

# FOR LEASE - South Norfolk Terminal Opportunity 700 Rosemont Avenue, Chesapeake, VA

Opportunity  
Zone



- Located in Opportunity Zone
- Zoning M-2; Heavy Industrial
- 23' depth at bulkhead; 40'-45' channel depth; deep water terminal site
- Belt Line Rail at property (Norfolk Southern & CSX)
- Easy access to I-64 and I-464
- Commercial grade pier equipped for vessels up to 650'
- Electrical substation on site
- Up to 20 acre yard laydown area
- Electric and gas utilities on site.

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Building 1 – FOR LEASE; Building 2 – FOR LEASE; Building 3 – LEASED; Building 4 (dock level loading with grade level door) – FOR LEASE; Building 5 - LEASED; Building 6 - FOR LEASE; Building 7 – FOR LEASE; Land – up to 20 acres \$2,000 per acre