REICH BROTHERS

2034 ATLANTIC AVENUE

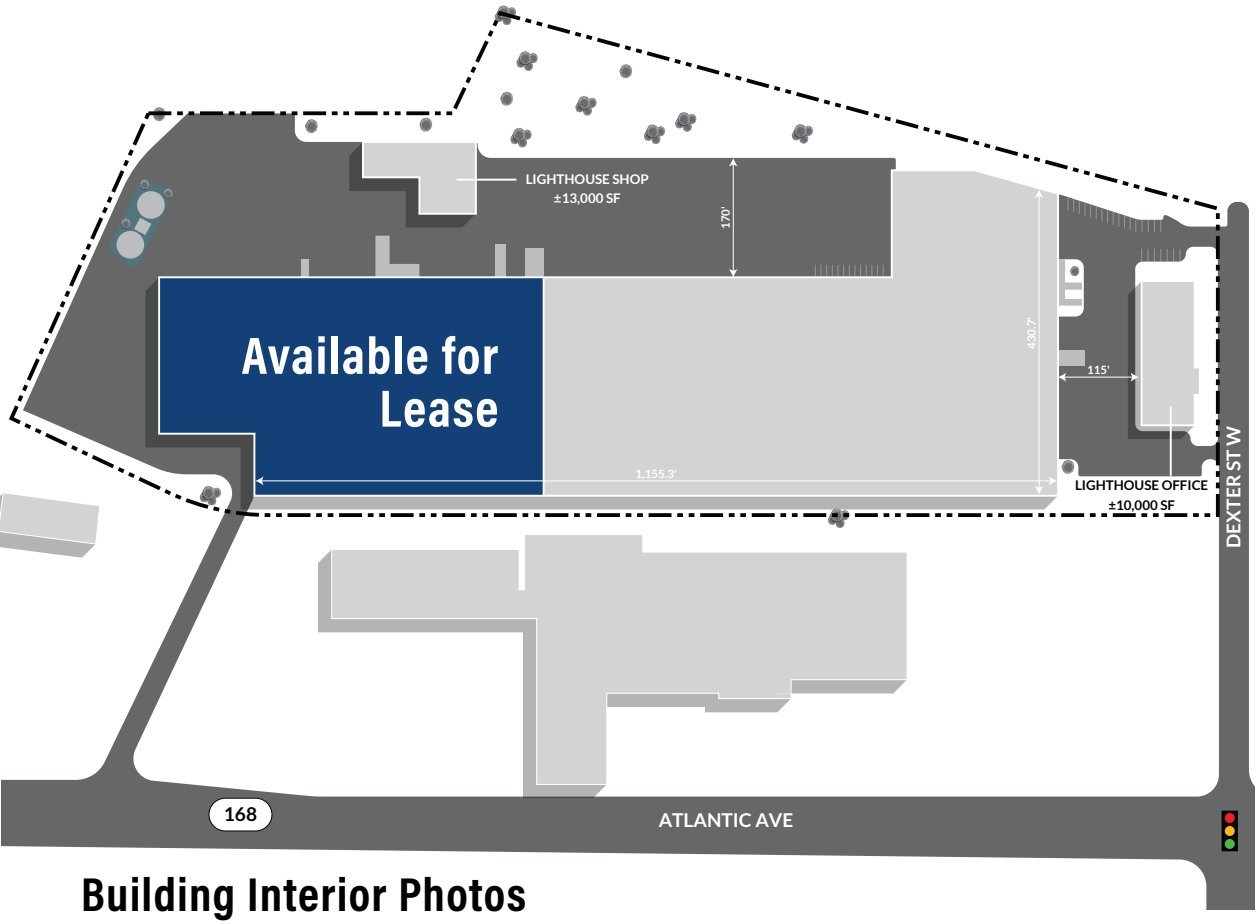
CHESAPEAKE, VIRGINIA

169,425 SF AVAILABLE FOR LEASE

Potential to Subdivide

JLL

PROPERTY MAP



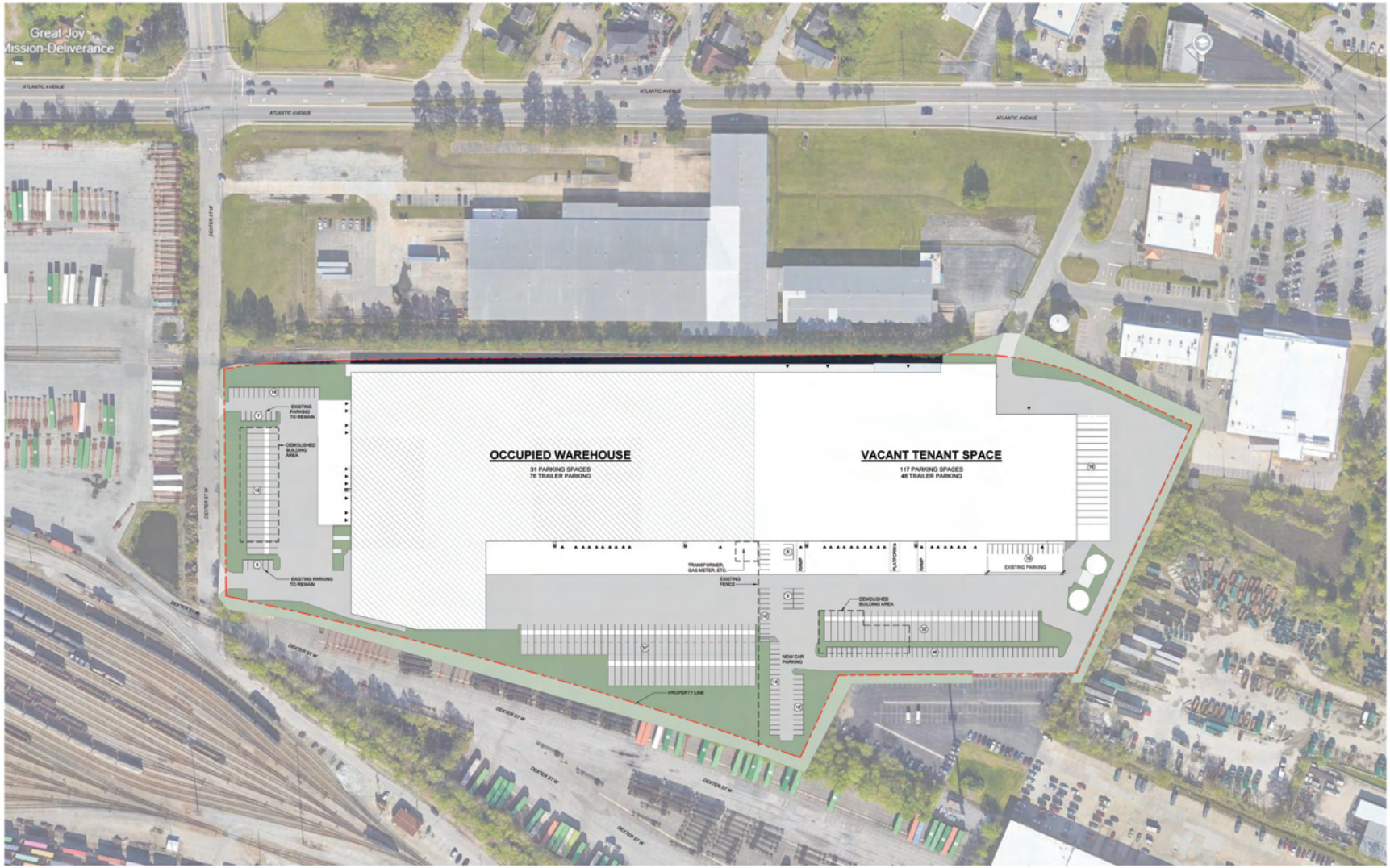
Building Interior Photos

BUILDING FEATURES

Available Space	169,425 SF Potential to Subdivide
Location	Perimeter is Fenced and Secured
Zoning	M1/M2
Power	Heavy Power – Property is served by two sub-stations adjacent to the site
Active Rail Spur and Loading Apron of 1,155 LF +/- (Norfolk Southern)	
Location	Immediately adjacent to Norfolk Southern Portlock Yard
Office Area	3,144 SF +/- on 2 floors
Separate Manager's Dispatch Office with 2nd story Crows Nest	
Dock Doors	16
Grade Level Doors	7
Clear Height	26'-30'
Cooler Space	1,000 SF
Sprinkler	Wet Sprinkler System
Lighting	Motion Sensor LED
Truck Court	Ample with available Trailer Parking On-Site
Roof	New roof was put on in 2022
Latitude	36°47'42.96"N
Longitude	76°15'46.07"W

