

# For Sale

## Chesapeake Deep Water Terminal

JLL, as the exclusive advisor, is excited to announce the opportunity to purchase the +/-96.6-acre Chesapeake Deep Water Terminal in Chesapeake, Virginia. The terminal is strategically located near the Ports of Virginia with easy access to I-64, I-264 and I-464.

Additional features include:

- M-3 zoning
- Access to Norfolk Southern railway (located along the northern property border)
- Adjacent to the 35' federally maintained channel of the Southern Branch of the Elizabeth River
- Contact broker for pricing

**1213 Victory Boulevard  
Chesapeake, VA**

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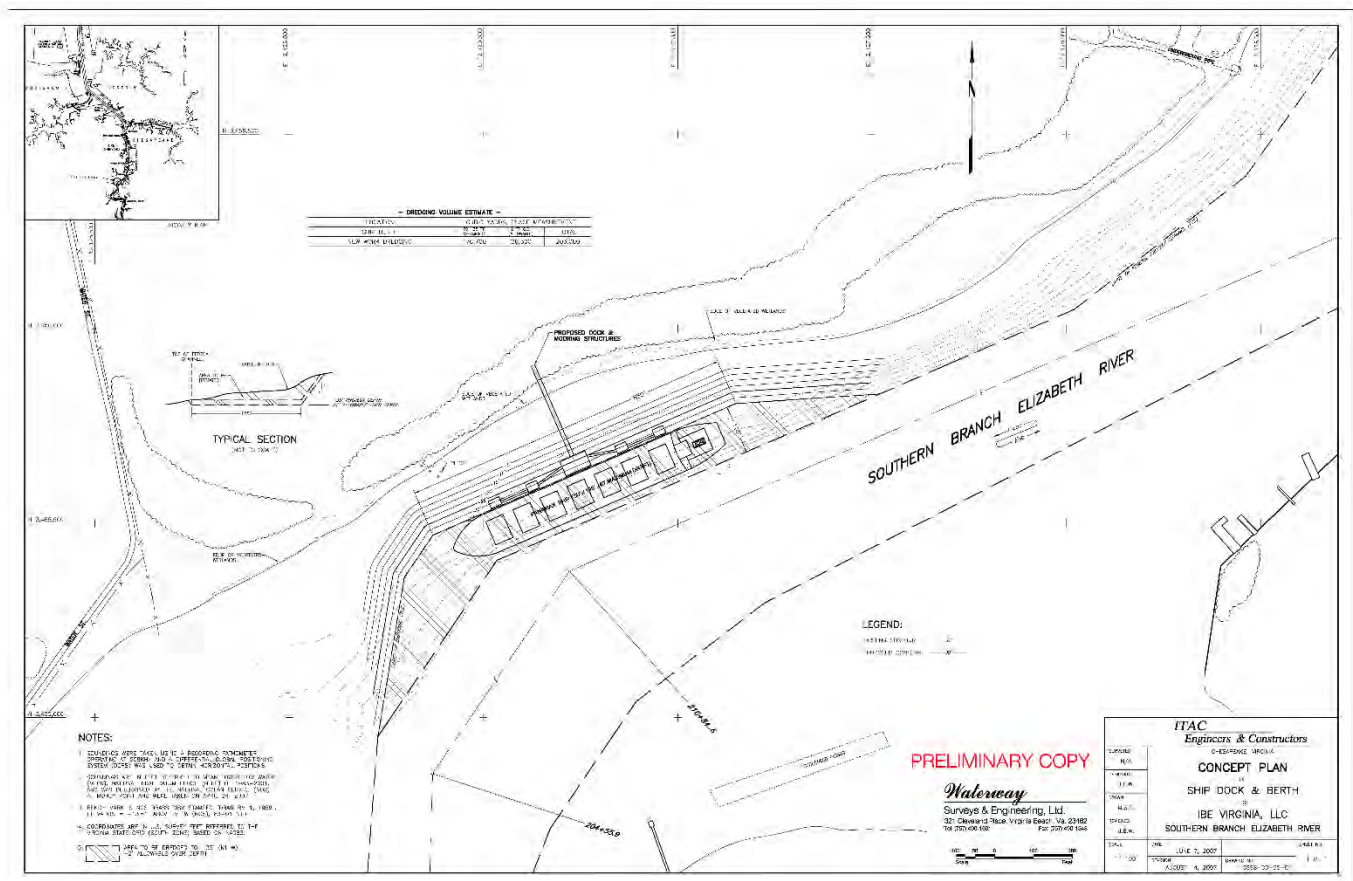
[jll.com/hampton-roads](http://jll.com/hampton-roads)





