



**THALHIMER**

INDUSTRIAL DEEP WATER LAND FOR LEASE/SALE

South Norfolk Terminal

700 Rosemont Avenue | Chesapeake, VA



*Introducing Hampton Roads' Newest Terminal:*

**SOUTH NORFOLK TERMINAL**

For more information, contact:

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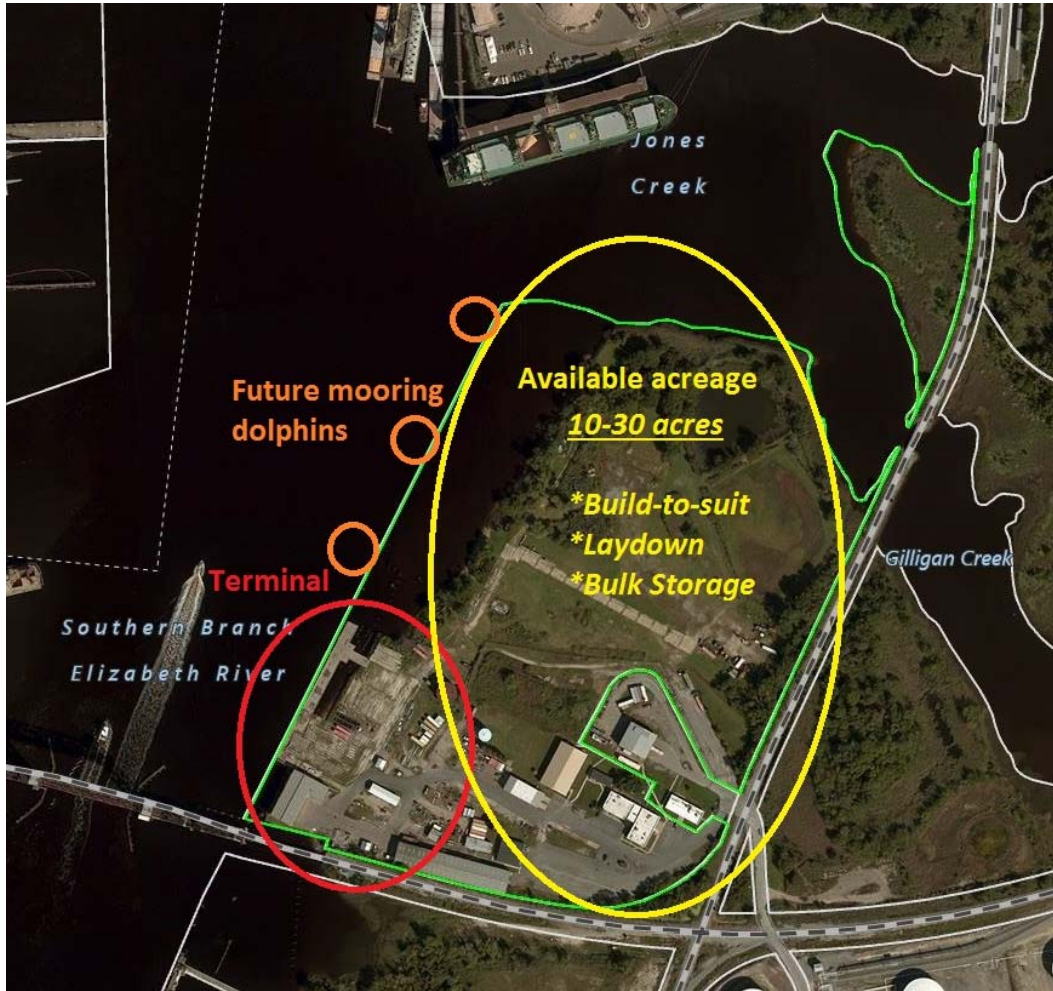
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**SOUTH NORFOLK TERMINAL**

Welcome to Hampton Roads newest terminal facility. Located on the Southern Branch of Elizabeth River, South Norfolk Terminal offers a marine facility in the heart of the Hampton Roads maritime community. The site offers the following unique and desirable features to companies needing direct access to deep water and sea lanes.

South Norfolk Terminal is a versatile industrial waterfront parcel, largely undeveloped yet offering existing structures and maritime infrastructure, all smack in the center of the Mid-Atlantic with both rail and 35' (scheduled for 40') deep water access. Virginia is annually rated at or on top of all recognized ratings for places for business and, as an Employment-at-Will and Right-to-Work state, Virginia appeals to employees and employers the world over. The vibrant Port of Virginia and Hampton Roads Maritime environment offer a strategic Mid-Atlantic location with easy access to the open waters of the Atlantic Ocean, supported by a robust transportation network into the North American interior.

