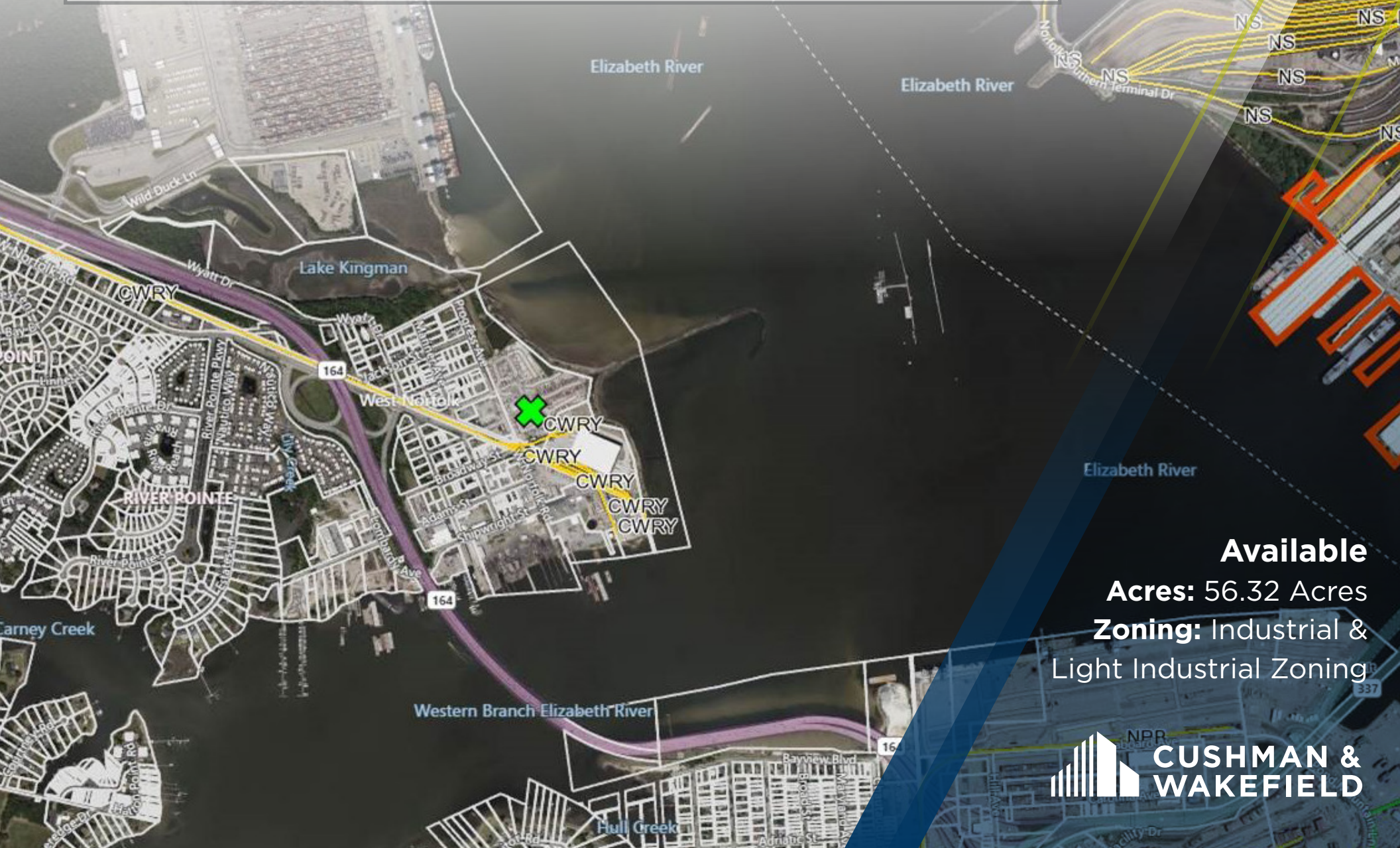


3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA

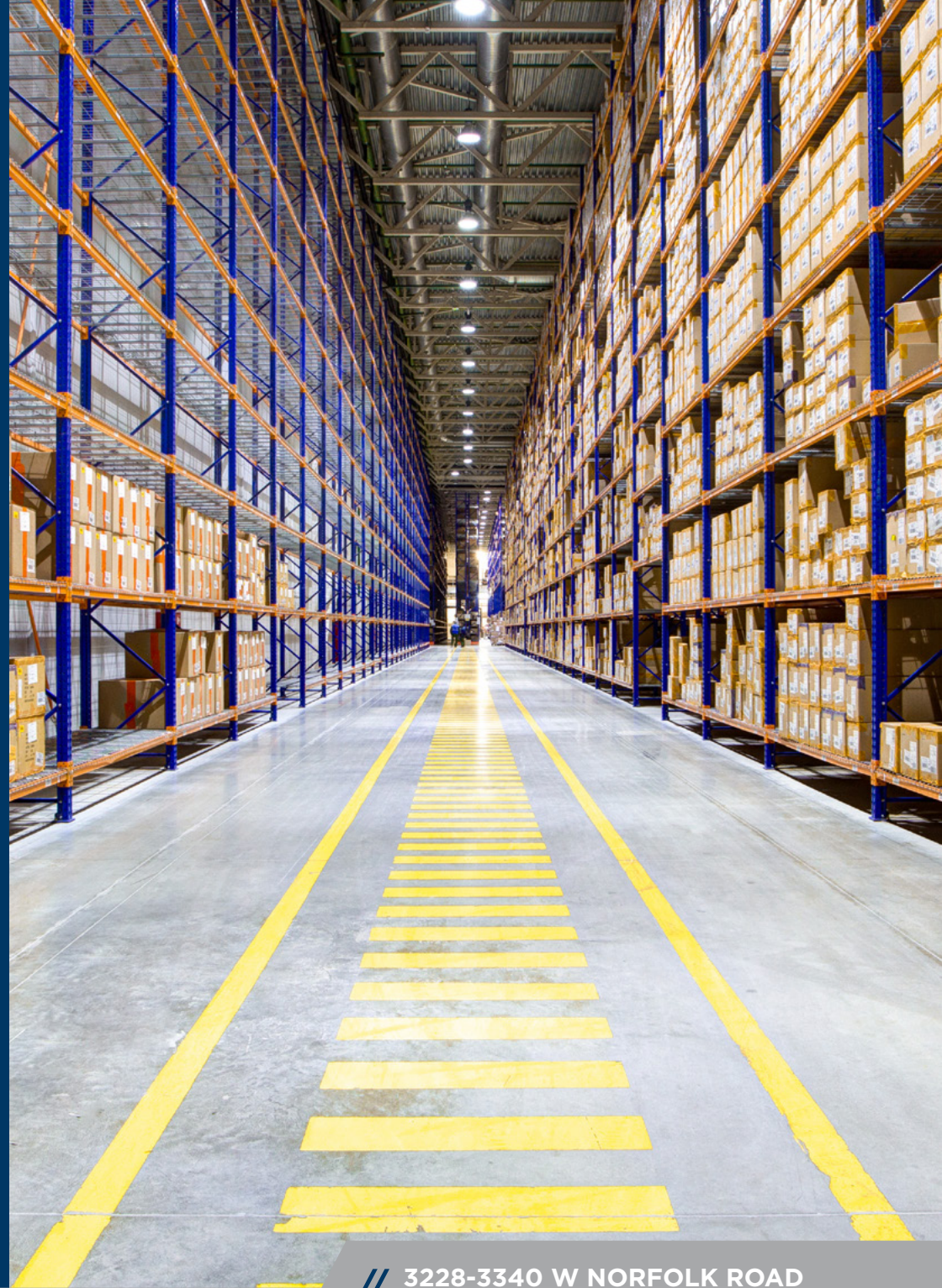


Available
Acres: 56.32 Acres
Zoning: Industrial &
Light Industrial Zoning



