

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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Charlie Polk

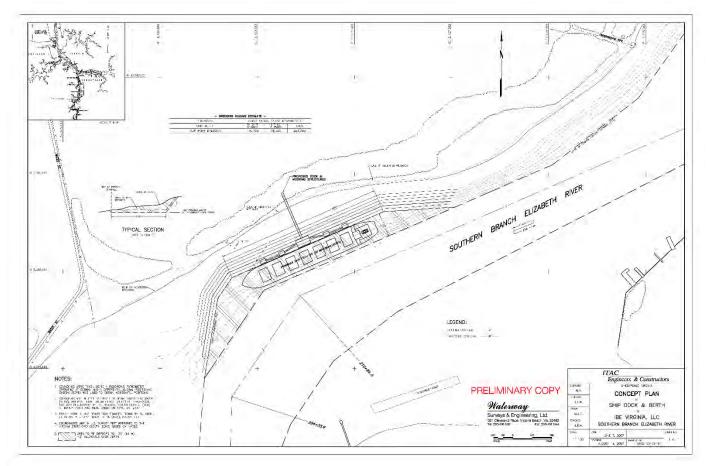
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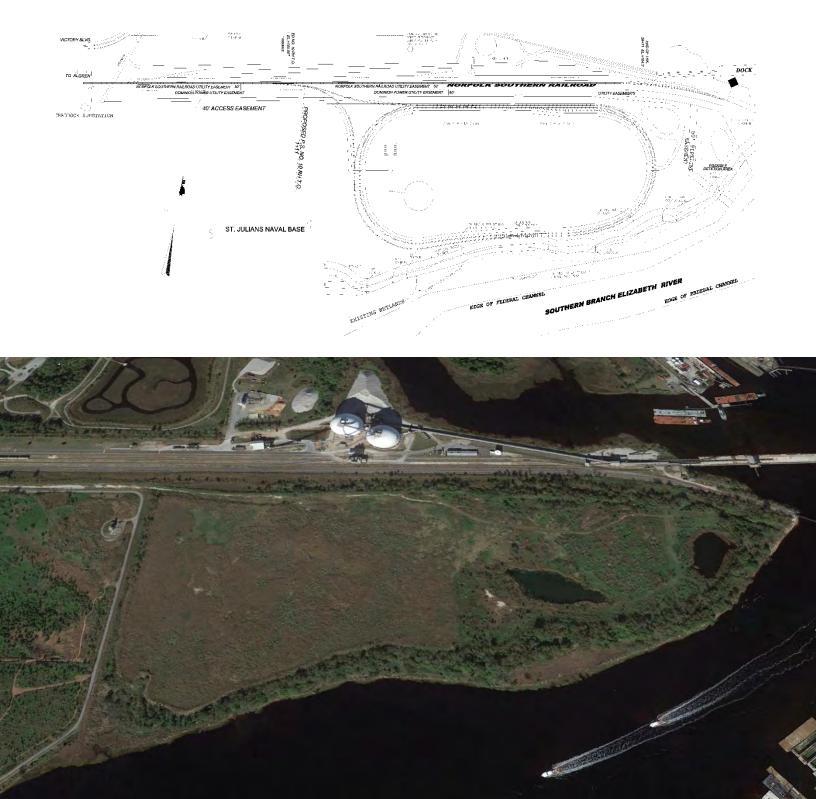


Ship dock and berth concept plan





Conceptual rail loop







Additional site specifications

Utility Providers

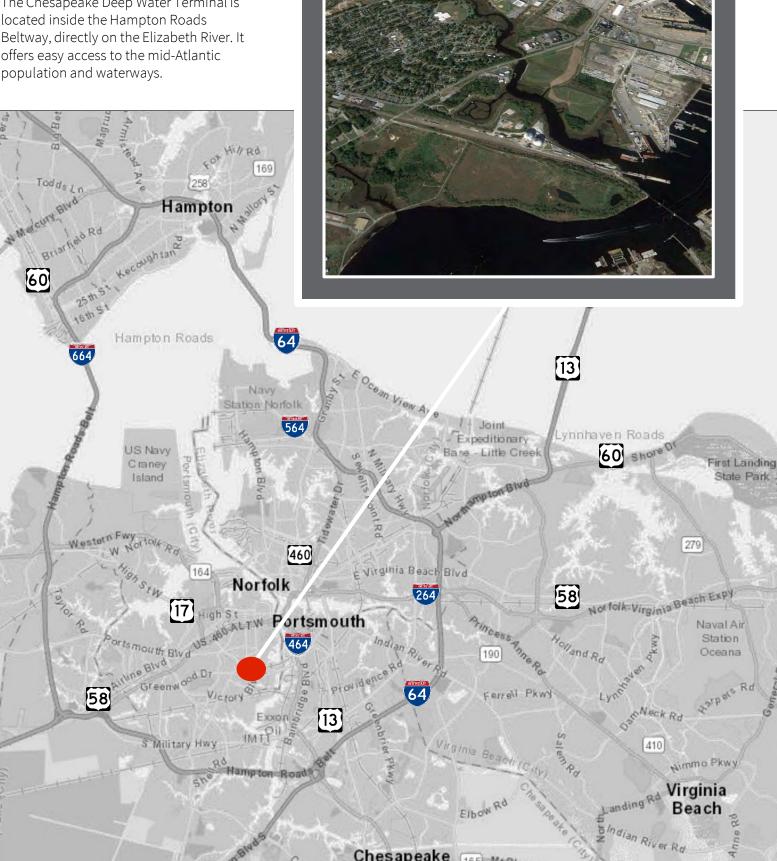
Electric	Dominion Power	
Natural gas	Virginia Natural Gas	
Water and sewer	City of Chesapeake	

