

Land for Sale

**13352 Windsor Boulevard,
Windsor, VA**

**22.04 (AC) Industrial Land in Isle of Wight
Ideal for Industrial Development**

PROPERTY OVERVIEW

13352 Windsor Blvd is advantageously located at the touchpoint of the world-class logistics and distribution infrastructure of the Hampton Roads MSA. Situated along Windsor Boulevard, the Property has seamless access to the entire Norfolk region as well as I-85 and I-95, offering extensive connectivity to the major metropolitan areas of the Eastern Seaboard. The Property sits approximately twenty-six (26) miles from the NS/PTI Portlock Terminal and the Norfolk Southern's Lambert's Point Yard, which represent critical access points to the multiple Class I rail networks spanning the Hampton Roads MSA. Moreover, the Property is located twenty-five (25) miles from the Portsmouth Marine Terminal, one of six (6) terminals that constitute the Port of Virginia, one of the largest seaports in the U.S. and the gateway to global commerce for the East Coast. The site is located within the Windsor Development Service District supporting commercial and industrial growth. It is minutes away from the Shirley T. Holland Intermodal Park, which is home to Keurig Dr Pepper, Safco Products Company and World Market's Virginia Distribution Center.

PROPERTY SPECIFICATIONS

ADDRESS:	13352 Windsor Boulevard, Windsor, VA
ACREAGE:	22.04 Acres
ZONING:	RAC
ELECTRIC:	Dominion Energy
NATURAL GAS:	Columbia Gas of Virginia
WATER:	Isle of Wight County
SEWER:	Hampton Roads Sanitation District
FIBER/BROADBAND:	Verizon



PROXIMITY TO THE PORT OF VIRGINIA



PORT OF VIRGINIA: WORLD CLASS INFRASTRUCTURE



PORTSMOUTH MARINE TERMINAL (24 MINUTES FROM 13352 Windsor Boulevard): Located just off State Route 164 on the west bank of the Elizabeth River, the Portsmouth Marine Terminal (“PMT”) occupies 287 acres of land, with access via Interstate 264 and Interstate 664. With 3,540 feet of wharf, three berths, and a 44-acre Empty Container Yard, the terminal handles containers, break-bulk, and roll-on/roll-off cargo and has the capacity for 250,000 containers and 437,500 TEUs. Additionally, the terminal is rail-served by CSX directly and Norfolk Southern via the Norfolk Portsmouth Beltline Railway.



VIRGINIA INTERNATIONAL GATEWAY (24 MINUTES FROM 13352 Windsor Boulevard): Located just off State Route 164, along the Elizabeth River, the Virginia International Gateway (“VIG”) is the largest privately-owned container terminal in the United States. Sitting on 576 acres, the facility is a U.S. Customs-designated port of entry. Completing a three-year, \$312 million investment project in 2019, the Port of Virginia doubled VIG’s container and rail capacity to 1.2 million units and 480,000 lifts, as well as extended its berth to accommodate three Ultra Large Container Vessels (ULCVs) simultaneously and incorporated its own Trucker Reservation System to increase productivity at gates. With a container yard consisting of 28 semi-automated stacks, served by 56 rail mounted gantry cranes, the terminal can process more than 3,500 truck transactions per day, and offers more than 1,200 reefer plugs for moving chilled and frozen cargoes.



CRANEY ISLAND MARINE TERMINAL (28 MINUTES FROM 13352 Windsor Boulevard): The Craney Island Marine Terminal, located just off State Route 164, is currently the largest fully permitted port expansion project on the East Coast. Upon completion, it will be a state-of-the-art container facility with rail access via the Commonwealth Rail Line. The terminal will have the capability to handle ultra-large container vessels through a 55’ navigation channel and it will greatly increase container throughput on the west side of the Elizabeth River.



NEWPORT NEWS MARINE TERMINAL (28 MINUTES FROM 13352 Windsor Boulevard): Located adjacent to the I-664 and U.S. Route 60 interchange in downtown Newport News, the Newport News Marine Terminal (“NNMT”) sits on 165 acres on the James River and serves as the main break-bulk and roll-on/roll-off facility at the Port of Virginia. NNMT accommodates vessels up to 850’ long and features extensive storage capacity, with 968,000 square feet of covered storage and 60+ acres of outdoor storage. Additionally, the facility is rail-served, with 18,990 feet of Class I rail and direct, on-dock rail service provided by CSX.



NORFOLK INTERNATIONAL TERMINALS (35 MINUTES FROM 13352 Windsor Boulevard): The largest terminal of the Port of Virginia, known as Norfolk International Terminals (“NIT”), is comprised of 567 acres along the Elizabeth and Lafayette Rivers. NIT is strategically located 2 miles from the interchange of I-64 and I-564 in Norfolk. Featuring 16 ship-to-shore cranes and direct, on-dock rail access with CSX and Norfolk Southern, NIT has the capacity for 2.1 million TEUs and is currently undergoing a \$452 million terminal optimization project that will increase the capacity of the terminal by 46%.



RICHMOND MARINE TERMINAL (1 HOUR, 40 MINUTES FROM 13352 Windsor Boulevard): Located on 121 acres adjacent to I-95 and the James River in southern Richmond, Virginia, the Richmond Marine Terminal (“RMT”) is a rail-served facility that connects the Port of Virginia to inland markets. RMT is comprised of 34 acres of paved outdoor storage space, 300,105 square feet of covered storage space, and a 186,225 square foot warehouse. In addition to rail and highway access, the James River Barge Service provides a maritime alternative for transporting goods to the RMT weekly.



