

FOR LEASE

MARINE TERMINAL
700 ROSEMONT AVENUE, CHESAPEAKE, VA 23324



**Sam
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Associates**
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PROPERTY DETAILS

MARINE TERMINAL

700 ROSEMONT AVENUE, CHESAPEAKE, VA 23324

DEEP WATER MARINE TERMINAL

SITE INFORMATION

Location: 700 Rosemont Avenue
Chesapeake, VA 23324

Marine Terminal
(Consists of two parcels)
Parcel ID No. 1440000000010
Parcel ID No. 1440000000011

Gross Site Area: 56.65 Acres

Zoning: M-2 Industrial

Uplands: 46.65 Acres

Riparian: 10 Acres

Average Site Depth: 1,200 Feet

Shape: Irregular

Topography: Land – Level at Grade

Flood Zone: Zone AE

INFRASTRUCTURE

Buildings: +/- 54,600 Square Feet of office, Shops and Warehouses

Water: Includes pier which can accommodate vessels of up to 700 feet. Channel depth of 45 feet and depth of 20 feet at bulkhead. Height restriction to open seas is 142' at the Belt Line Lift.

Rail: Immediate access to Norfolk Southern and CSX via Belt Line adjacent to the property. State Grants available

Truck Scales: 3 on site

Utilities: Electricity – Dominion Virginia Power (10 transformers On site)
Natural Gas – Columbia Gas
Water and Sewer – City of Chesapeake
Telephone – Verizon



PROPERTY IMPROVEMENTS

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<i>BUILDING NUMBER</i>	<i>IMPROVEMENT TYPE</i>	<i>SIZE (SF)</i>	<i>CLEAR HEIGHT</i>	<i>YEAR BUILT/RENOVATED</i>
Building 1	Office	3,610		1954/2003
Building 2	Office	9,014		1954/2003
Building 3	Shop	18,000	20 Ft.	1989
Building 4	Waterfront Warehouse	9,640	20 FT.	1970
Building 5	Shop/Garage	5,320	22 FT.	1990's
Building 6	Shop/Garage	4,000	22 FT.	1990's
Building 7	Metal Panel Office	5,000		2005

This information is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease; errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making a final decision.

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PHOTO GALLERY

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Aerial

PHOTO GALLERY

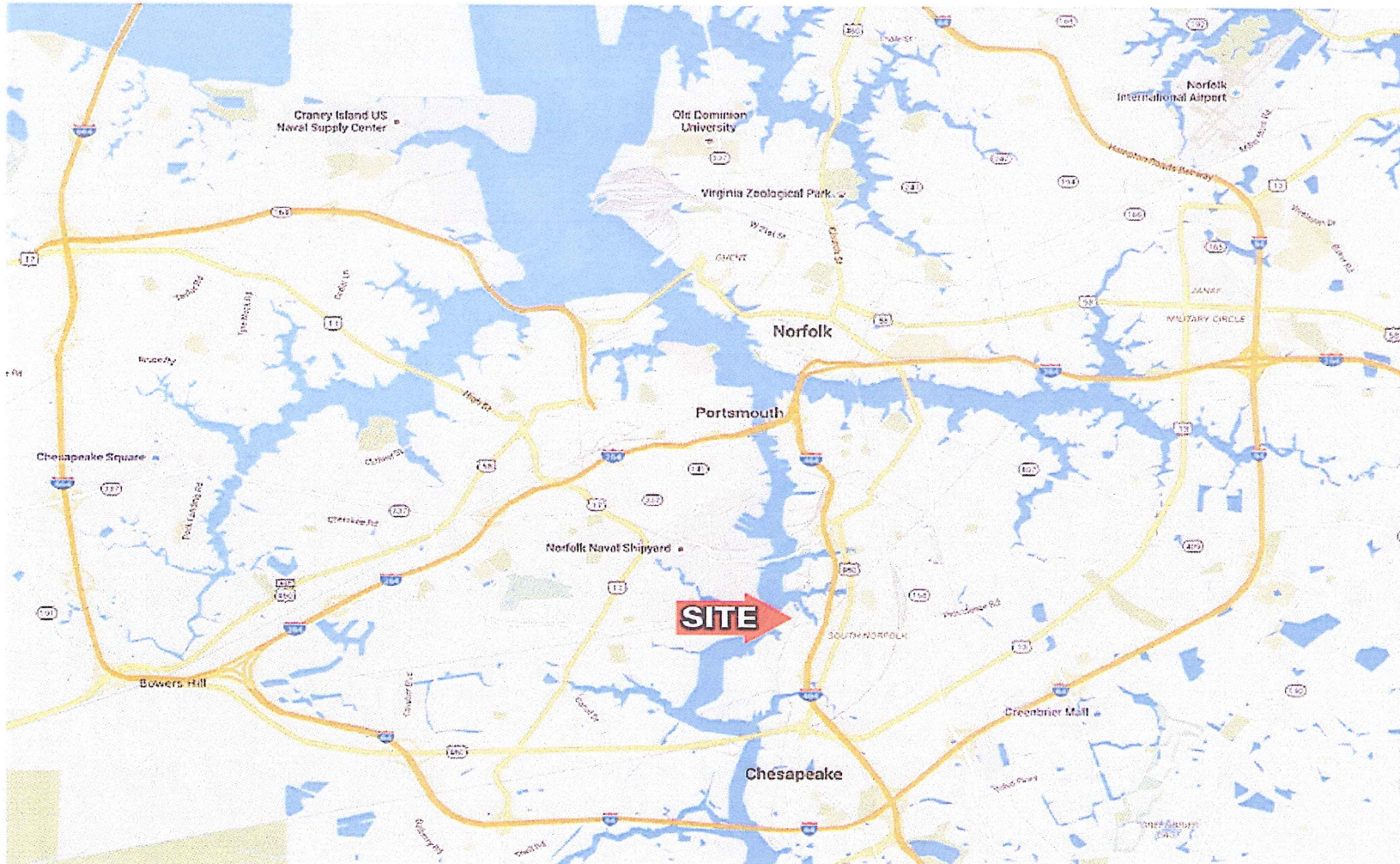
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Aerial

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Location Map

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Port of Virginia Terminal Facilities