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		



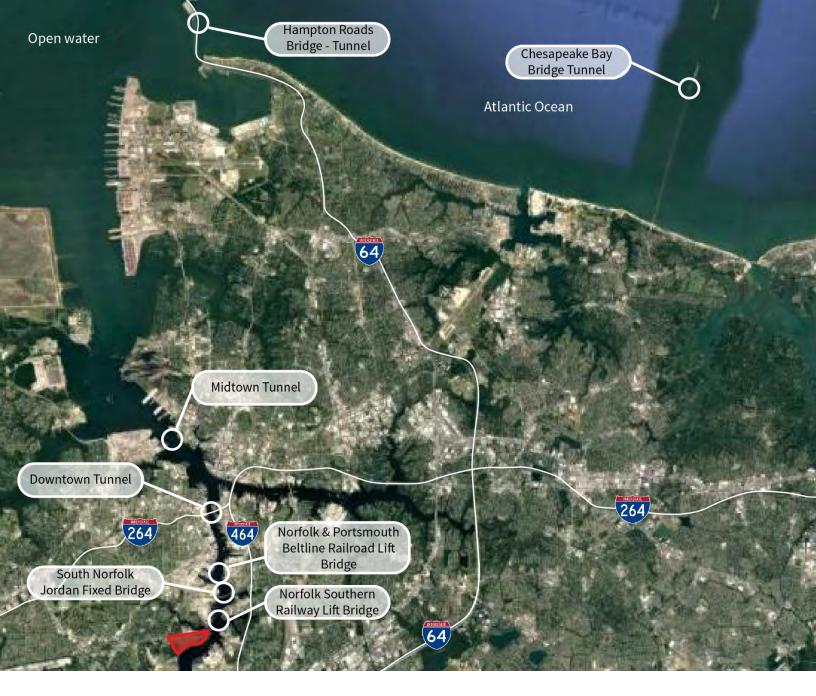
Location

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.



Chesapeake (165)

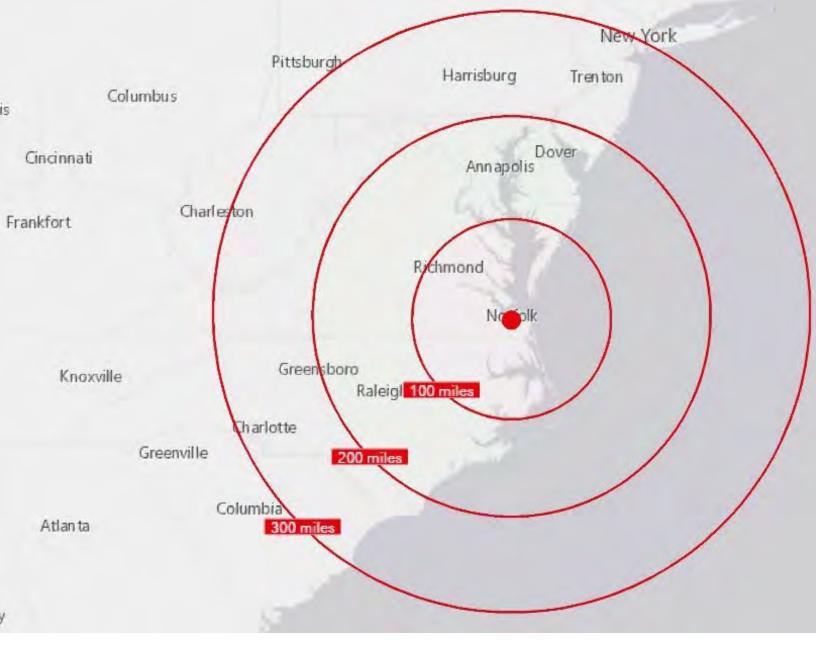




Bridge details

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	CITY	DISTANCE
Richmond, VA	99 miles	Charlotte, NC	324 miles
Washington, DC	201 miles	New York, NY	367 miles
Baltimore, MC	239 miles	Charleston, SC	436 miles
Wilmington, NC	274 miles	Savannah, GA	479 miles





For more information, contact:

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