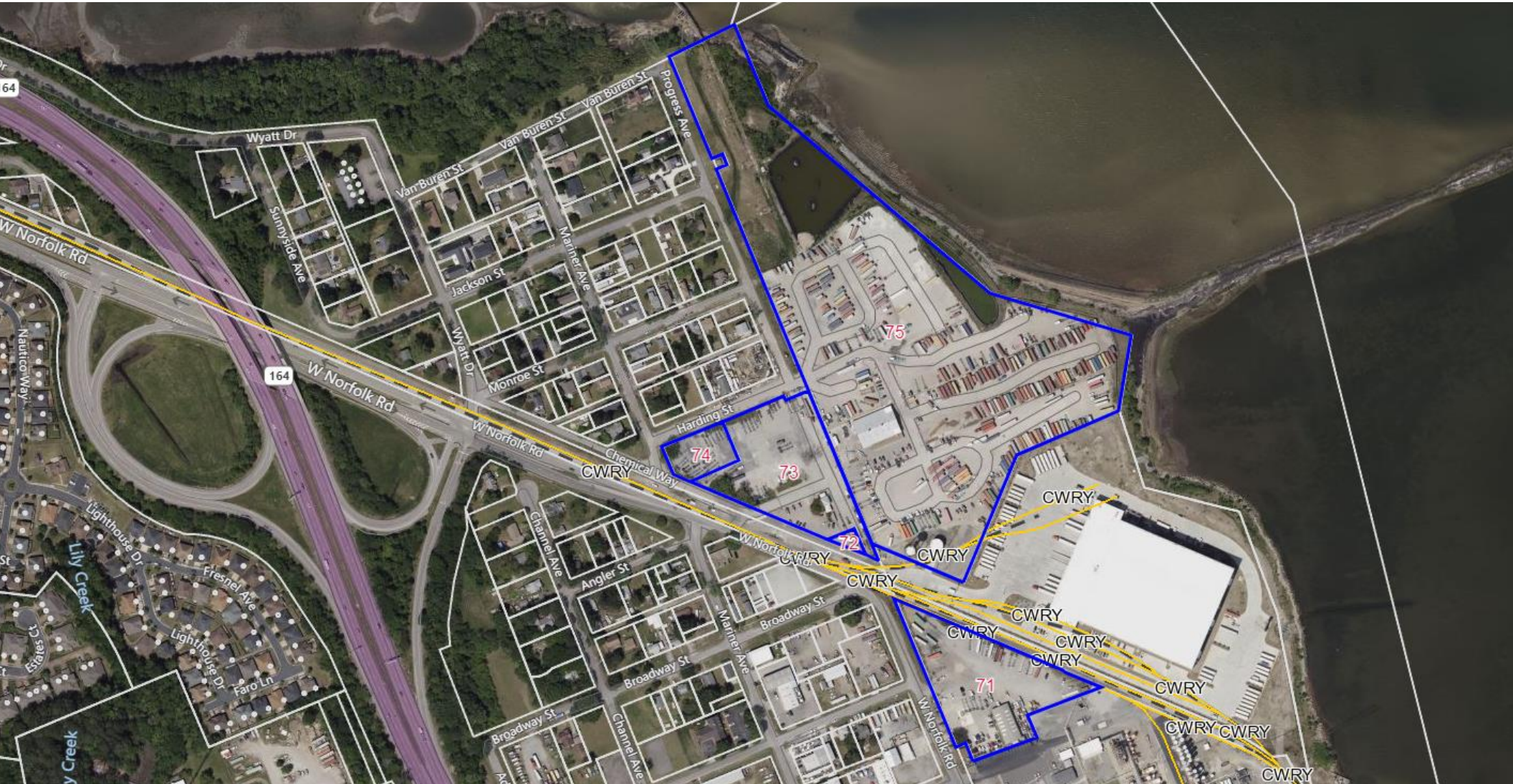
// PROPERTY HIGHLIGHTS

- POTENTIAL FOR A RAIL SERVED TRANSLOAD FACILITY, CONTAINER STORAGE YEAR, TRUCK PARKING
- 2 MILES SOUTH OF THE PORT OF VIRGINIA MAIN CONTAINER TERMINAL
- RAIL SERVICE TO BE INSTALL THAT WILL PROVIDE ON-SITE ACCESS TO THE COMMONWEALTH RAILWAY (GENESEE & WYOMING) WITH SWITCHING CAPABILITY WITH CSX AND THE NORFOLK SOUTHERN
- IMMEDIATE ACCESS TO HIGHWAY 164



