



For Sale

Chesapeake Deep Water Terminal

JLL, as the exclusive advisor, is excited to announce the opportunity to purchase the +/-96.6-acre Chesapeake Deep Water Terminal in Chesapeake, Virginia. The terminal is strategically located near the Ports of Virginia with easy access to I-64, I-264 and I-464.

Additional features include:

- M-3 zoning
- Access to Norfolk Southern railway (located along the northern property border)
- Adjacent to the 35' federally maintained channel of the Southern Branch of the Elizabeth River
- Contact broker for pricing

**1213 Victory Boulevard
Chesapeake, VA**

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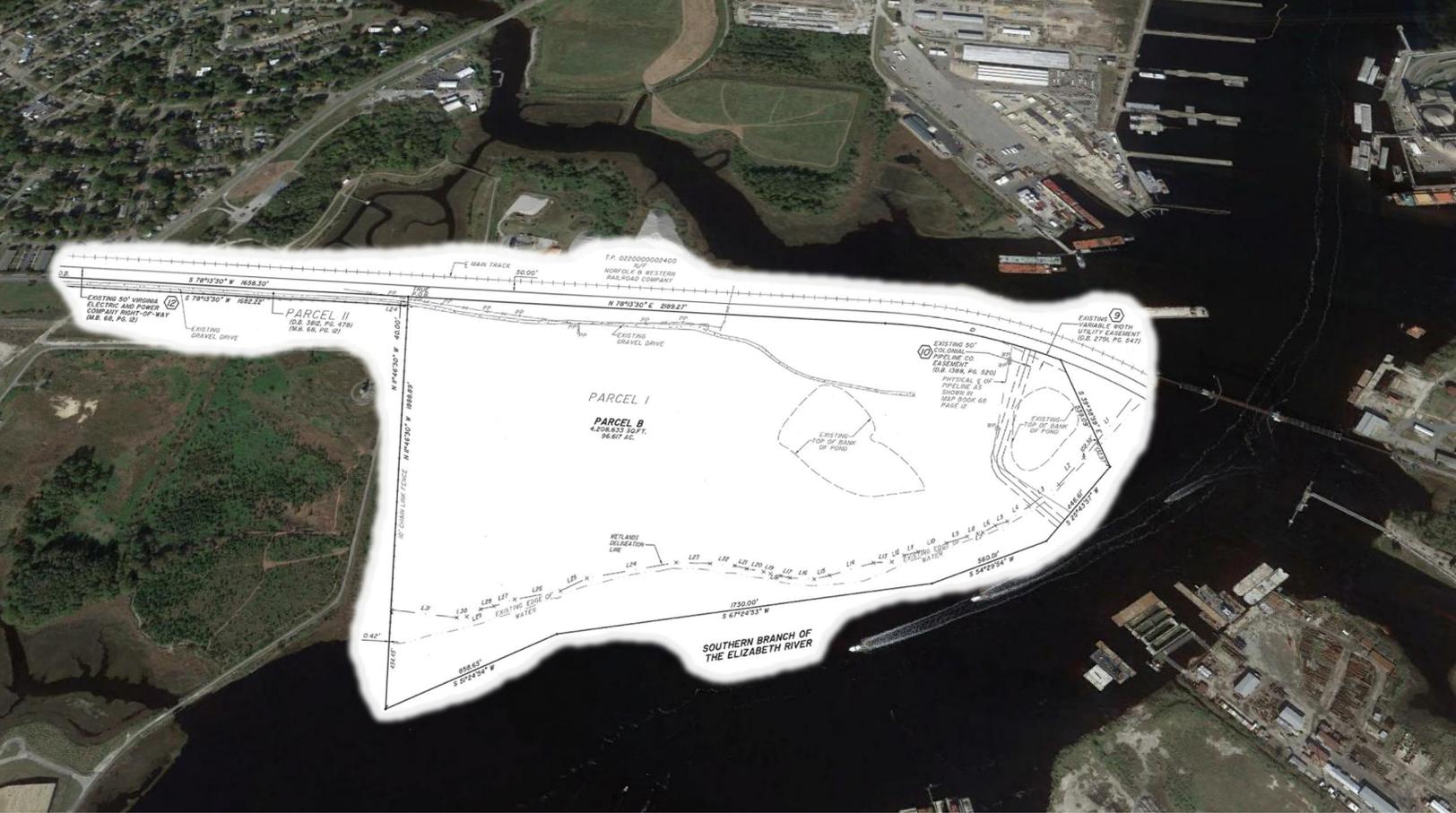