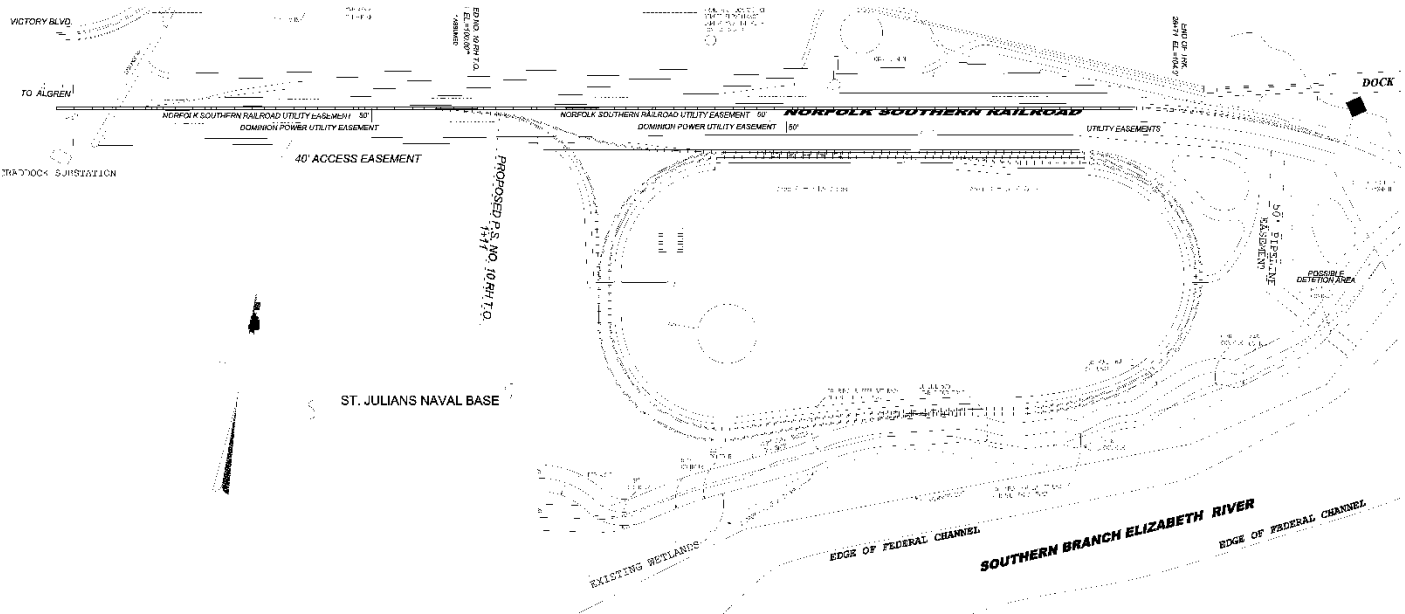


## Ship dock and berth concept plan





# Conceptual rail loop





Additional site specifications

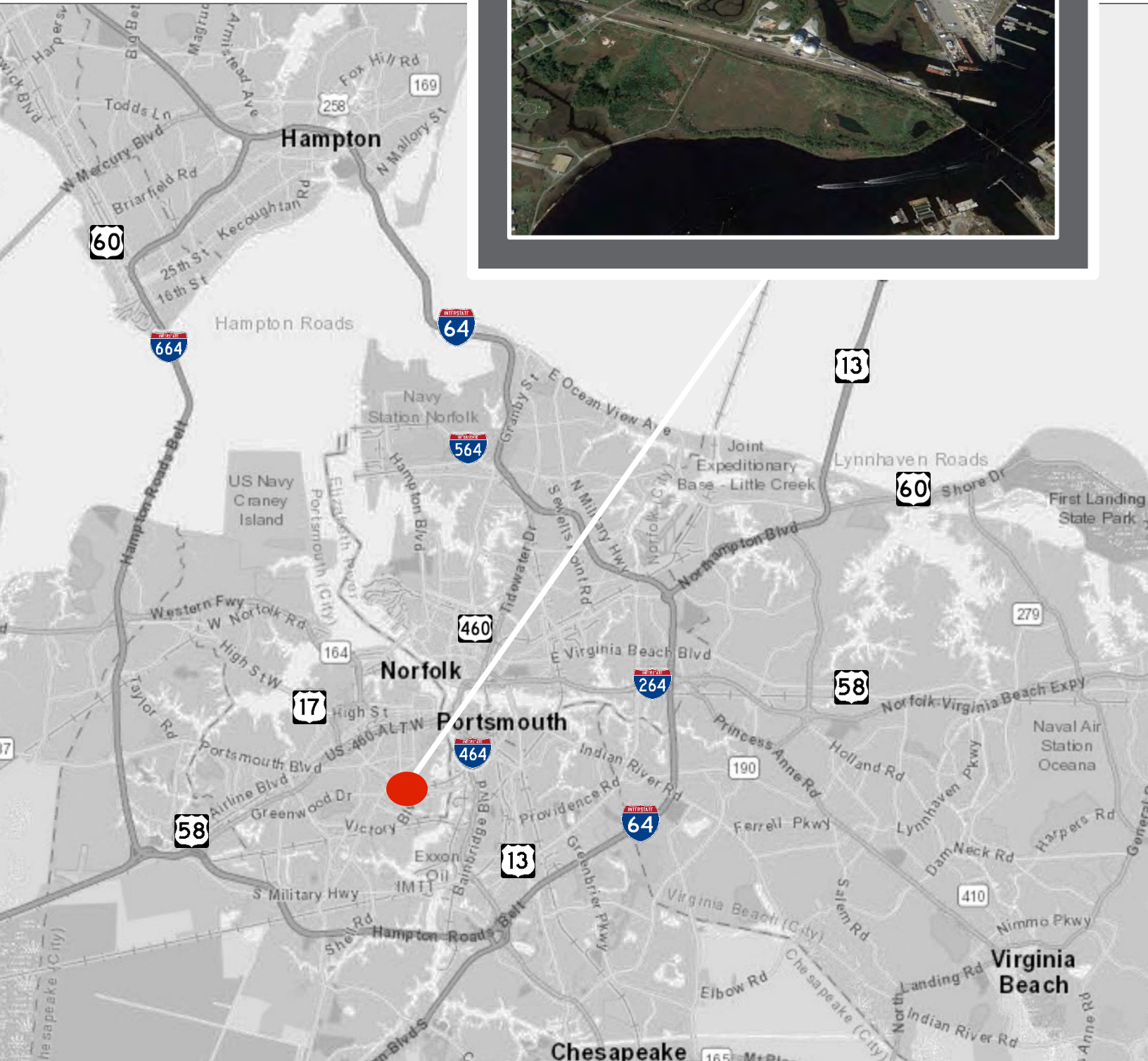
| Utility Providers |                      |
|-------------------|----------------------|
| Electric          | Dominion Power       |
| Natural gas       | Virginia Natural Gas |
| Water and sewer   | City of Chesapeake   |
|                   |                      |
|                   |                      |

| Permits / surveys / reports  |                                    |
|------------------------------|------------------------------------|
| Wetlands delineation         | Completed and on file              |
| Geotechnical report          | Soil borings completed and on file |
| Phase I environmental report | Completed and on file              |
| Channel survey               | Completed and on file              |
| DEQ permit                   | Available and on file              |