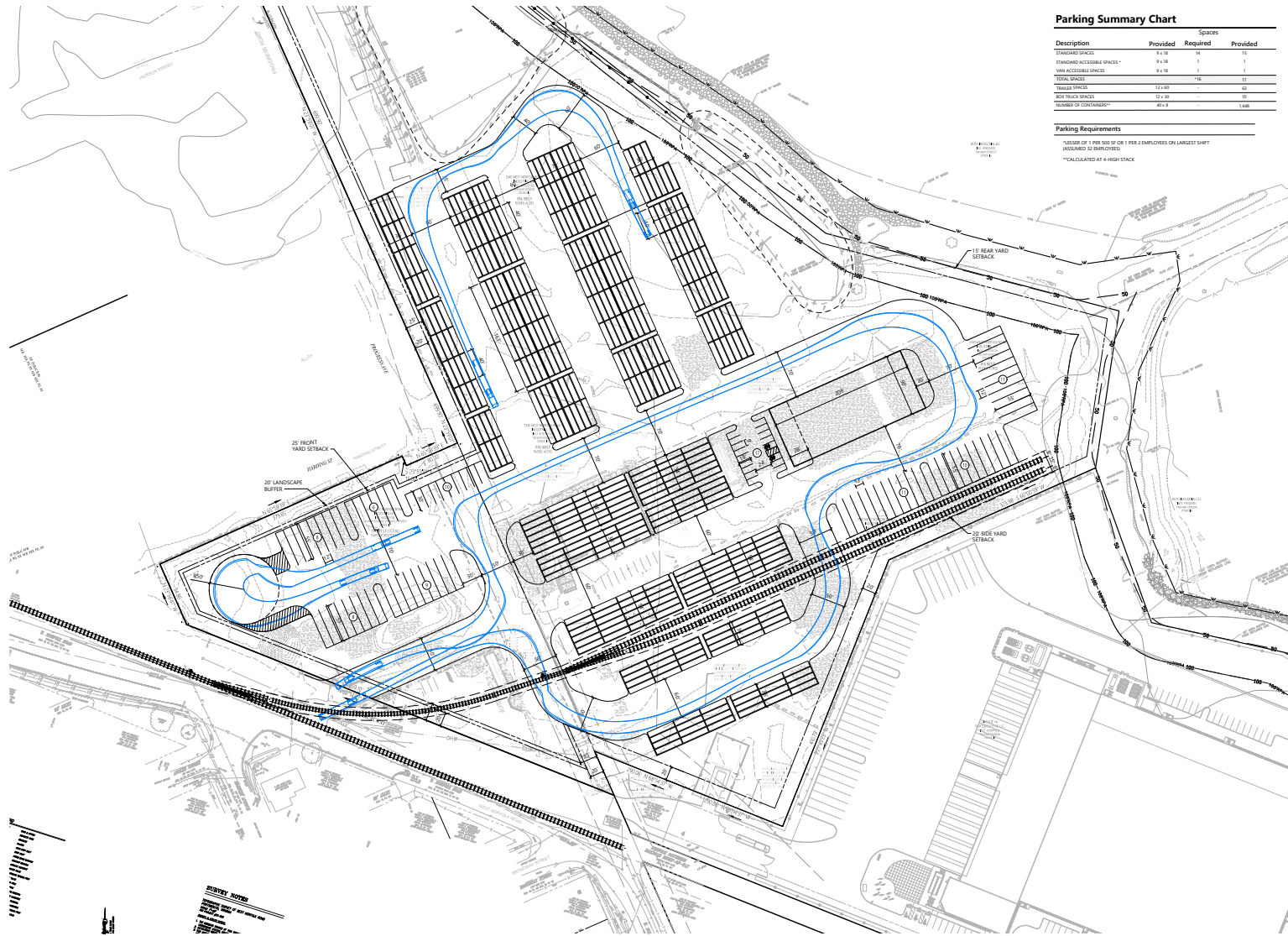
// 3228-3340 W NORFOLK ROAD
& 3599 PROGRESS AVENUE
Portsmouth, VA

