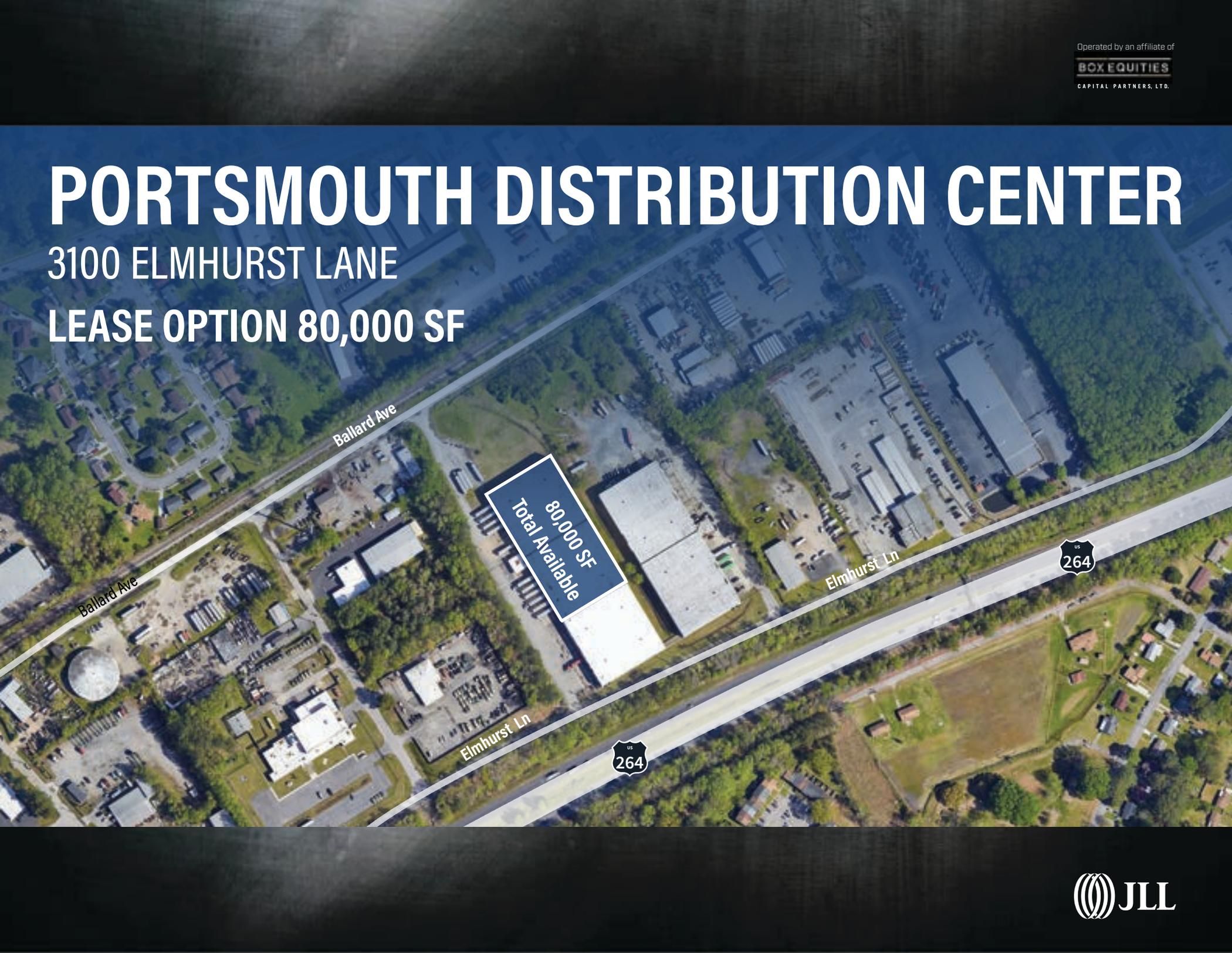


PORTSMOUTH DISTRIBUTION CENTER

3100 ELMHURST LANE

LEASE OPTION 80,000 SF



BUILDING FEATURES



3100 Elmhurst Lane, Portsmouth, VA 23701 as excellent access from two interstate intersections with those being I-264 at Victory Boulevard and I-264 at Greenwood Drive. The facility is also located nearby to the junction of the I-168 Western Freeway and I-264 and is nearby to the Bowers Hill Junction of I-64, I-664 and Routes 13, 58 and 460. The building has excellent loading functionality and is further supported by a 4 acre +/- yard area at the back of the property for additional truck and vehicle parks.

The property is served by two interchanges from I-264 at Greenwood Drive and Victory Boulevard.