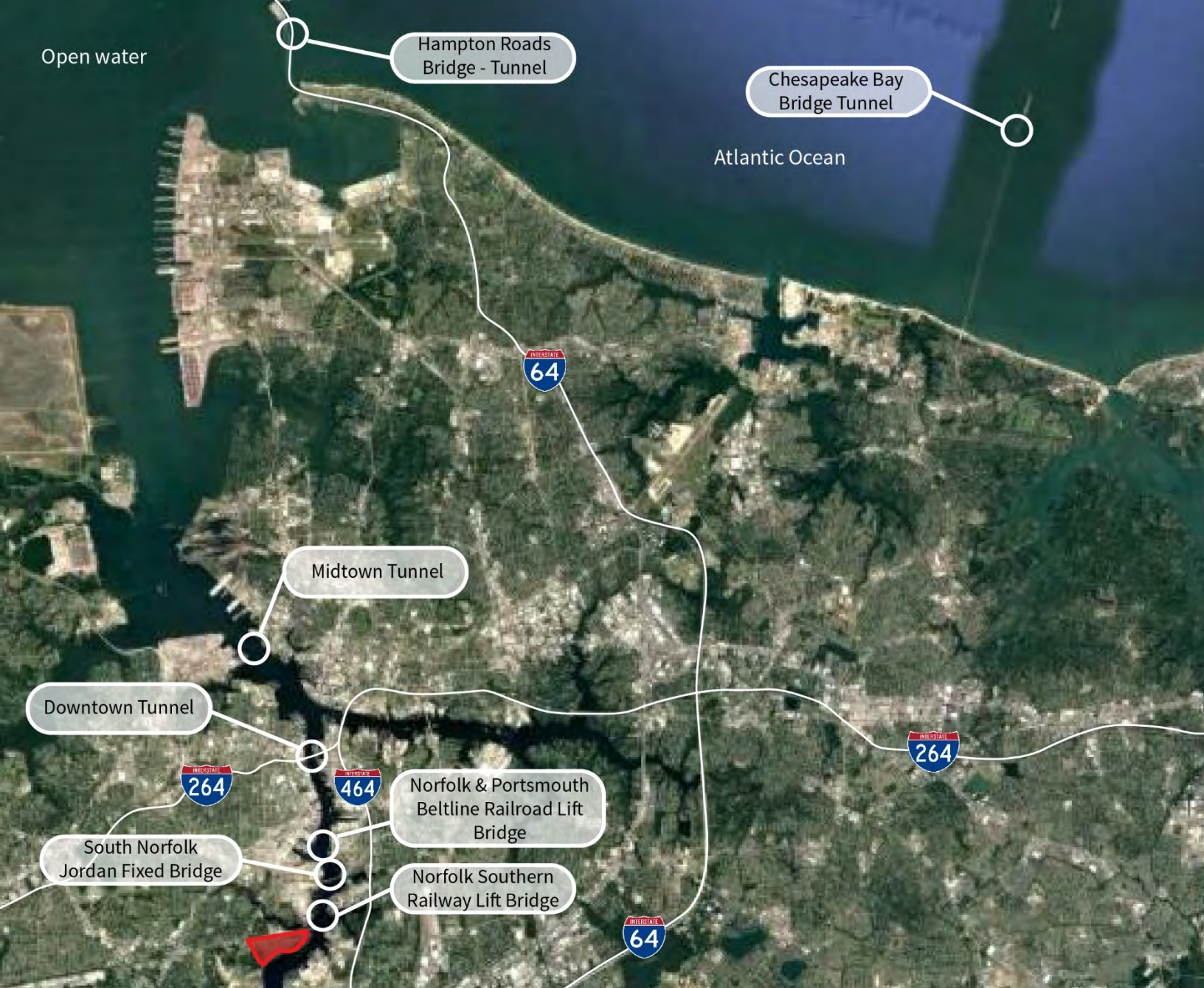


## Location

The Chesapeake Deep Water Terminal is located inside the Hampton Roads Beltway, directly on the Elizabeth River. It offers easy access to the mid-Atlantic population and waterways.







Bridge details

| BRIDGE HEIGHTS                                     | HORIZONTAL (FT) | VERTICAL (FT) |
|--|-----------------|---------------|
| Norfolk Southern Railway Lift Bridge               | 220'            | 175'          |
| South Norfolk Jordan Fixed Bridge                  | 270'            | 145'          |
| Norfolk & Portsmouth Beltline Railroad Lift Bridge | 300'            | 142'          |



Distance from major cities

| CITY           | DISTANCE  |
|----------------|-----------|
| Richmond, VA   | 99 miles  |
| Washington, DC | 201 miles |
| Baltimore, MC  | 239 miles |
| Wilmington, NC | 274 miles |

| CITY           | DISTANCE  |
|----------------|-----------|
| Charlotte, NC  | 324 miles |
| New York, NY   | 367 miles |
| Charleston, SC | 436 miles |
| Savannah, GA   | 479 miles |





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For more information, contact:

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