

# PORTSMOUTH

## LOCATION

<b>Address:</b>	2175 Elmhurst Ln
<b>City:</b>	Portsmouth
<b>State:</b>	VA
<b>Zip Code:</b>	23701
<b>Locality:</b>	Portsmouth
<b>Virginia Enterprise Zone:</b>	Yes
<b>Technology Zone:</b>	No
<b>Foreign Trade Zone:</b>	Yes
<b>Hub Zone:</b>	No
<b>Property ID:</b>	243409

No Image Available

## SALE/LEASE INFORMATION

<b>Sale:</b>	No
<b>Lease:</b>	Yes
<b>Sublease:</b>	No
<b>Publicly Owned:</b>	No

## PROPERTY INFORMATION

<b>Year Built:</b>	2016
<b>Total Space:</b>	200,000 sq ft / 18,580.61 sq m
<b>Available:</b>	200,000 sq ft / 18,580.61 sq m
<b>Contiguous:</b>	200,000 sq ft / 18,580.61 sq m
<b>Expandable:</b>	200000
<b>Construction</b>	
<b>Floor :</b>	Concrete
<b>Walls:</b>	Tilt-up Masonry
<b>Ceiling Height (eaves):</b>	32 ft 9.92 m
<b>Ceiling Height (center):</b>	34.5 ft 10.695 m
<b>Drive-In Doors:</b>	2
<b>LEED Certified:</b>	No
<b>Outside Storage:</b>	Yes
<b>Recent Use:</b>	New
<b>Site Size:</b>	12.54 ac /5.07 hec
<b>Zoning:</b>	IL
<b>Former Use:</b>	New

## UTILITIES

<b>Electric Power:</b>	Dominion Virginia Power
<b>Redundant:</b>	No
<b>Natural Gas:</b>	Columbia Gas of Virginia
<b>Uninterruptible Power Supply:</b>	No
<b>Backup Generator:</b>	No
<b>Water:</b>	City of Portsmouth
<b>Sewer:</b>	City of Portsmouth
<b>Telecommunication:</b>	Verizon
<b>Fiber:</b>	No
<b>Redundant Routes:</b>	No
<b>Sonet Ring:</b>	No
<b>Wireless Broadband:</b>	No

# PORTSMOUTH

## TRANSPORTATION

<b>Closest Interstate:</b>	I-264, (0.3 mi /0.48 km)
<b>Closest 4-Lane Highway :</b>	Greenwood Dr (0.2 mi /0.32 km)
<b>Rail Provider:</b>	( mi /0 km)
<b>Closest Commercial Airport:</b>	Norfolk International Airport (17.2 mi /27.52 km)
<b>Closest General Aviation Airport:</b>	Hampton Roads Executive Airport (4.3 mi /6.88 km)
<b>Closest Port:</b>	/ mi / 0 km

## COMMENTS

InterChange Group began construction in August 2016 on a 200,000 SF speculative building which will be completed in 1 R Y Y H P 2017. The building is divisible in spaces as small as 36,288 SF and can accommodate up to 5 tenants. Each space has a storefront, office entrance and multiple dock doors with levelers, seals and restraints. The building dimensions are 324' x 616' and contains 6" floors, ESFR sprinkler, gas heat, motion activated LED lighting. The dock area is secured and contains 28 docks, 7 future docks and a 18 trailer drop area. Contact can be made to Devon Anders at 540-433-1900, devon@interch.com or Terry Cunningham at 540-578-2373 or terry@interch.com.

## CONTACT

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