



Industrial
Warehouse
±16,018 SF

Yard Area
±3.5 Acres

Industrial Space | For Lease

Industrial Space with Yard Area

3600 Elm Avenue | Portsmouth, VA

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Property Highlights

Building:

- Warehouse: $\pm$ 16,018 SF
- Office: $\pm$ 2,000 SF
- Loading: Two (2) 9'x 10' Dock Doors
- Ceiling Height: 21' – 24'
- Column Spacing: 25.6' x 38.0'
- Sprinkler System: Wet w/ Diesel Fire Pump
- Lighting: LED
- Power: 120/208V 225 Amps
- Zoning: IN (Heavy Industrial)
- Lease Rate: \$9.50/SF NNN (OPEX: \$1.55/SF)

Available Yard

$\pm$ 3.5 Acres

- Fenced yard, lit, stabilized
- Dolly pads
- \$5,000/acre per month (OPEX: \$355/acre/month)

Area Demographics



Population

1-Mile: 8,853
3-Mile: 87,108
5-Mile: 229,881



Employed Population

1-Mile: 3,154
3-Mile: 37,860
5-Mile: 106,712



Average HH Income

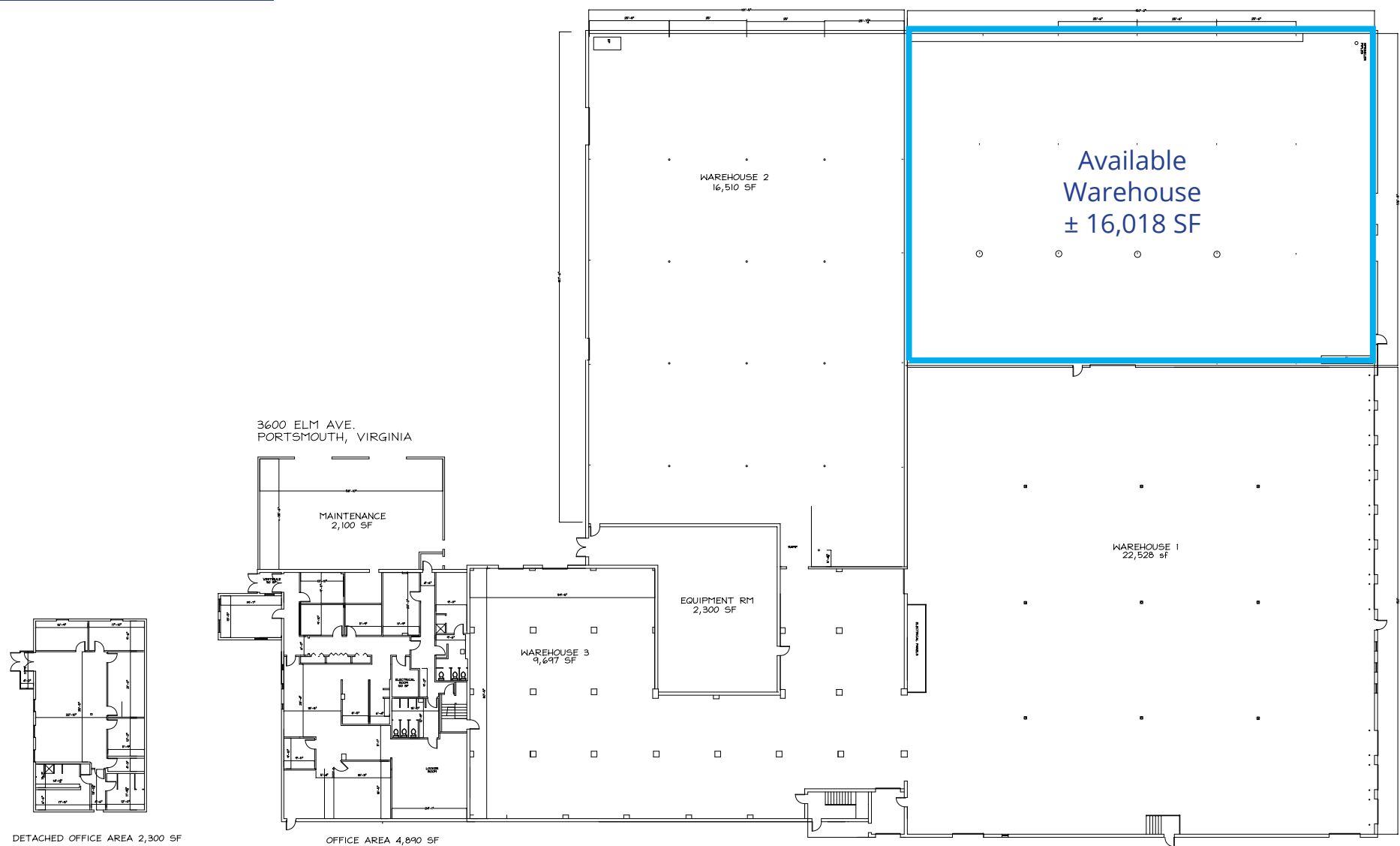
1-Mile: \$54,078
3-Mile: \$70,045
5-Mile: \$81,900