VIRGINIA INLAND PORT (3 HOURS, 30 MINUTES FROM 13352 Windsor Boulevard): The Virginia Inland Port (“VIP”) is located on 161 acres proximate to the interchange of major interstates 66 and 81 in Front Royal, Virginia. The rail-served facility is essential in the movement of goods from the Port of Virginia to inland markets including Washington, D.C., Baltimore, Harrisburg, New York/New Jersey, and others. VIP is served by 17,820 feet of rail and features 32 acres of storage space.

HAMPTON ROADS INDUSTRIAL MARKET

Comprising over 83 million square feet of inventory, the Hampton Roads industrial market is one of the most robust in the state of Virginia. 2022 was a record-setting year, with over 5.9 million square feet of positive absorption in the market. An exceptional 3.1% vacancy rate has provided considerable upward pressure on Hampton Roads market rents, with average triple-net asking rates expected to grow an additional 33% by 2026.

GATEWAY MARKET TO THE EAST COAST

The Hampton Roads MSA is defined by world-class logistics infrastructure and an abundance of military installations, attracting a wide industrial user base including Amazon, MDV, General Dynamics, CTDI, Sumitomo, UPS, FedEx, Perdue, BAE, Morton, and Dominion Energy.

2023

83.6 MSF

INDUSTRIAL
INVENTORY

+96.9%

OCCUPANCY

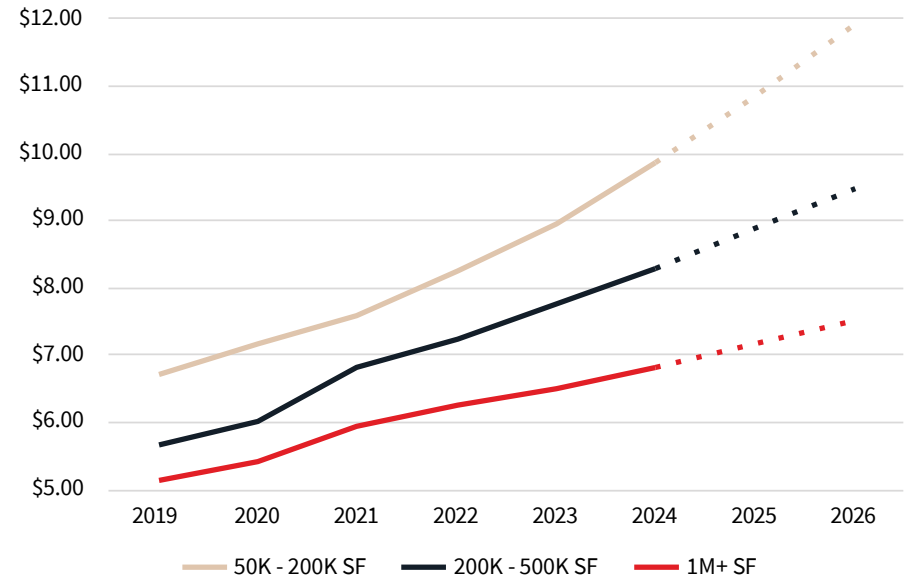
10+

CONSECUTIVE YEARS OF
POSITIVE MARKET NET
ABSORPTION

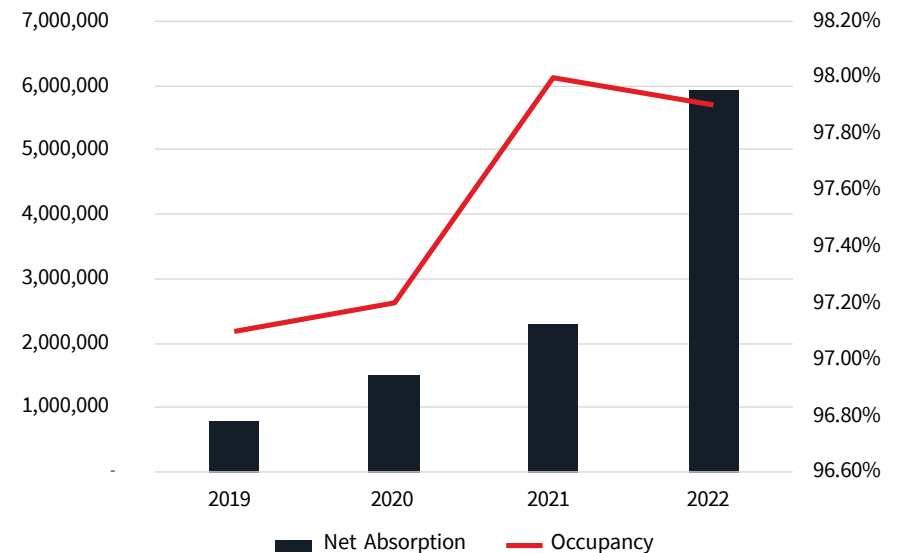
6.5 MSF

NET ABSORPTION
(LAST 24 MONTHS)

HAMPTON ROADS CLASS A MARKET RENTS



HAMPTON ROADS NET ABSORPTION VS. OCCUPANCY



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