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### Property Features

- 23' depth at the bulkhead, 40' (to 45') in the channel
- Yard laydown area of up to 20 acres
- Build-to-suit potential for businesses requiring warehousing
- Rail service available to the property
- Existing office and warehouse facilities are available on site
- Gas and electrical service in place
- 2016 hydrographic survey
- Deep water terminal site – flexible intermodal terminal opportunity
- ± 55 acres total site; Zoning M-2; Heavy Industrial
- Strategically located with easy access to Interstates 64 & 464 as well as Norfolk International Airport.
- Adjacent to federally maintained 40' channel (45' authorized) of the Southern Branch, Elizabeth River
- Norfolk Portsmouth Belt Line rail at property (CSX & NS)
- Commercial grade pier equipped to serve deep draft vessels up to 650 feet; concrete laydown area
- Primary electrical substation on-site
- Potable water tanks; state-of-the-art fire fighting infrastructure & security

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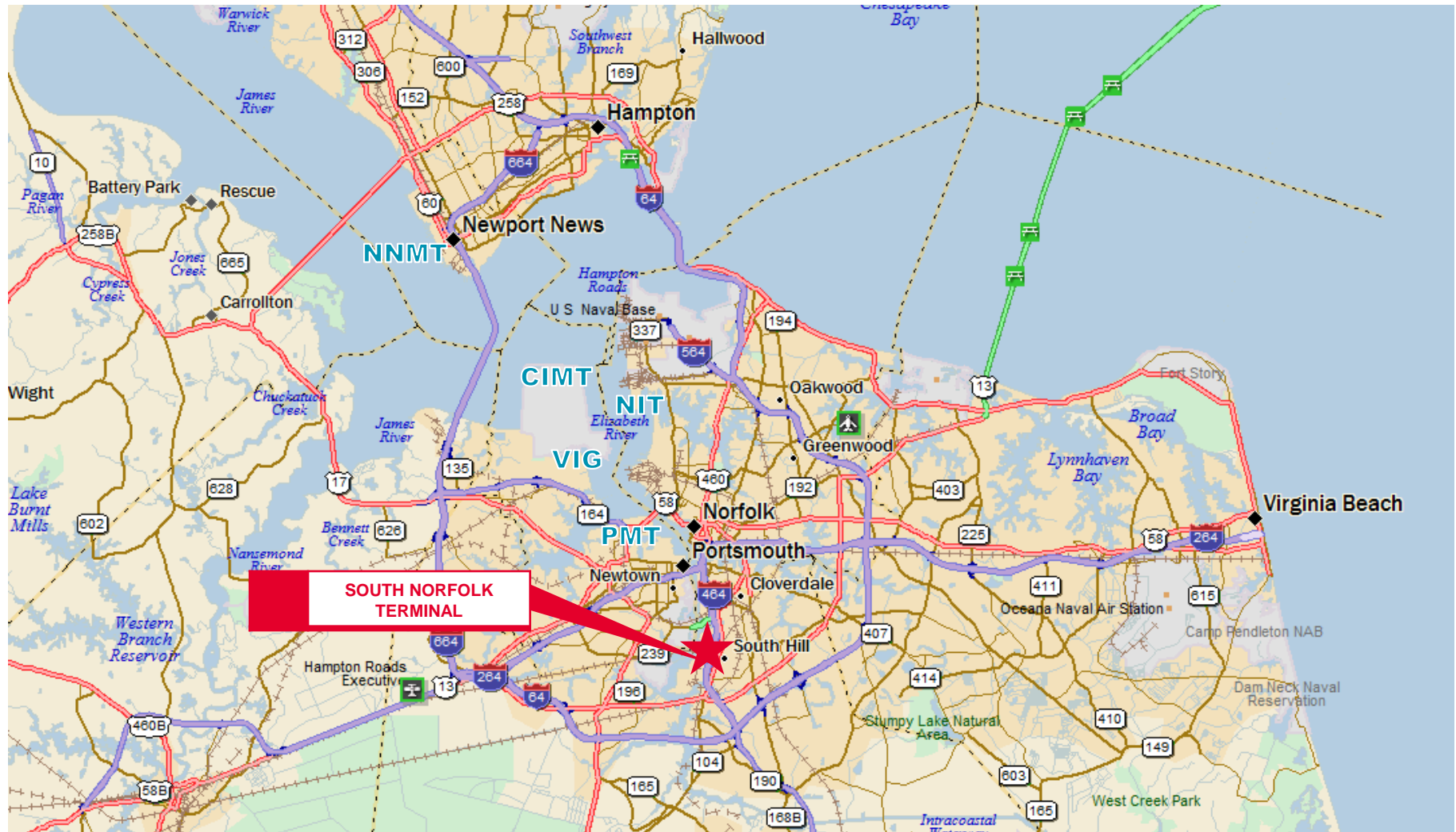
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