

HIGH-BAY INDUSTRIAL  
PORT OF VIRGINIA

FOR LEASE

# Diamond Hill III

1960 Diamond Hill Road, Chesapeake, VA 23324

± 200,210 SF (SUBDIVIDABLE)

CUSHMAN &  
WAKEFIELD  
THALHIMER

LOVETT  
INDUSTRIAL

# DIAMOND HILL III

## 1960 DIAMOND HILL ROAD

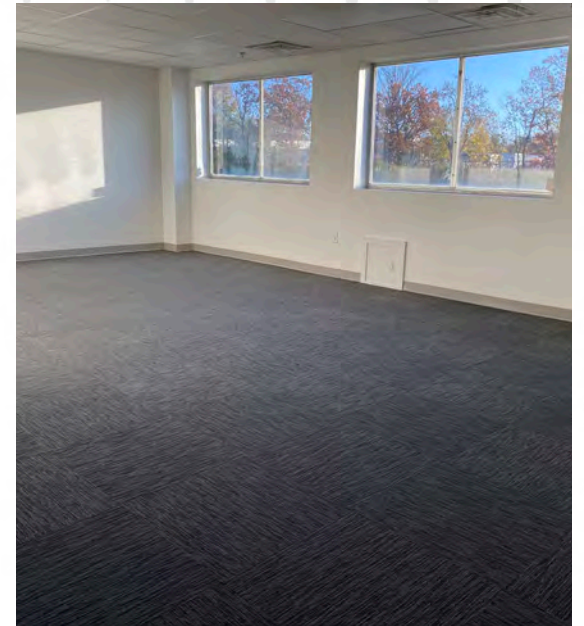
### PROPERTY HIGHLIGHTS

<b>Space Available</b>	± 200,210 (50,000 SF - 200,210 SF) (Suite B C: 100,002 SF   Suite D E: 100,081 SF)
<b>Office Area</b>	± 5,577
<b>Clear Height</b>	27'
<b>Loading</b>	11 - 12' x 14' Dock Level Loading Doors 1 - 10' x 11' Dock Level Loading Door 8 with Dock Levelers 3 - 12' x 14' Grade Level Loading Doors 8 - 12' x 14' Rail Loading Doors
<b>Rail Access</b>	Ability to reactivate Norfolk Southern rail spur
<b>Truck Court</b>	160'
<b>Trailer Parking</b>	± 90
<b>Employee Parking</b>	± 64
<b>Power</b>	3-phase, 480/270v, 2200 amp (expandable)
<b>Column Spacing</b>	41' x 36'
<b>Sprinkler</b>	Dry System (Can Be Converted to ESFR)
<b>Lighting</b>	Motion Sensor LED
<b>Construction</b>	Masonry
<b>Built</b>	1974
<b>Zoning</b>	M-2, Heavy Industrial
<b>Incentives</b>	Foreign Trade Zone #20 ICE Coffee Future Eligibility
<b>Available</b>	October 1st, 2026
<b>Lease Rate</b>	\$8.95 PSF*
<b>Opex</b>	\$1.74 PSF
<b>Notes</b>	Use of Truck Parking / Laydown Yard Included in Lease Rate
<b>Ownership</b>	Institutionally owned and operated by Lovett Industrial

\* For individual Suite Lease Rates, Contact Leasing Agents



# PROPERTY PHOTOS





# PORT OF VIRGINIA



The Port of Virginia is the fastest growing port on the East Coast and boasts the largest natural deep-water harbor on earth. Every major shipping line in the world calls on the Port of Virginia, providing direct access to over 80 ports worldwide, and 10% of the state's entire resident workforce have port-related jobs. In addition to the 50-foot-deep channels, the port is only 18 miles from open ocean and enjoys a mild climate that allows year-round shipping. Coupled with the largest and fastest container cranes on the planet, the rapid pace that seems to break records practically every month in TEU volume, shows no signs of slowing down.



