

FOR LEASE

# 121 Sampson Creek Road

CHESAPEAKE, VIRGINIA



CUSHMAN &  
WAKEFIELD

THALHIMER

**143± acres**

On Southern Branch, Elizabeth River

Up to 71 acres of stable,  
working yard area with up to  
27,000± of support and office  
improvements in five buildings



# SITE & LOCATION ATTRIBUTES



**M-3 WATERFRONT INDUSTRIAL**  
ZONING



**1000' MODERN BULKHEAD**  
SUPPORTED BY 50+ ACRES OF  
STABILIZED WORK AREAS)



**WATER TRANSIT ADVANTAGES**  
TO OPEN WATER (MIN. 95' VERT / 125'  
HORO CLEARANCE)



**WATER DEPTH**  
FROM 9'-9.5' MLW WITH ADJACENT  
ICW CHANNEL AT 12'-16' MLW; VESSEL/  
BARGE BASINS @ 6'-8'



**IMMEDIATE ACCESS**  
TO DOMINION BOULEVARD AND INTERSTATES  
64, 664, 464 & ROUTES 13, 17 & 58



**2/3RDS OF US POPULATION**  
IN ONE DAY'S DRIVE

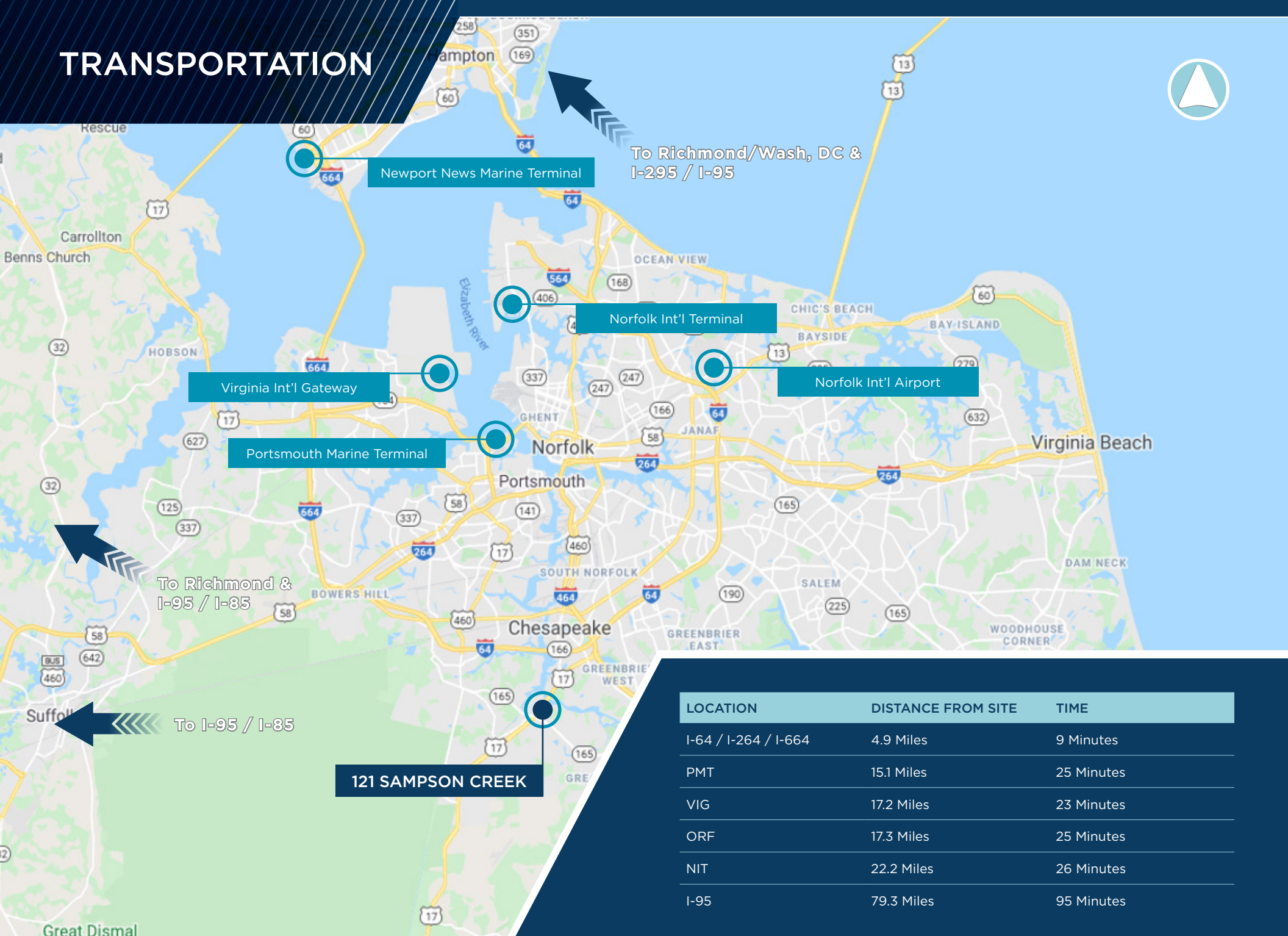


**FAVORABLE LABOR SUPPLY**  
BASED ON POPULATION DENSITY AND  
7.6% UNEMPLOYMENT RATE



**NEARBY AMENITIES**  
INCLUDE VARIOUS DINING, SERVICE  
AND HOSPITALITY OPTIONS

# TRANSPORTATION



LOCATION	DISTANCE FROM SITE	TIME
I-64 / I-264 / I-664	4.9 Miles	9 Minutes
PMT	15.1 Miles	25 Minutes
VIG	17.2 Miles	23 Minutes
ORF	17.3 Miles	25 Minutes
NIT	22.2 Miles	26 Minutes
I-95	79.3 Miles	95 Minutes



# SITE SPECIFICATIONS



<b>Electric:</b>	Dominion Virginia Power; 800A, 480V, 3 Phase
<b>Gas:</b>	Virginia Natural Gas; 2" LP
<b>Water:</b>	16" main on SampsonCreek Rd. Site served by 2" line