SITE PLAN

2034 Atlantic Avenue - Chesapeake, Virginia Site Renovation Exhibit



201 DEXTER WEST
SITE RENOVATION EXHIBIT

REICH BROTHERS

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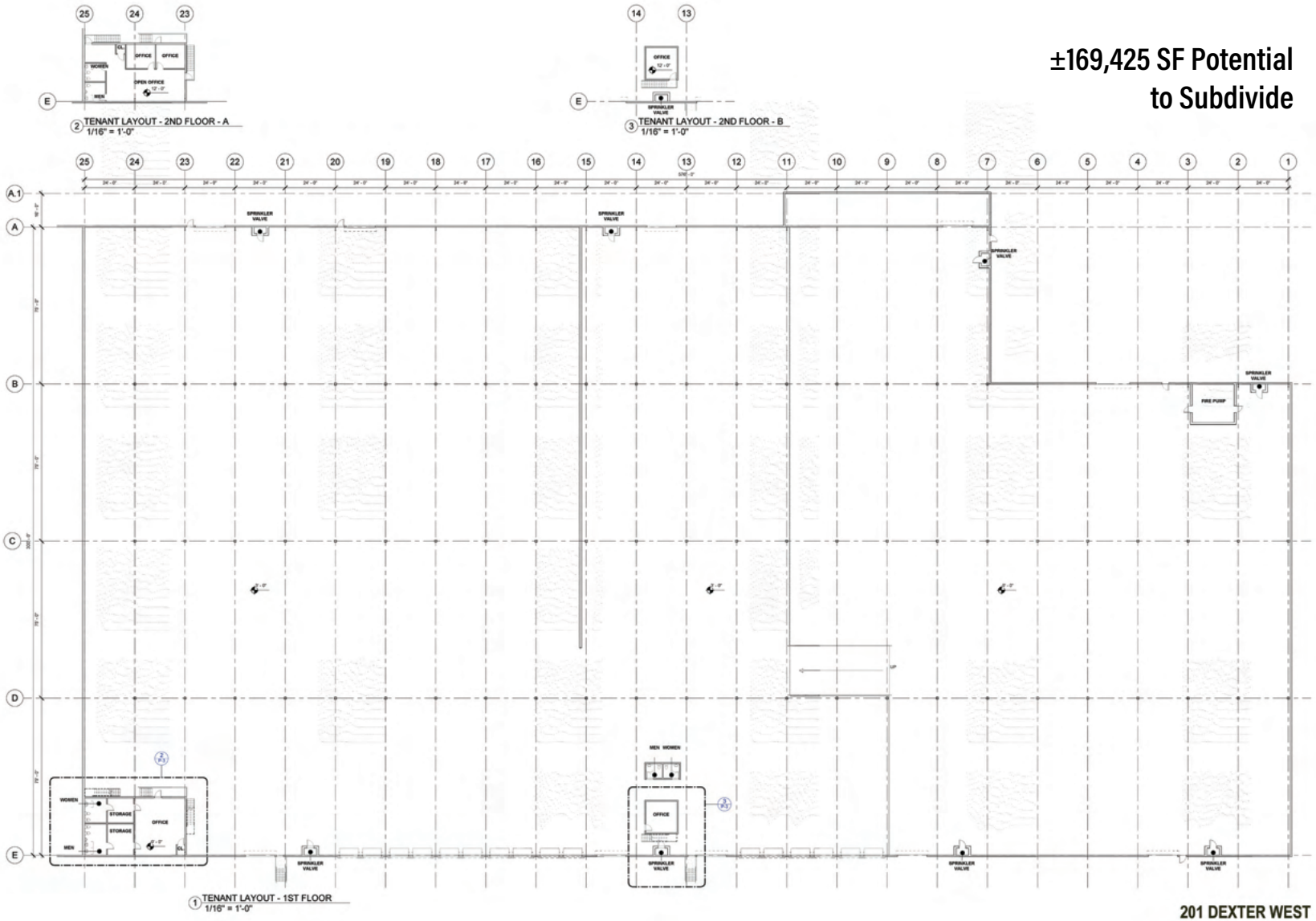
2034 ATLANTIC AVENUE FLOOR PLAN