// 3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA



// 3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA

Concept Site Plan



Parking Summary Chart

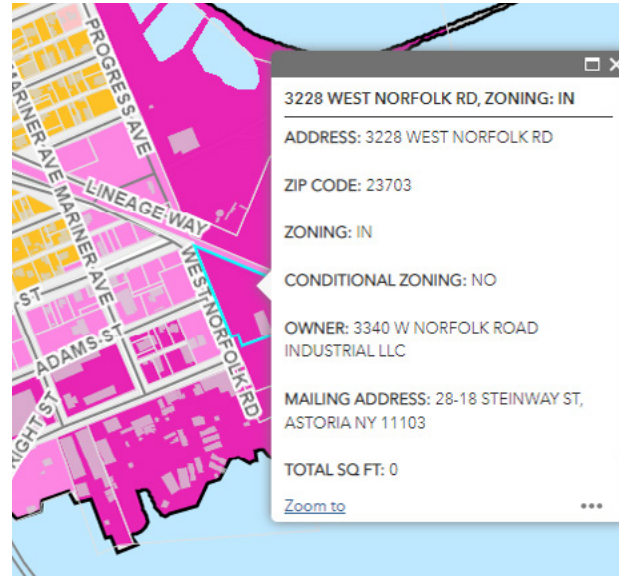
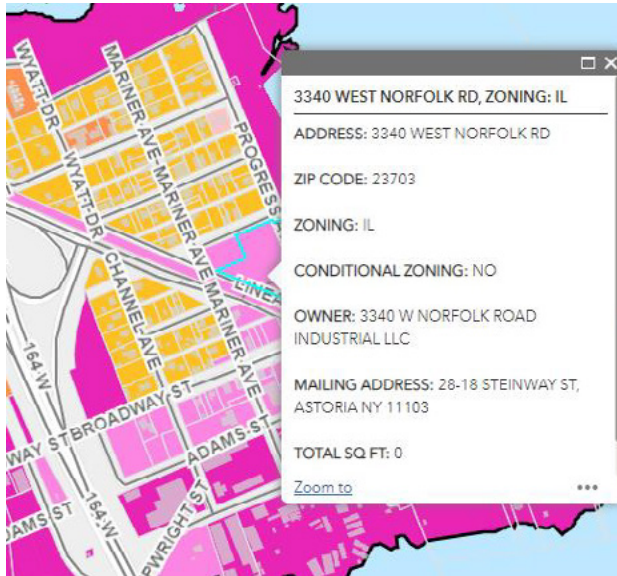
Description	Spaces	
	Provided	Required
STANDARD SPACES	9 x 18	10
STANDARD ACCESSIBLE SPACES*	9 x 18	1
ADA ACCESSIBLE SPACES	9 x 18	1
TOTAL SPACES	19	12
TRUCK SPACES	12 x 30	0
BOX TRUCK SPACES	12 x 30	0
NUMBER OF COLUMNS**	10 x 8	1,668

Parking Requirements

*LESSER OF 1 PER 500 SF OR 1 PER 2 EMPLOYEES ON LARGEST SHIFT (ASSUMED 32 EMPLOYEES)
 **CALCULATED AT 4' HIGH STACK

// 3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA

Zoning



The site is subject to two (2) types of zoning:

- 1: IL (light Industrial) - 3340 West Norfolk Road
- 2: IN (Industrial) - 3228 West Norfolk Road & 3599 Progress Avenue

// 3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA

Transmission Level Power Lines & Electrical Sub-Stations



3228-3340 W NORFOLK ROAD & 3599 PROGRESS AVENUE PORTSMOUTH, VA



CUSHMAN &
WAKEFIELD

THALHIMER

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