



Industrial
Warehouse
±16,018 SF

Yard Area
±3.5 Acres

Industrial Space | For Lease

Industrial Space with Yard Area

3600 Elm Avenue | Portsmouth, VA

Ben Anderson

Senior Associate
+1 757 634 9902
ben.r.anderson@colliers.com

Chamie Burroughs

Senior Vice President
+1 757 478 9626
chamie.burroughs@colliers.com





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

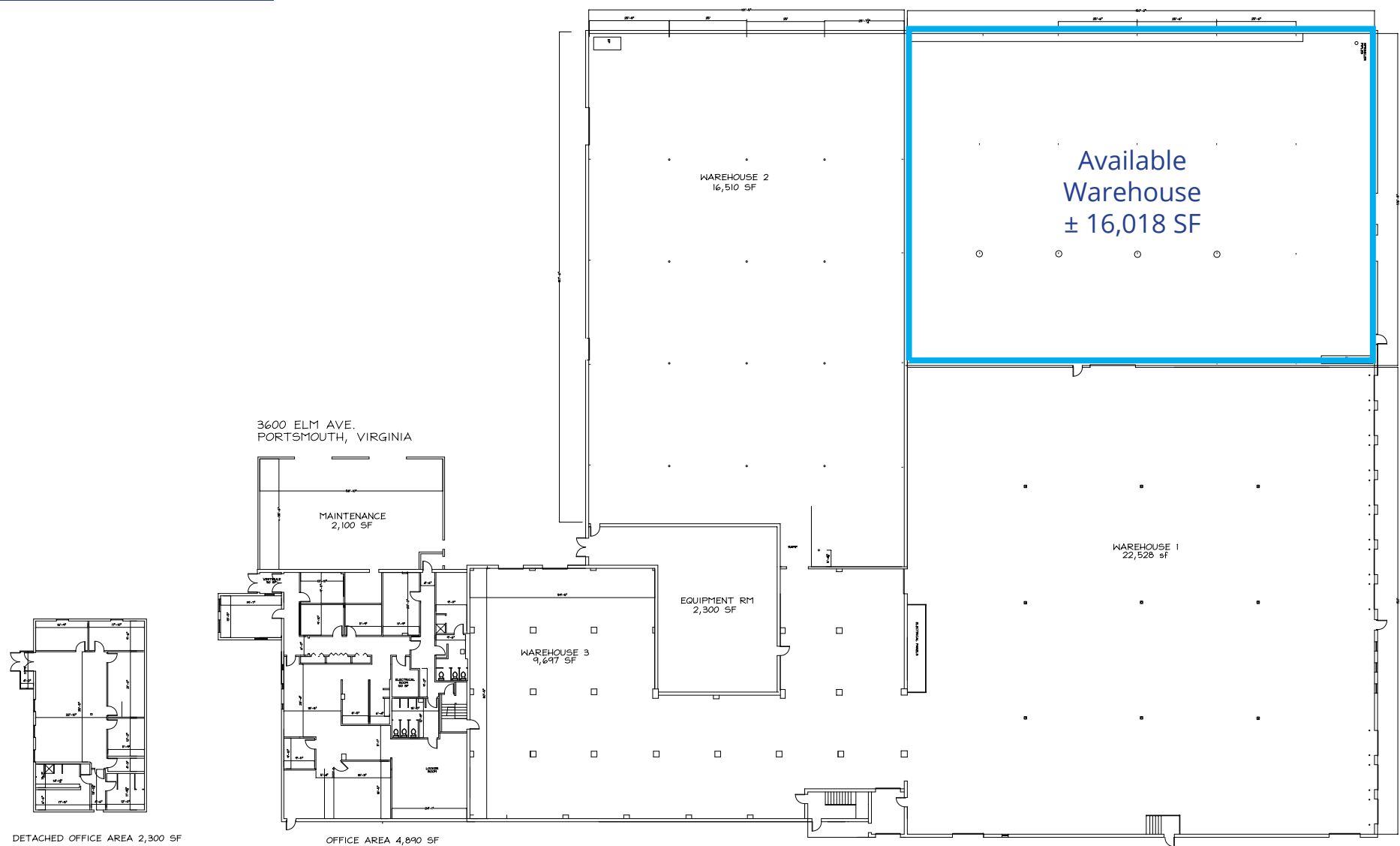
1-Mile: \$54,078
3-Mile: \$70,045
5-Mile: \$81,900