**3<sup>RD</sup>**

LARGEST EAST COAST PORT IN THE UNITED STATES



**3.52 MILLION TEUS**

IN 2024



**#1 RANKED**

EAST COAST PORT IN RAIL VOLUME



**\$1.5 BILLION**

INVESTED IN PORT INFRASTRUCTURE  
FROM 2015-2025



**55' AND TWO-WAY  
ULCV CHANNEL**

CHANNEL WIDENING COMPLETED IN 2025 AND  
DEEPENING TO BE COMPLETED IN 2026 RESULTING  
IN THE DEEPEST PORT ON EAST COAST



**75%**

OF U.S. POPULATION WITHIN TWO DAYS DRIVE

# APPROXIMATE DISTANCES

Virginia International Gateway ± 11 Miles

Norfolk International Terminal ± 12 Miles

I-64 ± 1.9 Miles

i-464 ± 1.3 Miles

US-58 / I-664 ± 11 Miles

I-95 ± 79 Miles

Norfolk International Airport ± 14 Miles

Joint Exp. Base Little Creek ± 15 Miles

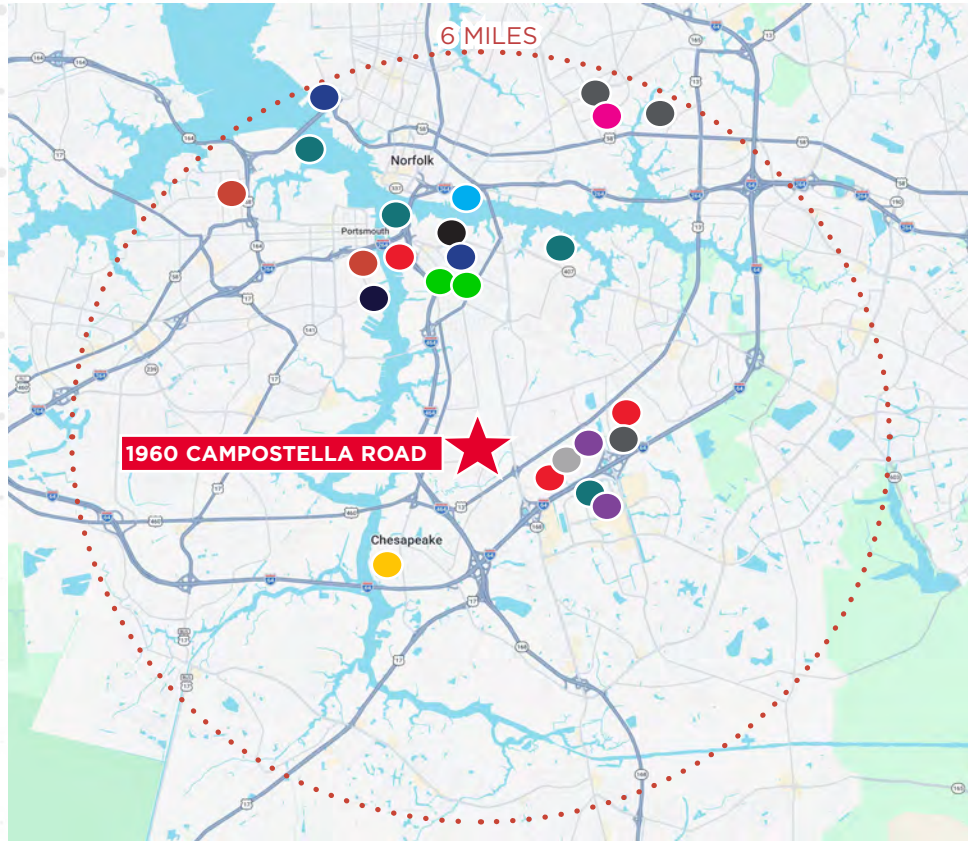
Naval Station Norfolk ± 15 Miles

Oceana Naval Air Station ± 19 Miles

Huntington Ingalls | NNS ± 25 Miles



# DEFENSE AND SHIPBUILDING INDUSTRY



- **ALL TEN OF THE TOP U.S. DEFENSE CONTRACTING COMPANIES** have a major presence in the region, as well as two major federal R&D facilities (Thomas Jefferson National Accelerator Facility and NASA Langley Research Center) responsible for progressing new technologies in the fields of nuclear science, aviation safety, materials and sensors.
- The Hampton Roads MSA is home to **19 MILITARY INSTALLATIONS**, including the **WORLD'S LARGEST NAVY BASE**, with more than 80,000 active-duty personnel serving 70+ US Navy ships and 40 air squadrons.
- With +26,000 workers, **NEWPORT NEWS SHIPBUILDING** is the region's largest employer and serves as the nation's only builder of nuclear aircraft carriers and one of only two nuclear submarine builders in the country.

# DIAMOND HILL III



**THALHIMER**

**LOVETT**  
INDUSTRIAL

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