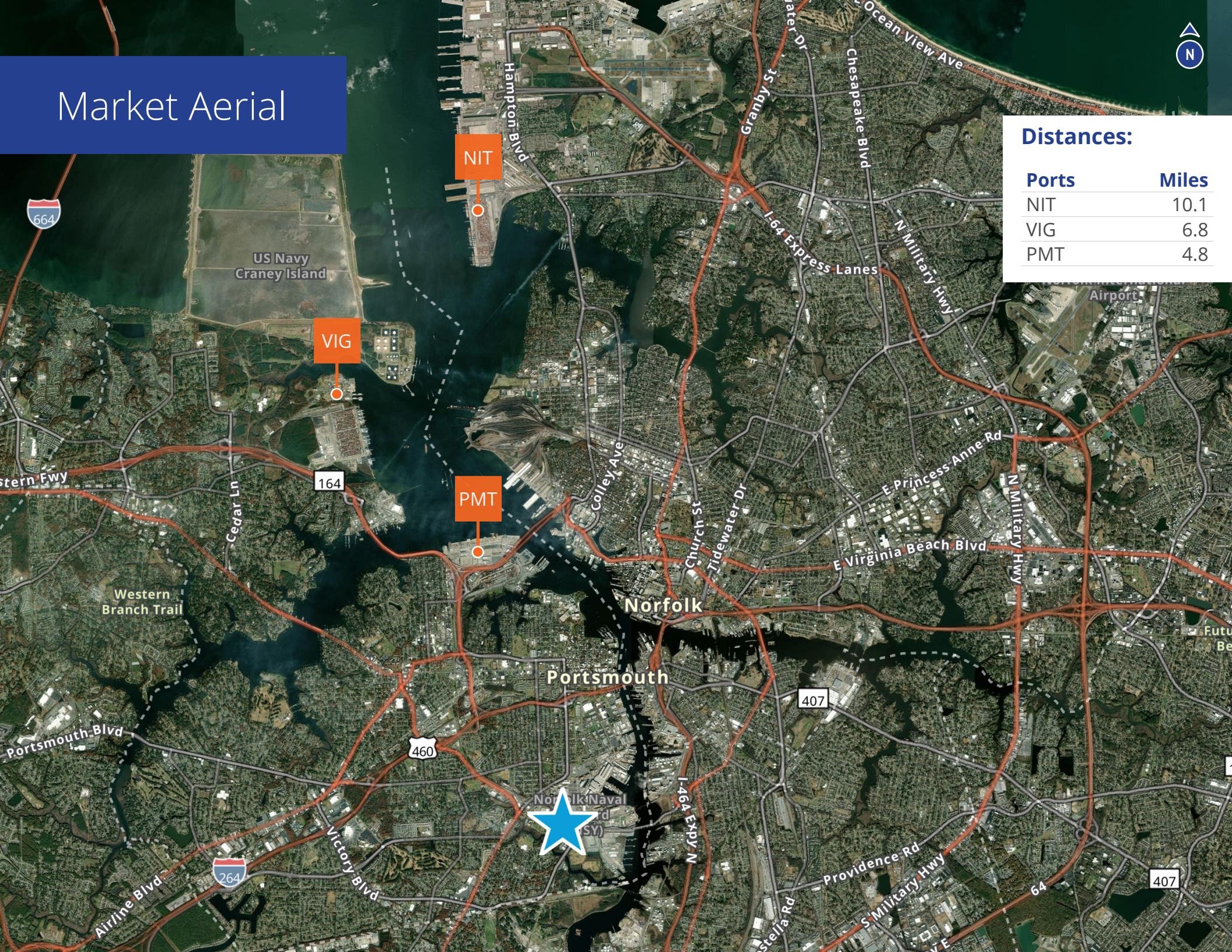
Households

1-Mile: 3,110
3-Mile: 34,793
5-Mile: 94,328

Floor Plan



Market Aerial



Distances:

Ports	Miles
NIT	10.1
VIG	6.8
PMT	4.8

Contact Us



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