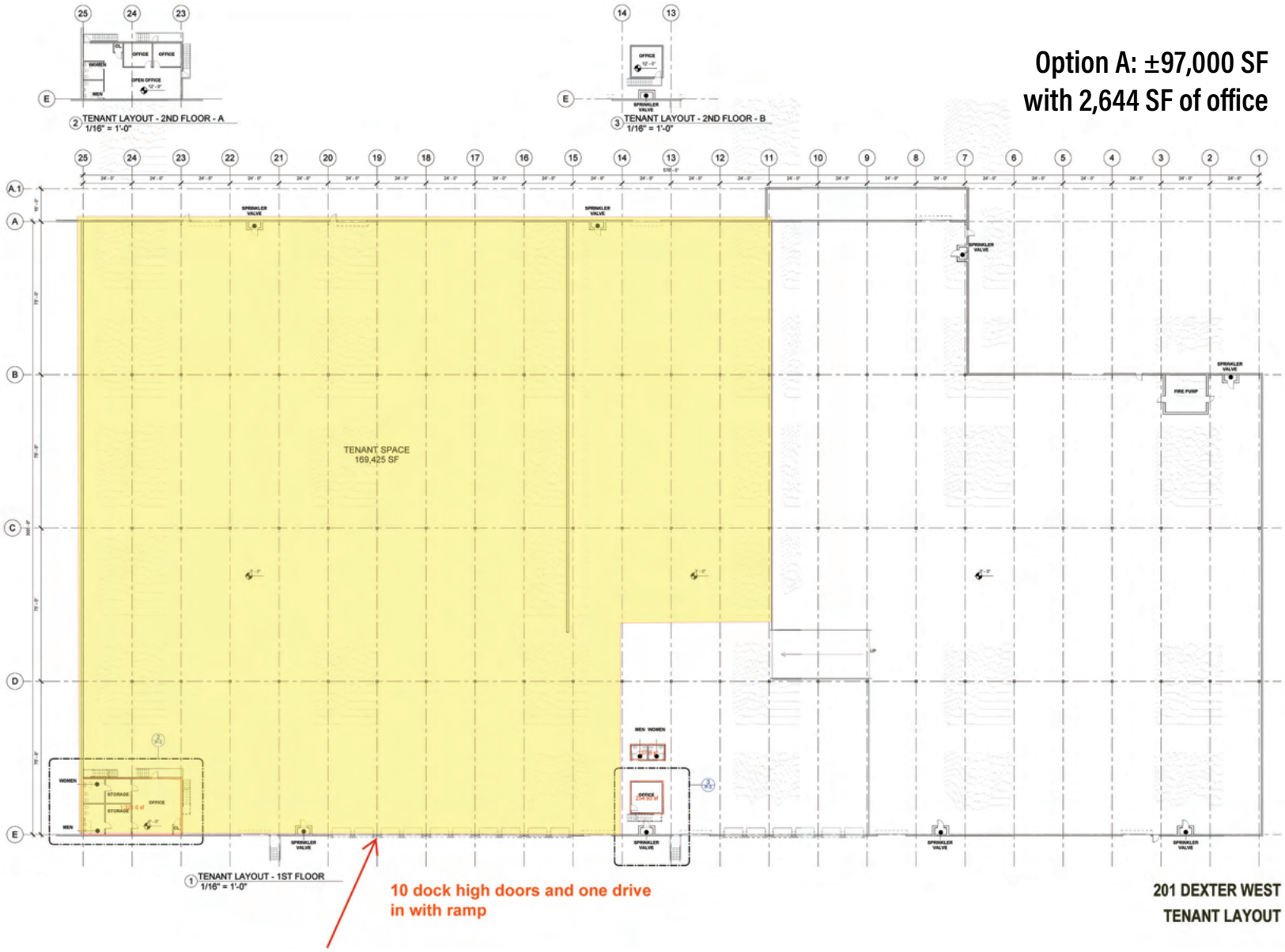
±169,425 SF Potential to Subdivide