Available Space	80,000 SF
Land Area (AC)	770 Acres
Site	4 Acre +/- Yard area available on site
Zoning	M-1
Power	Heavy power
Location	3100 Elmhurst Ln, Portsmouth, VA 23701
Dock Doors	15 Dock doors 1 Grade-Level door
Clear Height	27' to 30' Clear height
Sprinkler	Dry system
Lighting	T-5 Lighting
Truck Court	Truck court refurbished
Latitude	36' 48' 27" N
Longitude	76' 22' 09" W

LOCATION MAP

NORFOLK INTERNATIONAL TERMINALS
9.5 MILES

VIRGINIA INTERNATIONAL GATEWAY
12 MILES

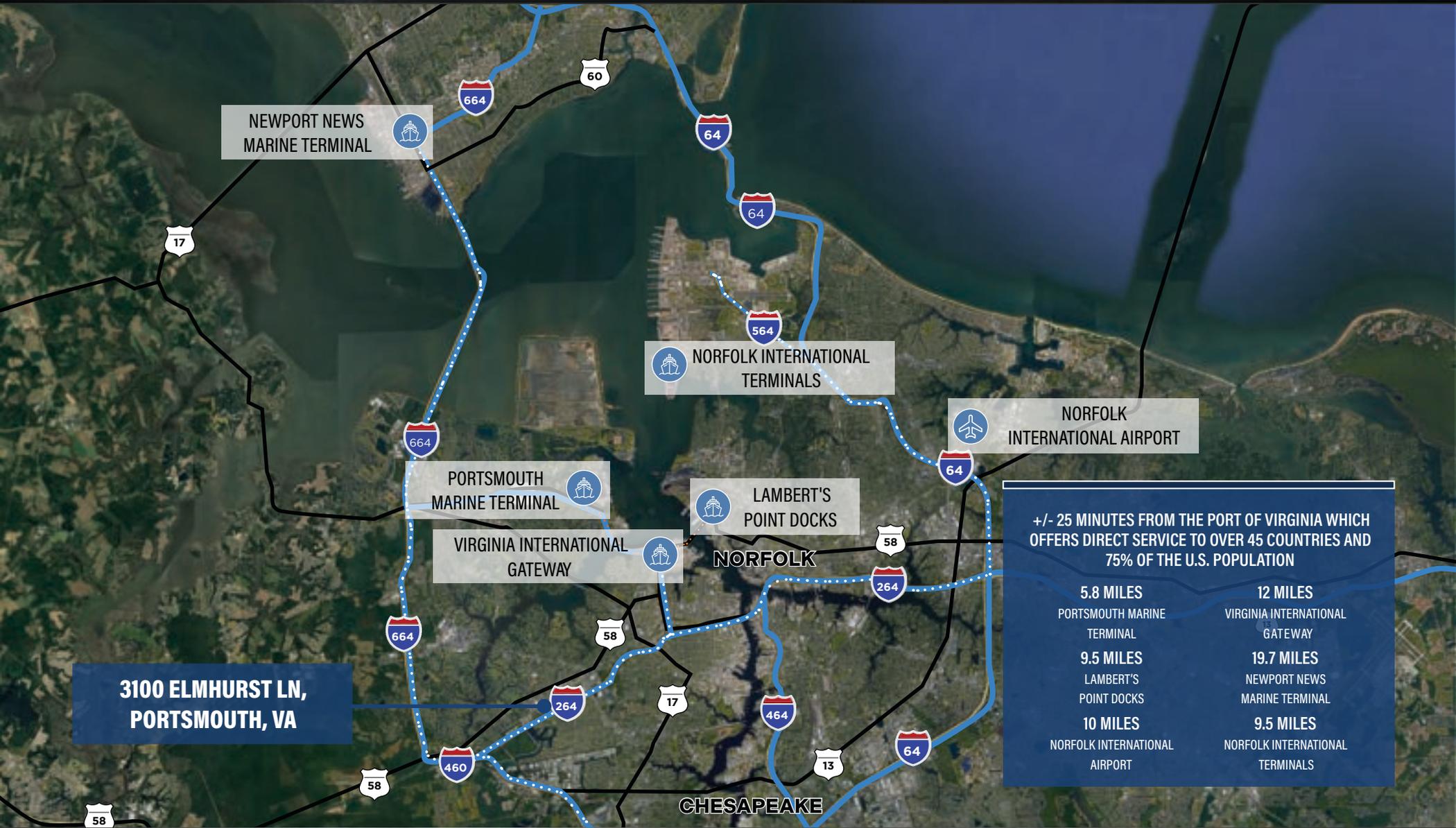
PORT NORFOLK/VIRGINIA
9.4 MILES

NORFOLK SOUTHERN
PORTLOCK
YARD
5.1 MILES

3100 ELMHURST LN,
PORTSMOUTH, VA

AREA MAP

Operated by an affiliate of
BOX EQUITIES
 CAPITAL PARTNERS, LTD.



Gregg Christoffersen / gregg.christoffersen@jll.com / +1 757 348 1477

Todd Scholsohn / todd.scholsohn@jll.com / +1 757 938 1562

999 Waterside Drive, Suite 850 | Norfolk, VA 23510 | +1 757 965 3006