<b>Sewer:</b>	Septic; Hampton Roads Sanitation District 30-inch force main is on SampsonCreekRoad
<b>Telecommunications Provider:</b>	Verizon; Cox
<b>Environmental:</b>	2020 Phase I ESA
<b>Zoning:</b>	M-3, Waterfront Industrial
<b>Bulkhead:</b>	1,000' constructed 2012; 9' - 9.5' MLW draft; 6' avg in staging basins



## BUILDING & STRUCTURES

<b>3,600 SF</b> OFFICE	<b>6,800 SF</b> MECHANICS BUILDING	<b>1,250 SF</b> SHOP
<b>1,500 SF</b> OFFICE	<b>2,500 SF</b> STORAGE	<b>13,000 SF</b> TCC FABSHOP



# PROPERTY PHOTOGRAPHY



Veteran's Bridge (Dominion Blvd.)



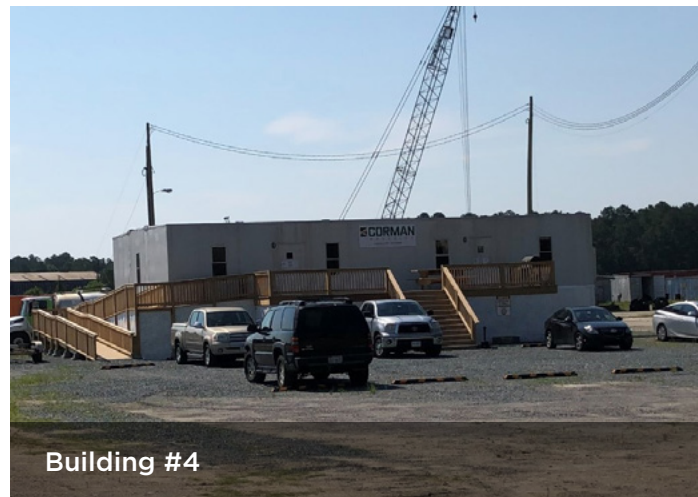
Building #2



Southern Branch Elizabeth River facing Basin 1



Southern Branch Elizabeth River facing east



Building #4



Basin 1 entrance facing Elizabeth River



## REGIONAL STRENGTHS



**\$5.2 BILLION** in public roadway infrastructure projects currently underway in the region



Offshore Wind Dominion proposed **\$7.8 BILLION, 220-TURBINE** wind farm off the **VIRGINIA CAPES BY 2026**



Port of Virginia at **5.8 MILLION TEU** capacity, ranked **#2 IN PORT PERFORMANCE IN NORTH AMERICA**



Port of Virginia **DEEPENING CHANNELS TO 55'** and widening to **ALLOW FOR TWO-WAY SHIP TRAFFIC**



**SHIP REPAIR & CONSTRUCTION** a vibrant sector of maritime industrial marketplace

For more information, contact:

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