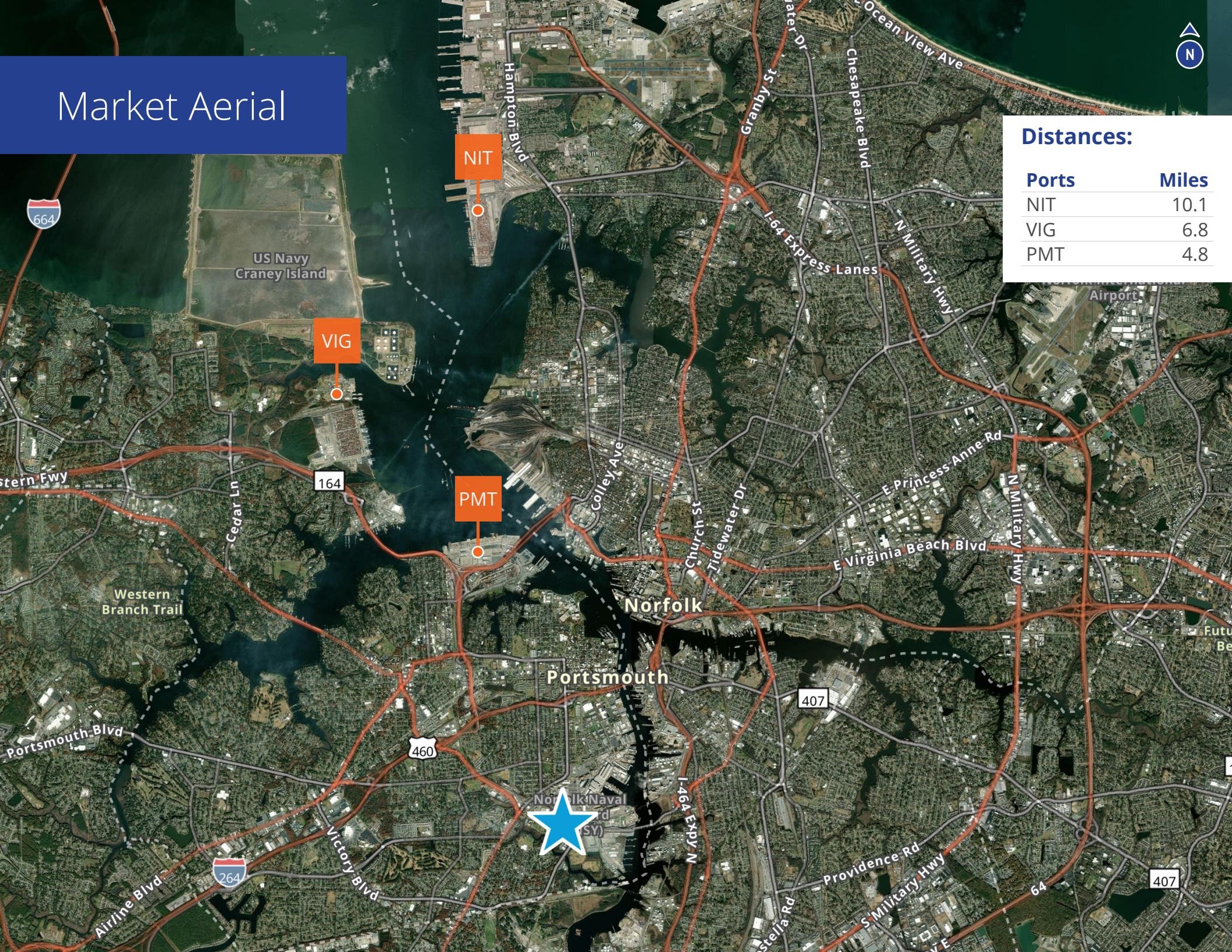
Households

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



Ben Anderson

Senior Associate
+1 757 634 9902
ben.r.anderson@colliers.com

Chamie Burroughs

Senior Vice President
+1 757 478 9626
chamie.burroughs@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers of Virginia, LLC, ©2024. All rights reserved.

