

HIGH-BAY INDUSTRIAL
PORT OF VIRGINIA

FOR LEASE

Diamond Hill III

1960 Diamond Hill Road, Chesapeake, VA 23324

± 100,081 SF (SUBDIVIDABLE)

CUSHMAN &
WAKEFIELD
THALHIMER

LOVETT
INDUSTRIAL

DIAMOND HILL III

1960 DIAMOND HILL ROAD

PROPERTY HIGHLIGHTS

Space Available	± 100,081 SF (50,000 SF - 100,081 SF) (Suite D: 49,832 SF Suite E: 50,249 SF)
Office Area	± 1,317
Clear Height	27'
Loading	11 - 12' x 14' Dock Level Loading Doors 1 - 10' x 11' Dock Level Loading Door 8 with Dock Levelers 3 - 12' x 14' Grade Level Loading Doors 8 - 12' x 14' Rail Loading Doors
Rail Access	Ability to reactivate Norfolk Southern rail spur
Truck Court	160'
Trailer Parking	± 90
Employee Parking	± 64
Power	3-phase, 480/270v, 2200 amp (expandable)
Column Spacing	41' x 36'
Sprinkler	Dry System (Can Be Converted to ESFR)
Lighting	Motion Sensor LED
Construction	Masonry
Built	1974
Zoning	M-2, Heavy Industrial
Incentives	Foreign Trade Zone #20 ICE Coffee Future Eligibility
Available	October 1st, 2026
Lease Rate	\$8.95 PSF*
Opex	\$1.74 PSF
Notes	Use of Truck Parking / Laydown Yard Included in Lease Rate
Ownership	Institutionally owned and operated by Lovett Industrial

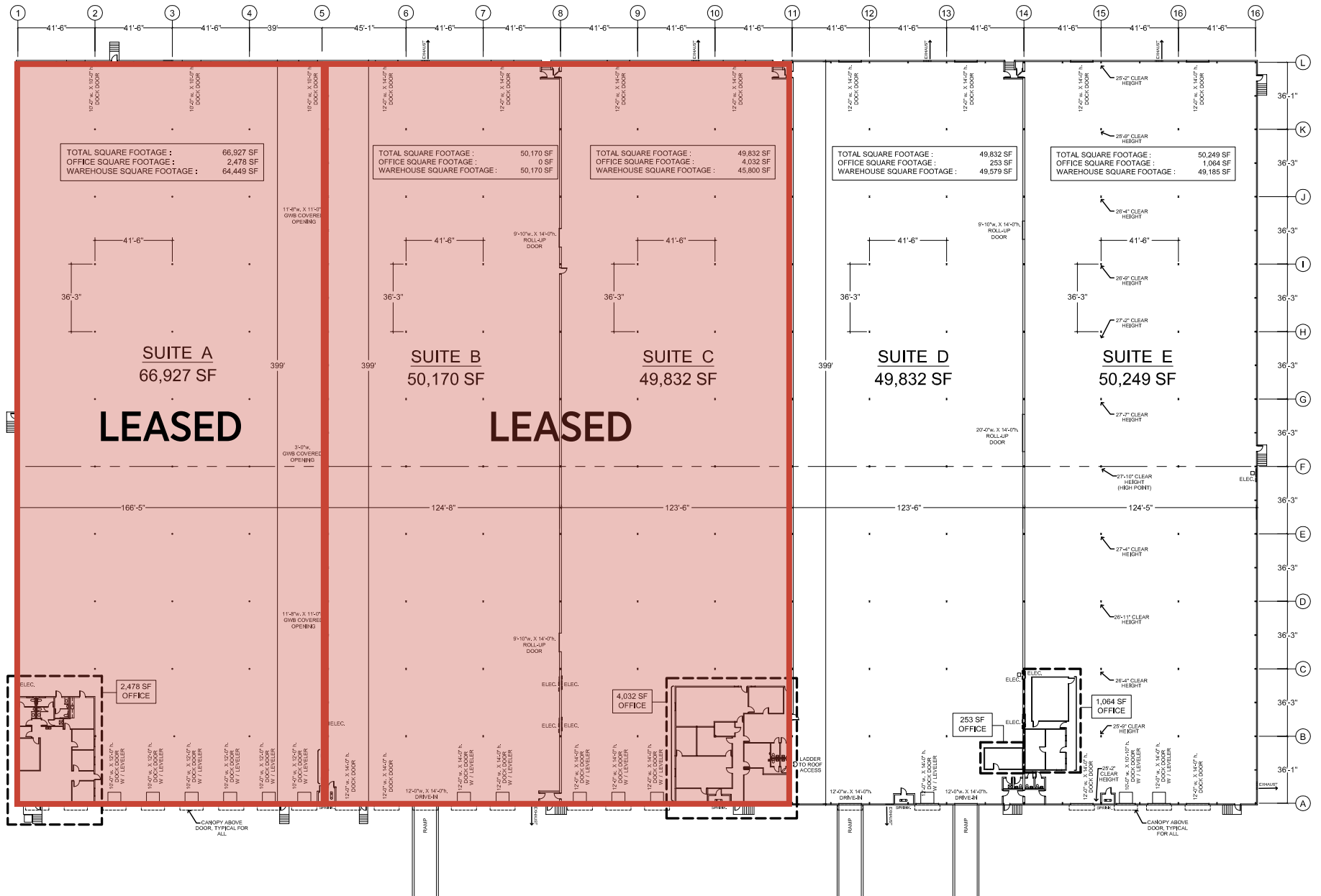
* For individual Suite Lease Rates, Contact Leasing Agents



PROPERTY PHOTOS



FLOOR PLAN



PORT OF VIRGINIA



The Port of Virginia is the fastest growing port on the East Coast and boasts the largest natural deep-water harbor on earth. Every major shipping line in the world calls on the Port of Virginia, providing direct access to over 80 ports worldwide, and 10% of the state's entire resident workforce have port-related jobs. In addition to the 50-foot-deep channels, the port is only 18 miles from open ocean and enjoys a mild climate that allows year-round shipping. Coupled with the largest and fastest container cranes on the planet, the rapid pace that seems to break records practically every month in TEU volume, shows no signs of slowing down.