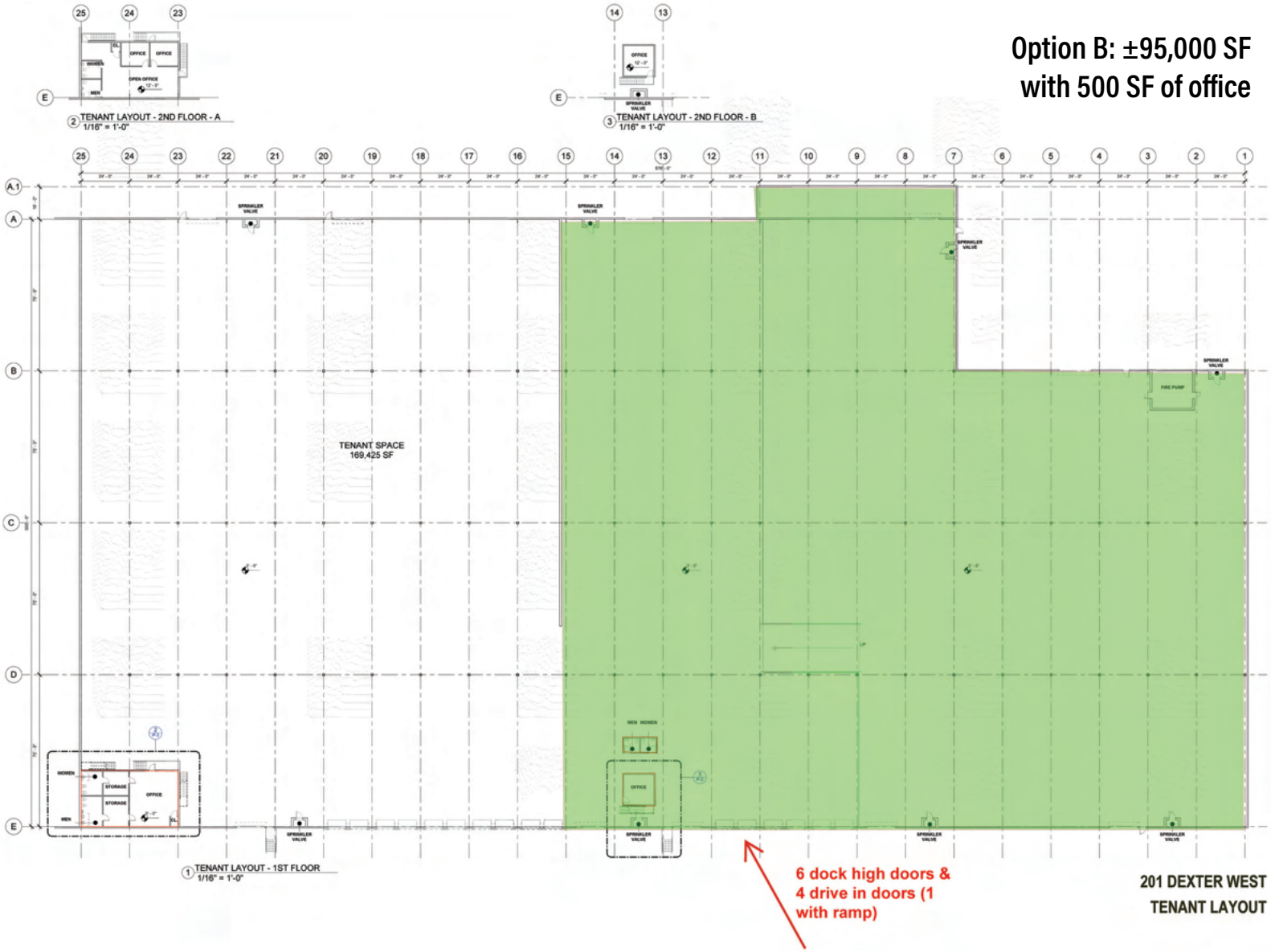
201 DEXTER WEST
TENANT LAYOUT

2034 ATLANTIC AVENUE FLOOR PLAN OPTION A

