

**DISTRIBUTION FOR LEASE**  
**Bridgewater Distribution Center**

3050 & 3100 Elmhurst Lane | Portsmouth, VA



**40,000 & 80,000 SF Available**

For more information, contact:

**BOB THORNTON, CCIM, CRE, SIOR**  
Senior Vice President  
757 499 0583  
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**BILL THRONE, CSCMP, CCIM, SIOR**  
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The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1820  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

**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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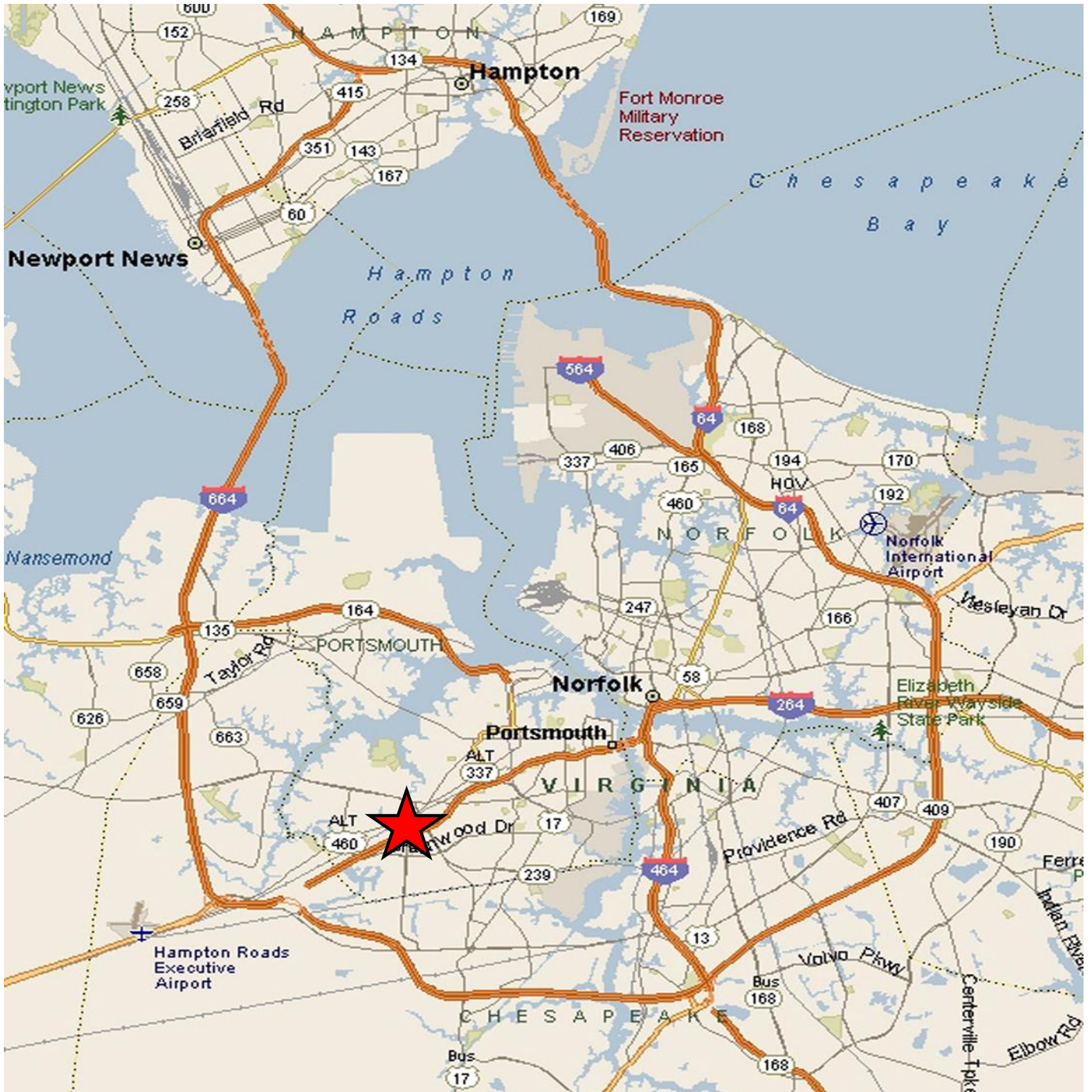
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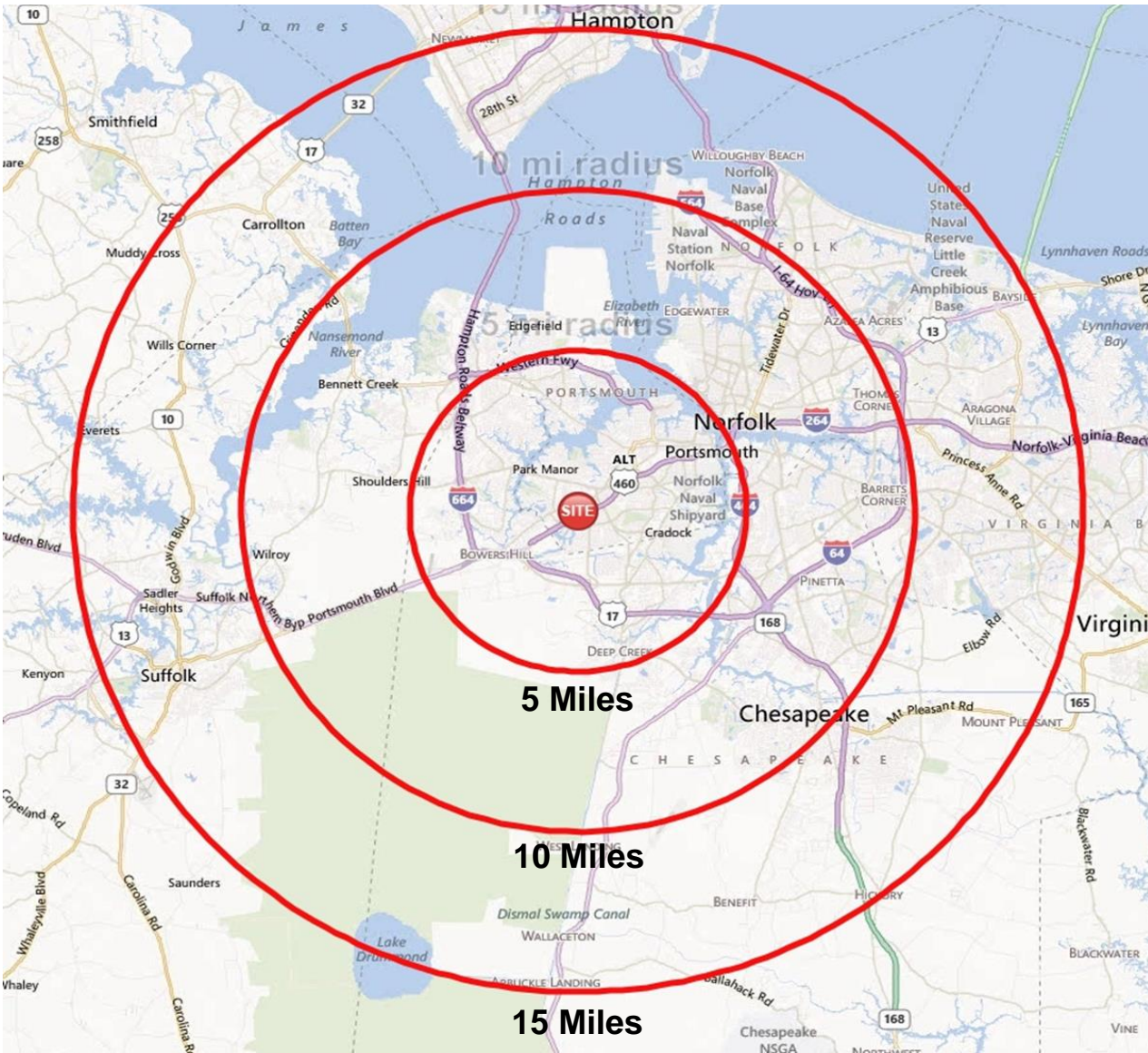
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**DISTANCE TO TERMINALS**

Norfolk International	10.3
Portsmouth Marine	5.8
Maersk Portsmouth	7.6
Newport News Marine	19.7



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