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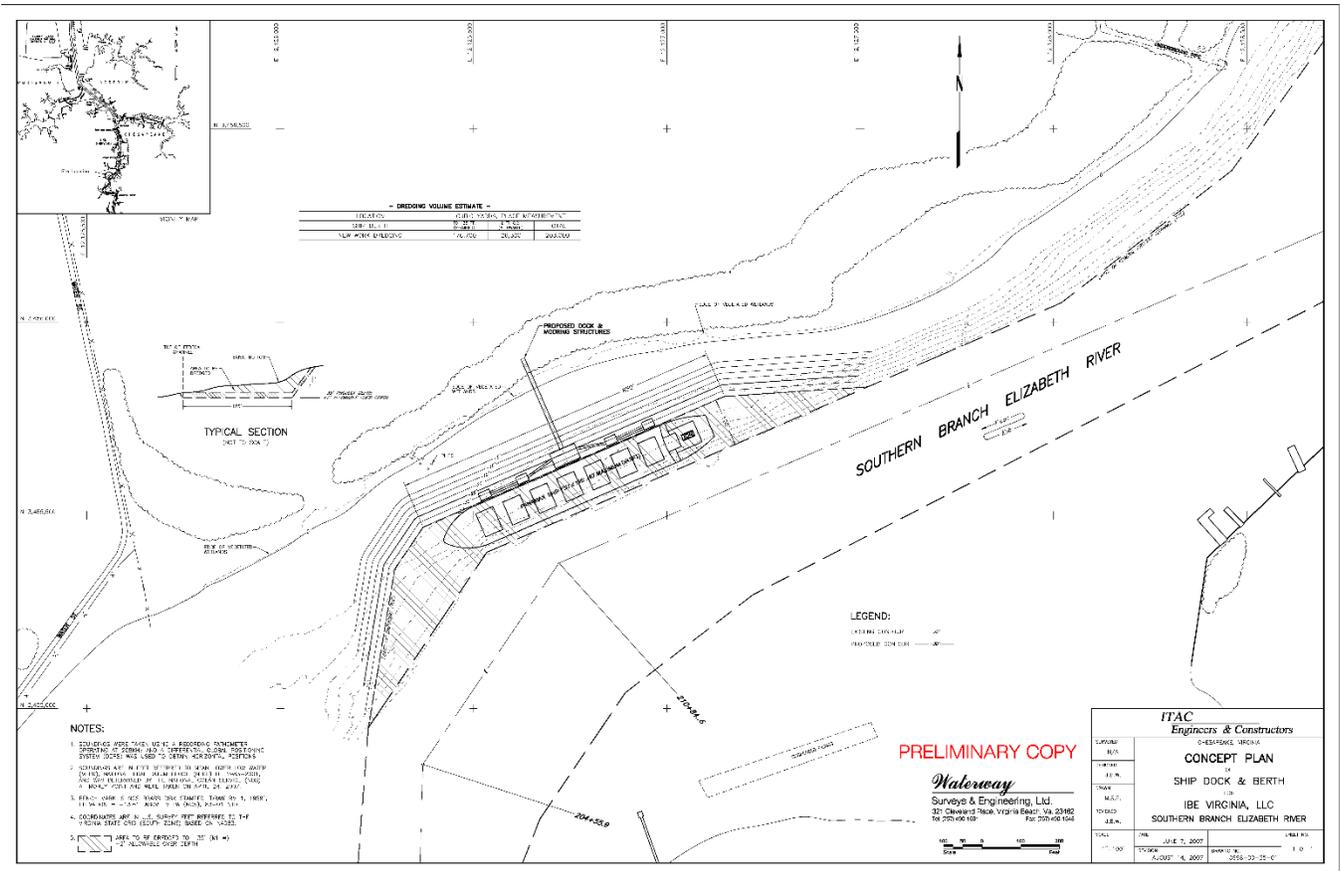
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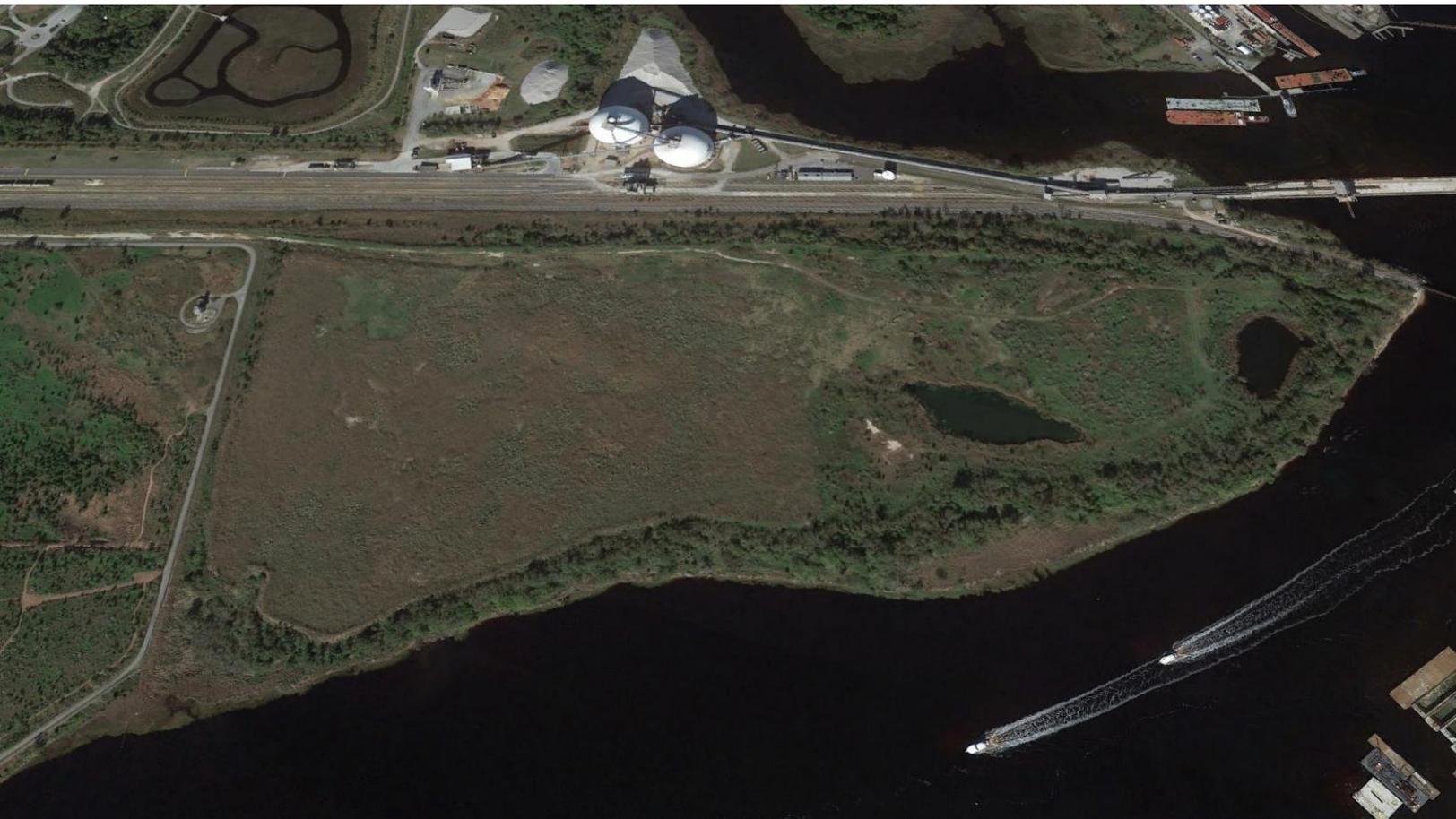
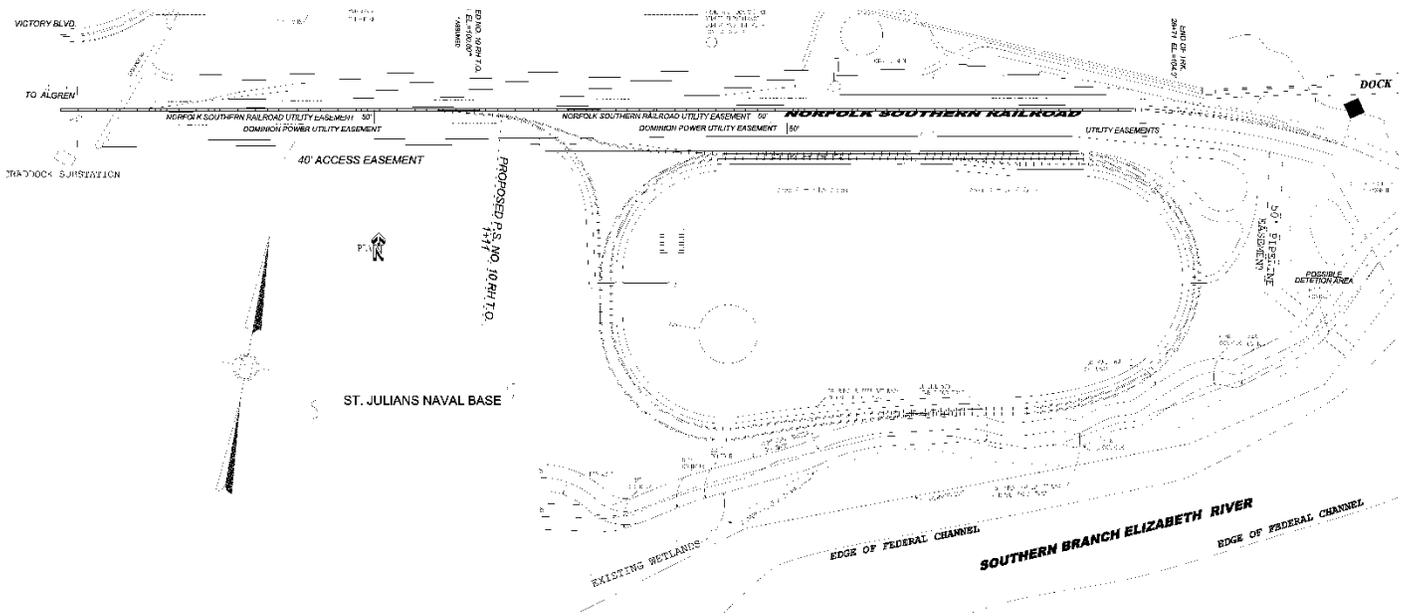