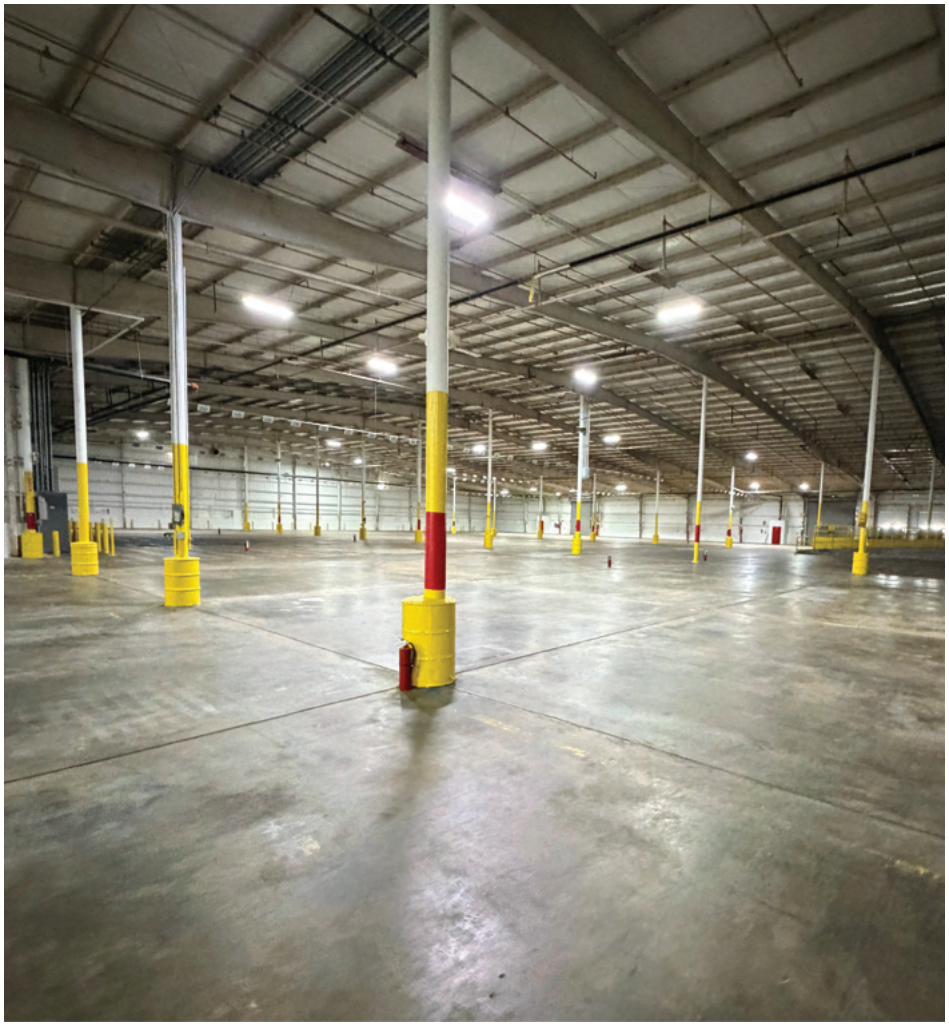
Option A: ±97,000 SF
with 2,644 SF of office