3RD

LARGEST EAST COAST PORT IN THE UNITED STATES



3.52 MILLION TEUS
IN 2024



#1 RANKED

EAST COAST PORT IN RAIL VOLUME



\$1.5 BILLION

INVESTED IN PORT INFRASTRUCTURE
FROM 2015-2025



**55' AND TWO-WAY
ULCV CHANNEL**

CHANNEL WIDENING COMPLETED IN 2025 AND
DEEPENING TO BE COMPLETED IN 2026 RESULTING
IN THE DEEPEST PORT ON EAST COAST



75%

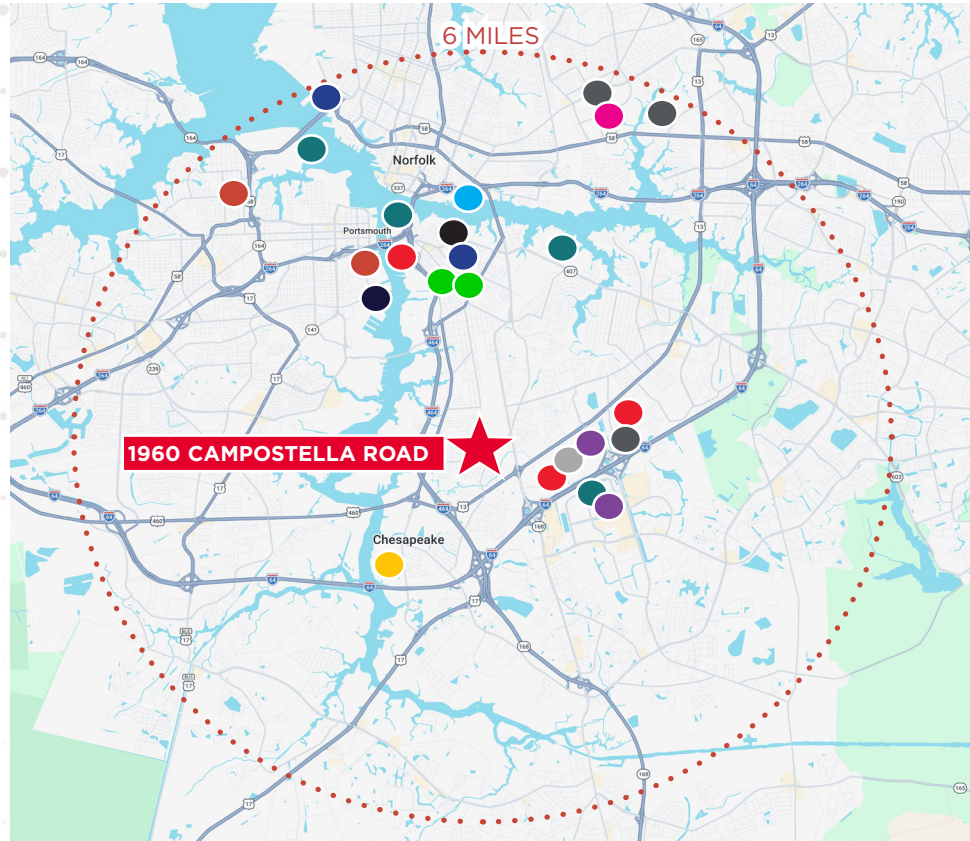
OF U.S. POPULATION WITHIN TWO DAYS DRIVE

APPROXIMATE DISTANCES

Virginia International Gateway	± 11 Miles
Norfolk International Terminal	± 12 Miles
I-64	± 1.9 Miles
I-464	± 1.3 Miles
US-58 / I-664	± 11 Miles
I-95	± 79 Miles
Norfolk International Airport	± 14 Miles
Joint Exp. Base Little Creek	± 15 Miles
Naval Station Norfolk	± 15 Miles
Oceana Naval Air Station	± 19 Miles
Huntington Ingalls NNS	± 25 Miles



DEFENSE AND SHIPBUILDING INDUSTRY



- **ALL TEN OF THE TOP U.S. DEFENSE CONTRACTING COMPANIES** have a major presence in the region, as well as two major federal R&D facilities (Thomas Jefferson National Accelerator Facility and NASA Langley Research Center) responsible for progressing new technologies in the fields of nuclear science, aviation safety, materials and sensors.
- The Hampton Roads MSA is home to **19 MILITARY INSTALLATIONS**, including the **WORLD'S LARGEST NAVY BASE**, with more than 80,000 active-duty personnel serving 70+ US Navy ships and 40 air squadrons.
- With +26,000 workers, **NEWPORT NEWS SHIPBUILDING** is the region's largest employer and serves as the nation's only builder of nuclear aircraft carriers and one of only two nuclear submarine builders in the country.



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