Ship dock and berth concept plan



Conceptual rail loop



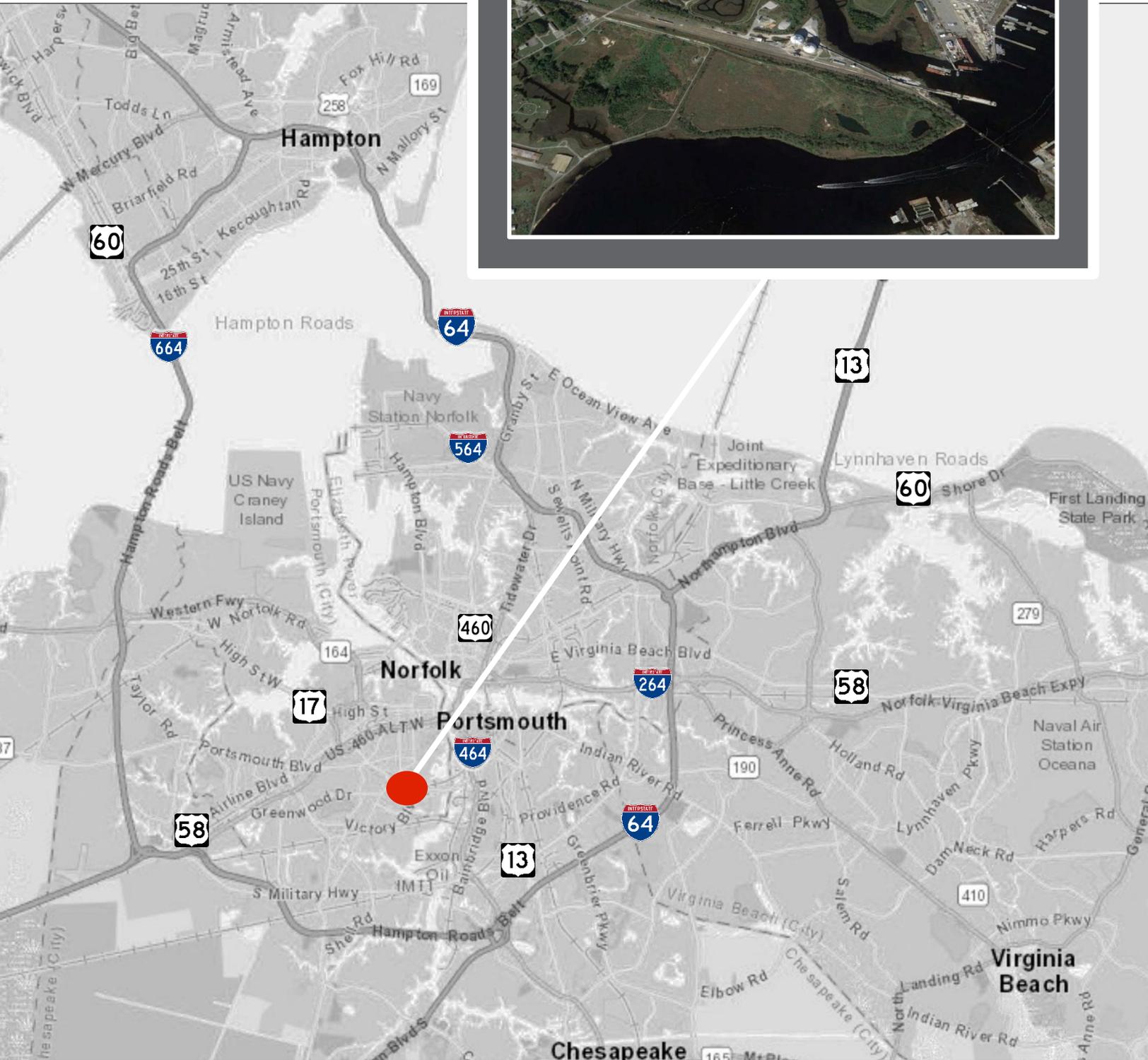


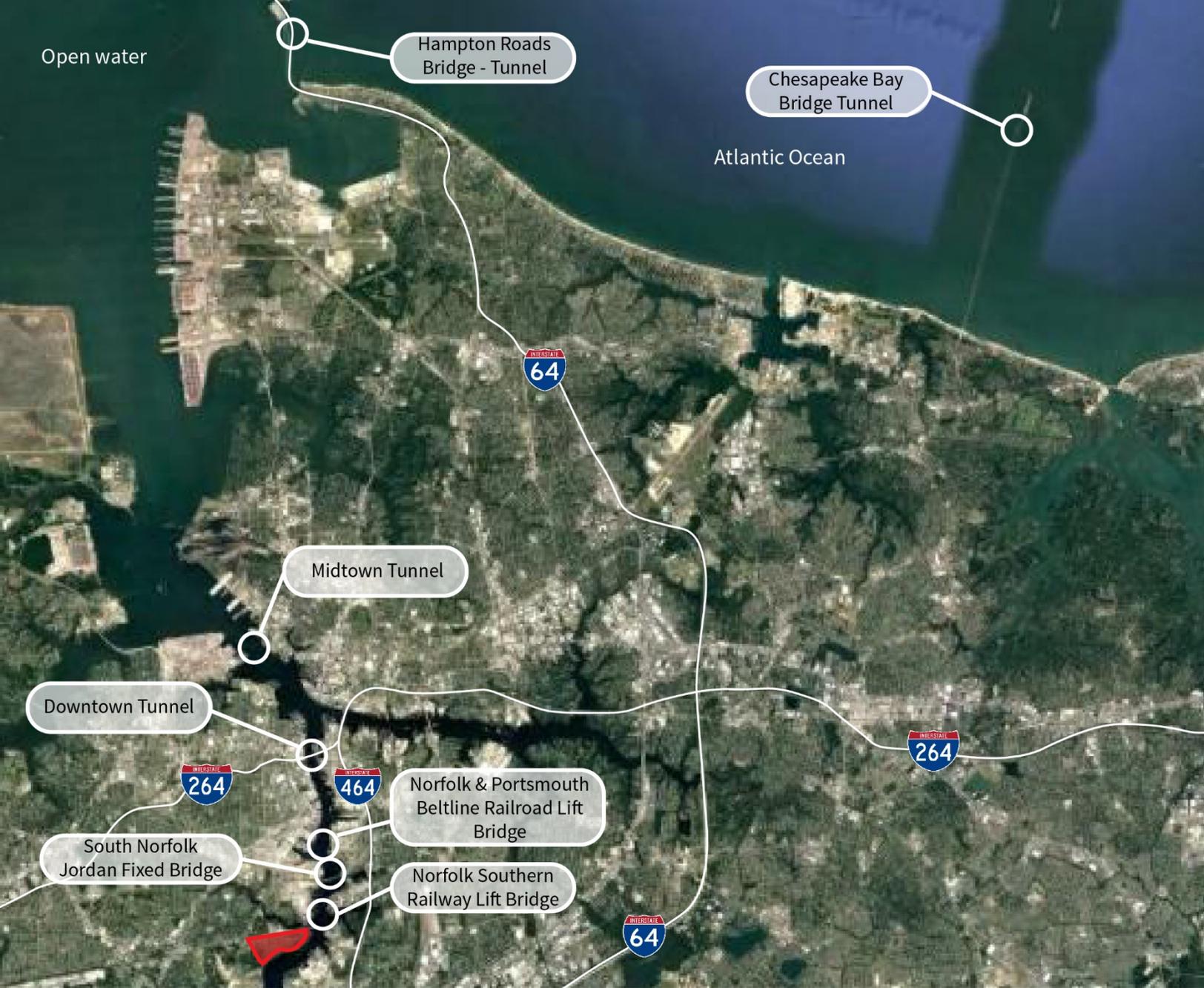
Additional site specifications

Utility Providers		Permits / surveys / reports	
Electric	Dominion Power	Wetlands delineation	Completed and on file
Natural gas	Virginia Natural Gas	Geotechnical report	Soil borings completed and on file
Water and sewer	City of Chesapeake	Phase I environmental report	Completed and on file
		Channel survey	Completed and on file
		DEQ permit	Available and on file

Location

The Chesapeake Deep Water Terminal is located inside the Hampton Roads Beltway, directly on the Elizabeth River. It offers easy access to the mid-Atlantic population and waterways.





Bridge details

BRIDGE HEIGHTS	HORIZONTAL (FT)	VERTICAL (FT)
Norfolk Southern Railway Lift Bridge	220'	175'
South Norfolk Jordan Fixed Bridge	270'	145'
Norfolk & Portsmouth Beltline Railroad Lift Bridge	300'	142'



Distance from major cities

CITY	DISTANCE
Richmond, VA	99 miles
Washington, DC	201 miles
Baltimore, MC	239 miles
Wilmington, NC	274 miles

CITY	DISTANCE
Charlotte, NC	324 miles
New York, NY	367 miles
Charleston, SC	436 miles
Savannah, GA	479 miles



For more information, contact:

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