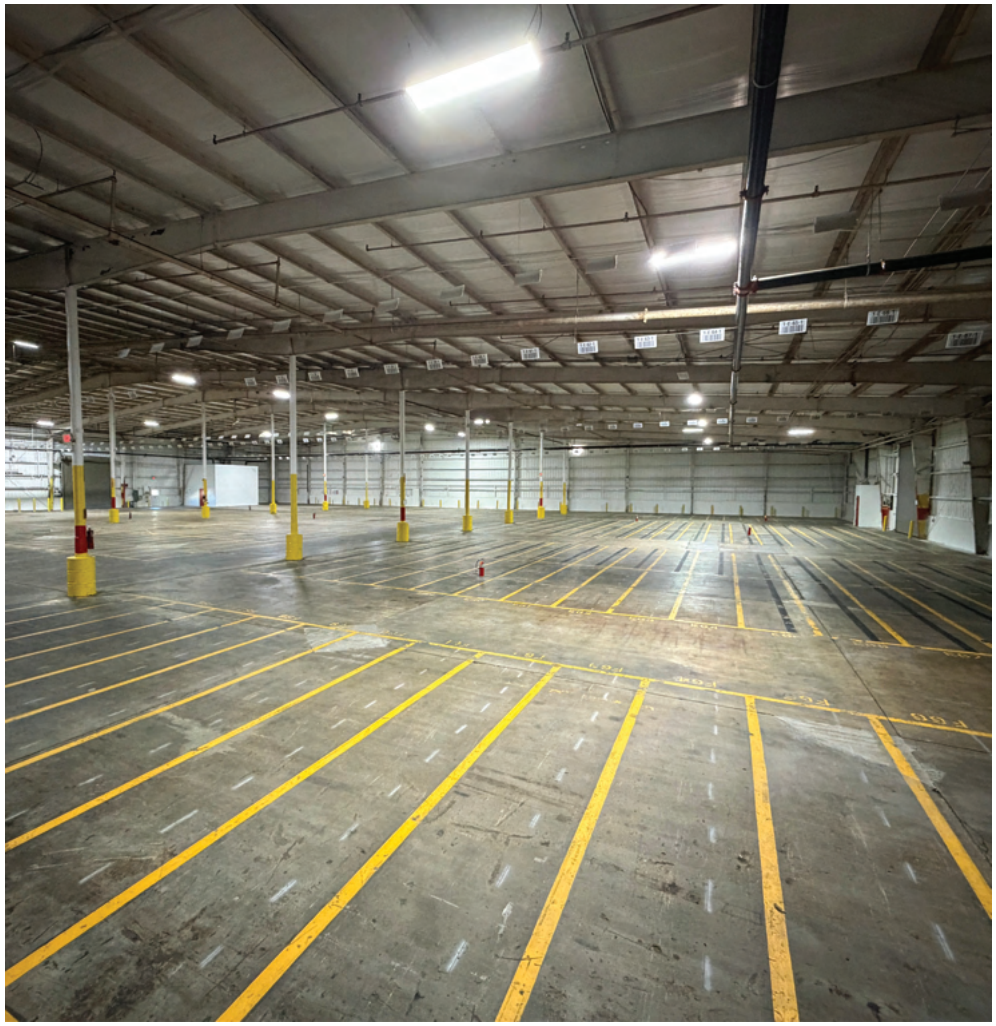


2034 ATLANTIC AVENUE FLOOR PLAN OPTION B



2034 ATLANTIC AVENUE INTERIOR IMAGE





LOCATION MAP

2034 ATLANTIC AVENUE, CHESAPEAKE, VA

Building Size (SF)	437,870
Land Area (AC)	20.98
Coverage	48%

2034 Atlantic Avenue is located at the central intersection of Battlefield Boulevard and Campostella Road in Chesapeake, Virginia and is located less than two miles from the intersection of Battlefield Boulevard and I – 64. The building has excellent loading functionality with 16 dock level doors, 7 grade level doors and a truck court that can accommodate up to 20 trailers on site. In addition, the building provides for the longest continuous rail apron (1155 linear feet) for any facility in the entire region and is located immediately adjacent to the Norfolk Southern Portlock Yard which is a centrally located rail yard in the market. This is truly one of one intermodal facilities in the entire Hampton Roads Region.

THE LONGEST CONTINUOUS RAIL LOADING CAPABILITY IN THE MARKET

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AREA MAP

REICH BROTHERS

2034 ATLANTIC AVENUE, CHESAPEAKE, VA

NORFOLK SOUTHERN YARD	2.3 MILES
PORT OF NORFOLK	8.7 MILES
NORFOLK INT'L	13.4 MILES
VIRGINIA INTERNATIONAL GATEWAY	7.5 MILES
NORFOLK INTERNATIONAL TERMINALS	9.5 MILES
I-95	75.6 MILES
I-64	1.5 MILES
I-464	1 MILE
LATITUDE	36°47'42.96"N
LONGTITUDE	76°15'46.07"W

Gregg Christoffersen / gregg.christoffersen@jll.com / +1 757 348 1477
Todd Scholsohn / todd.scholsohn@jll.com / +1 757 938 1562

JLL

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

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