

3050 & 3100 Elmhurst Lane | Portsmouth, VA



40,000 & 80,000 SF Available

For more information, contact:

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BOB THORNTON, CCIM, CRE, SIOR Senior Vice President 757 499 0583 BILL THRONE, CSCMP, CCIM, SIOR

First Vice President 757 499 2692 *bill.throne@thalhimer.com* The Town Center of Virginia Beach 222 Central Park Ave., Suite 1820 Virginia Beach, VA 23462 www.thalhimer.com

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Property Features

- 27' to 30' clear height
- 8 doors per 40,000 square foot unit
- New dock levelers
- New insulated doors
- Dock shelters
- T-5 lighting
- ESFR sprinklers available (currently a dry system)
- New office build-out
- Fresh exterior paint
- Interior paint
- Truck court refurbished
- ± 4 acre trailer drop yard available
- Fenced/secured drop yard available

Property Location

- 5.8 miles to Portsmouth Marine Terminal (break-bulk)
- 7.6 miles to APM Terminal (Container, post-panamac ready: 50' depth at berth)
- 70 miles to I-85 (northwest via Route 460)
- 107 miles to I-85 (west via Route 58)
- 71 miles to I-95 (northwest via Route 58)
- 70 miles to I-95 (northwest via Route 460)
- 10.3 miles to Norfolk International Terminal (container, post-panamac ready: 50' at berth)
- Buildings served by two interchanges off of I-264: Victory Boulevard and Greenwood Drive
- Freeway visibility

BUILDING FEATURES

| Total Square Feet | 200,000 SF |
|-------------------|------------|
| Available SF | 120,000 SF |
| Lease Rate | \$4.00 NNN |







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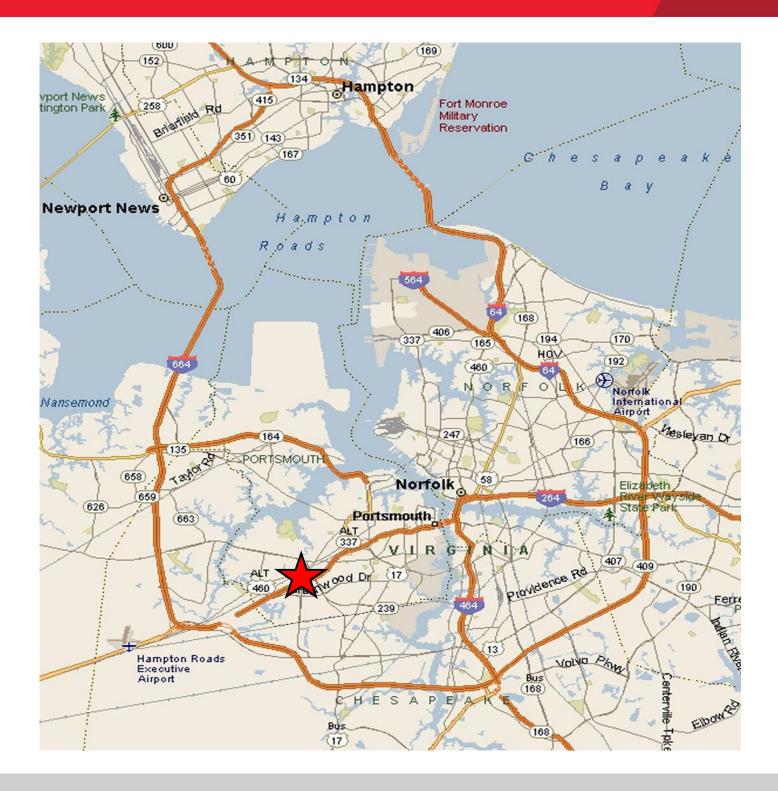
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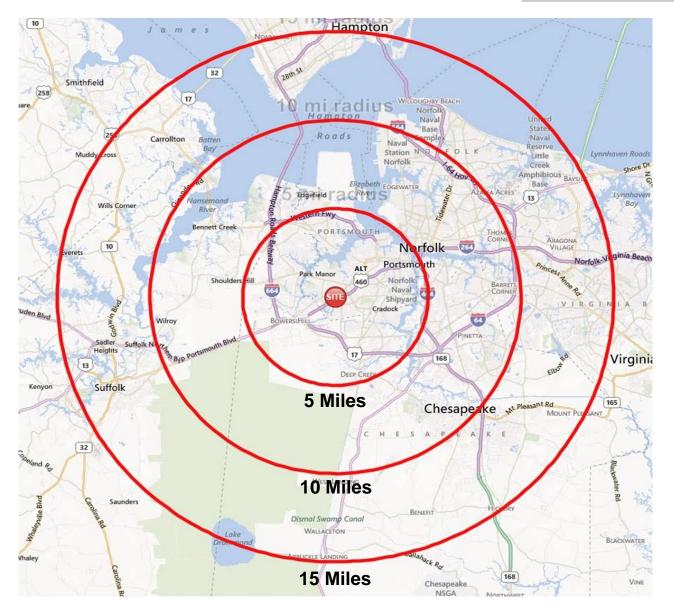
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| DISTANCE TO TERMINALS | |
|-----------------------|------|
| Norfolk International | 10.3 |
| Portsmouth Marine | 5.8 |
| Maersk Portsmouth | 7.6 |
| Newport News Marine | 19.7 |



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