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6.21 ACRES AVAILABLE

Industrial Land with Limited Waterfront Access

3975 ELM AVENUE
Portsmouth, VA 23704

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thalhimer.com

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

PROPERTY DETAILS



HIGHLIGHTS

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:	±4.5 acres total of stabilized yard; ±22,100 SF metal warehouse built in 1947, and ±1,500 SF office shed
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:	\$3,800,000.00

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

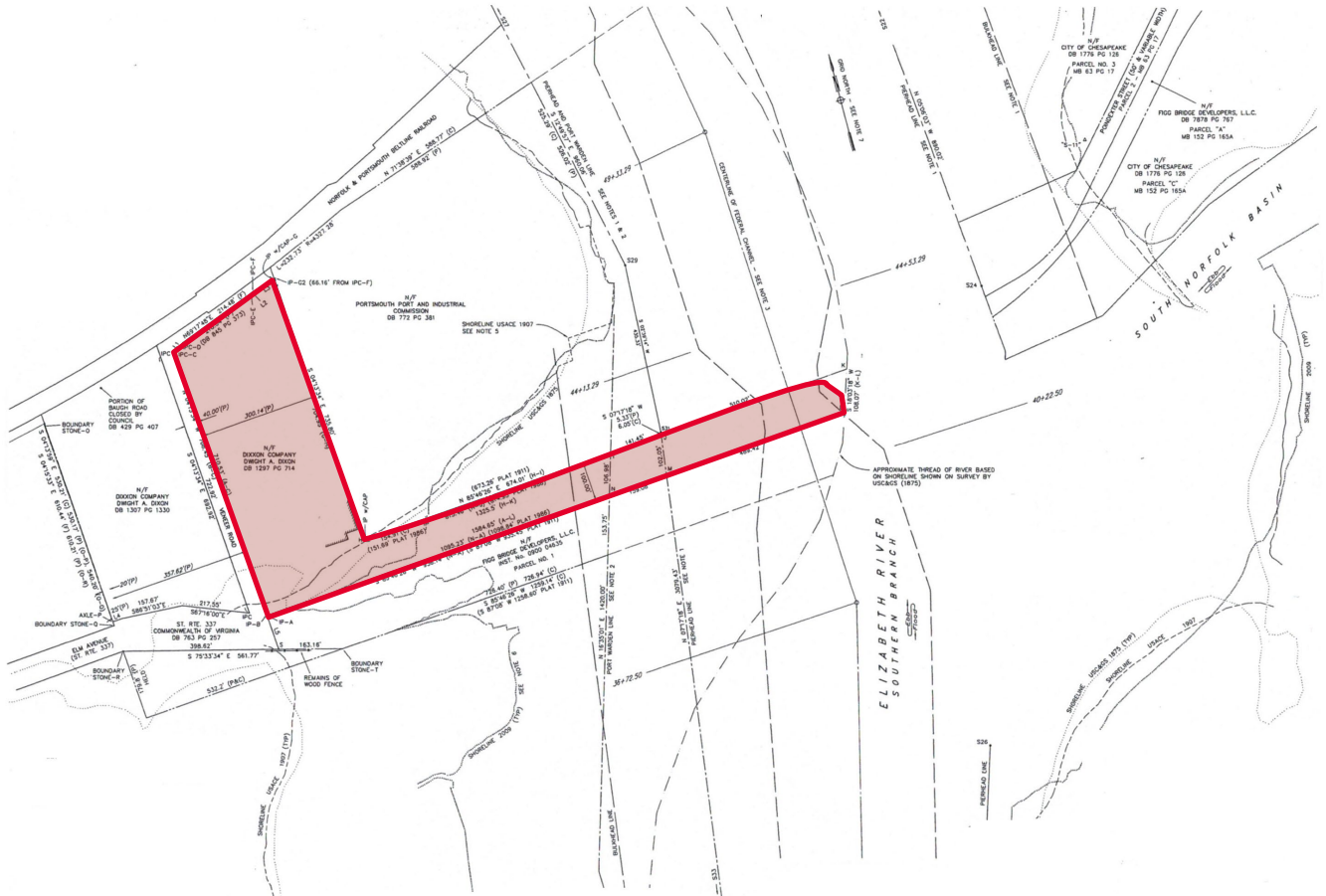
5.6 Miles

8.8 Miles

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