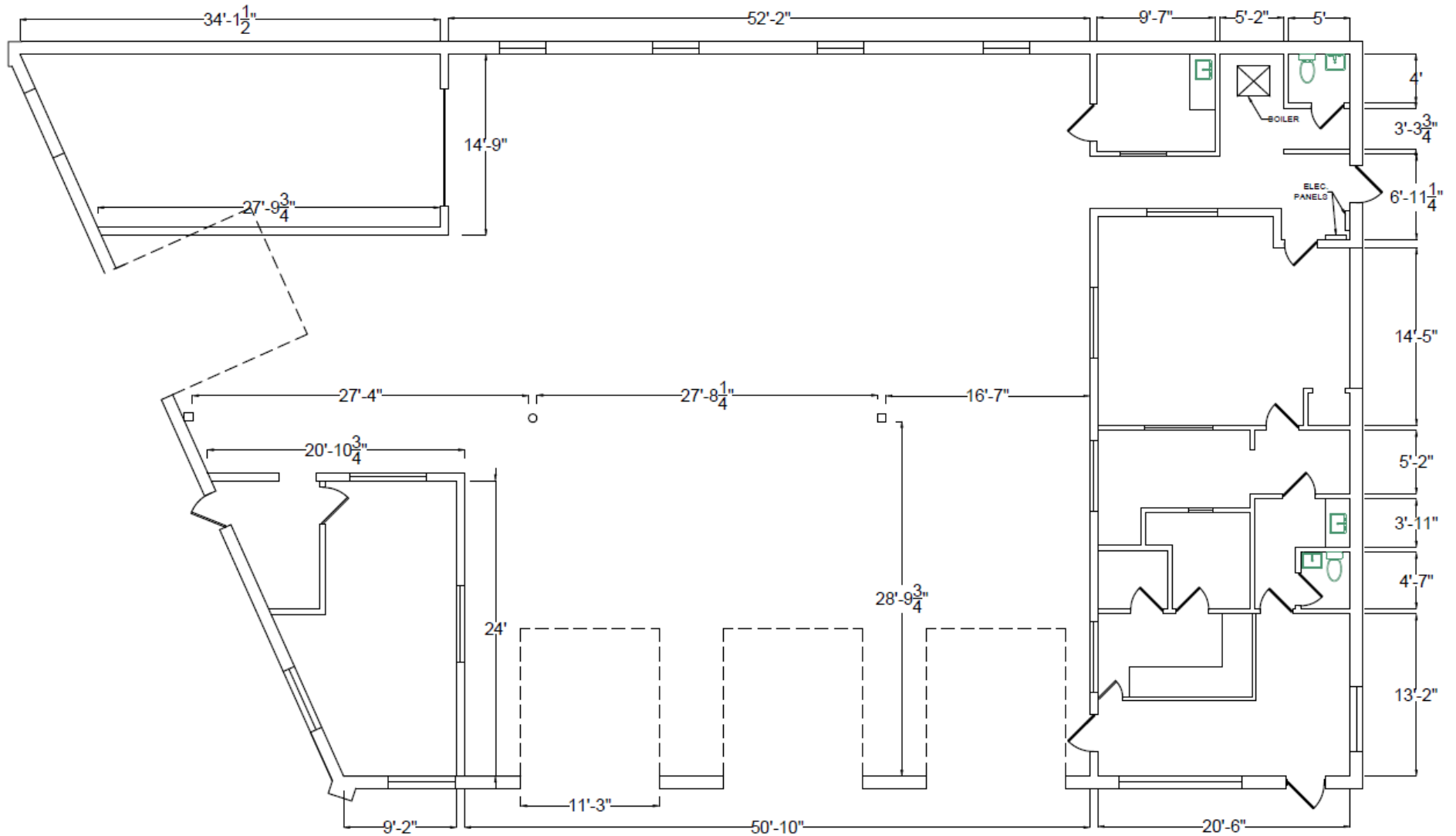
**A**

5,900 SF  
AUTOMOTIVE /  
WAREHOUSE

FREDERICK BLVD



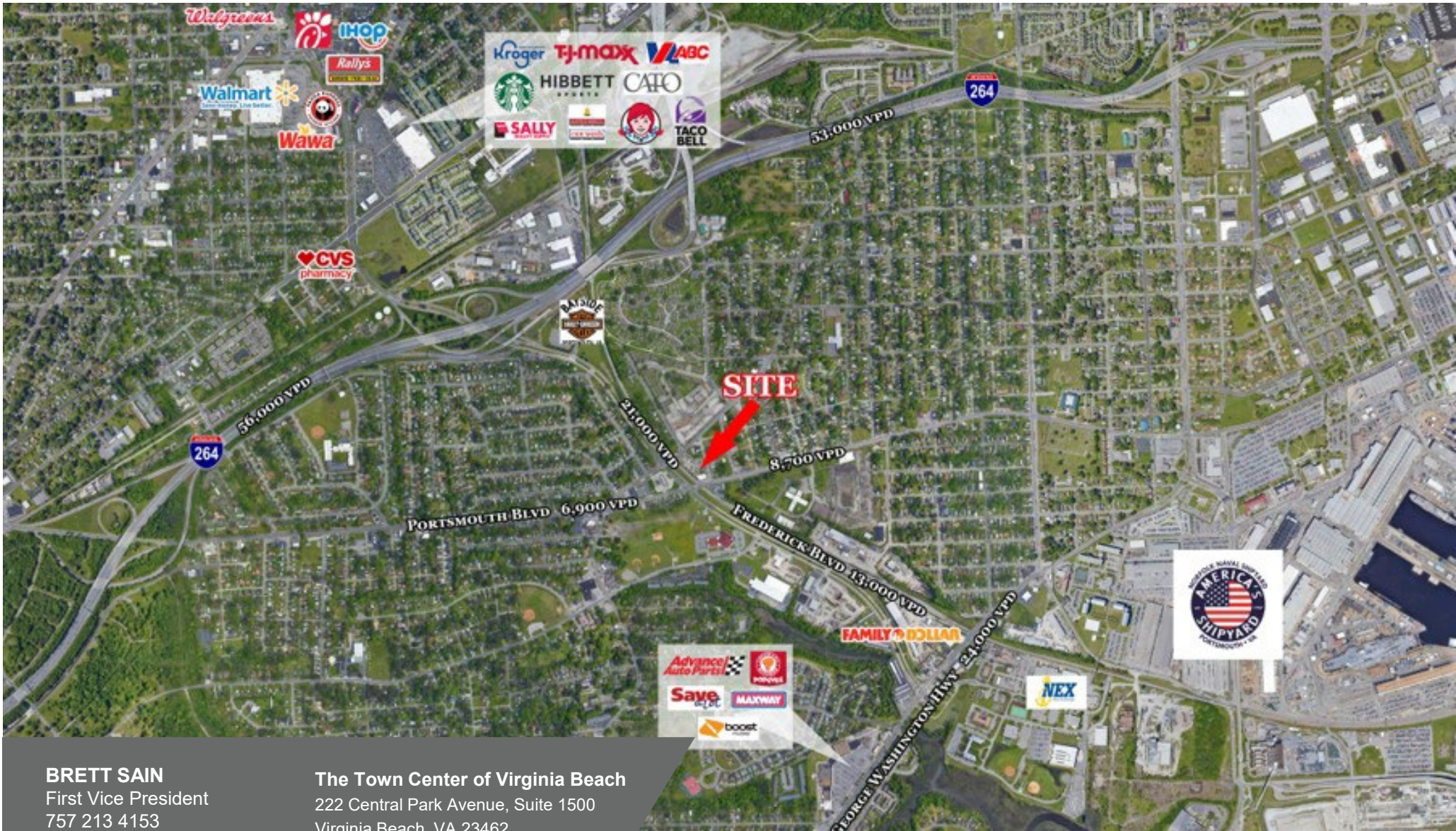
# BUILDING A FLOOR PLAN



2100 PORTSMOUTH BLVD. | AS-BUILT DRAWING  
DRAWING NOT TO SCALE

# BUILDING B FLOOR PLAN





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