

FOR SALE
RARE ACREAGE OPPORTUNITY AT
THE PORT OF VIRGINIA

- +/- 293 AC (+/- 163 NET USABLE AC)
- LAND IS AVAILABLE IN LARGE BLOCKS
- IDEAL FOR INDUSTRIAL DEVELOPMENT
- 0.75 MILE FROM INTERSTATE 664
INTERCHANGE WITH ACCESS
FROM THREE ROADS

SMITH~BOYD FARM

CHESAPEAKE AND SUFFOLK, VIRGINIA



PORT OF VIRGINIA

Take advantage of Virginia's low cost and business friendly environment with these features:

- 108 million U.S. consumers within a 10-hour truck drive
- East Coast Port with greatest future capacity and growth potential
- Ice-free, no bridges and deepest East Coast channels of 50', with Army Corps approval for 55'

DISTANCE TO PORTS

Straight line distances:

APM: 6.1 miles

PMT: 6.9 miles

NIT: 10.2 miles

NNMT: 10.9 miles

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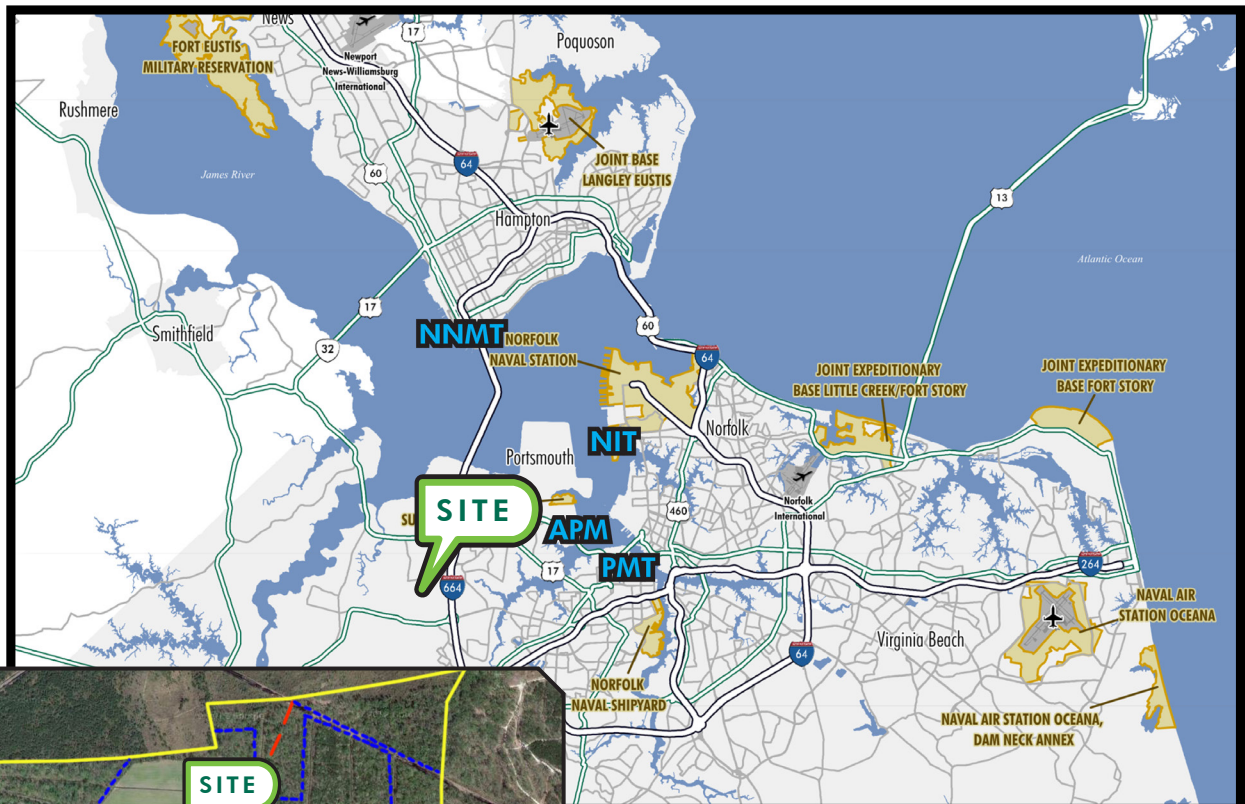
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SMITH BOYD FARM CHESAPEAKE AND SUFFOLK, VIRGINIA

PROPERTY FEATURES:

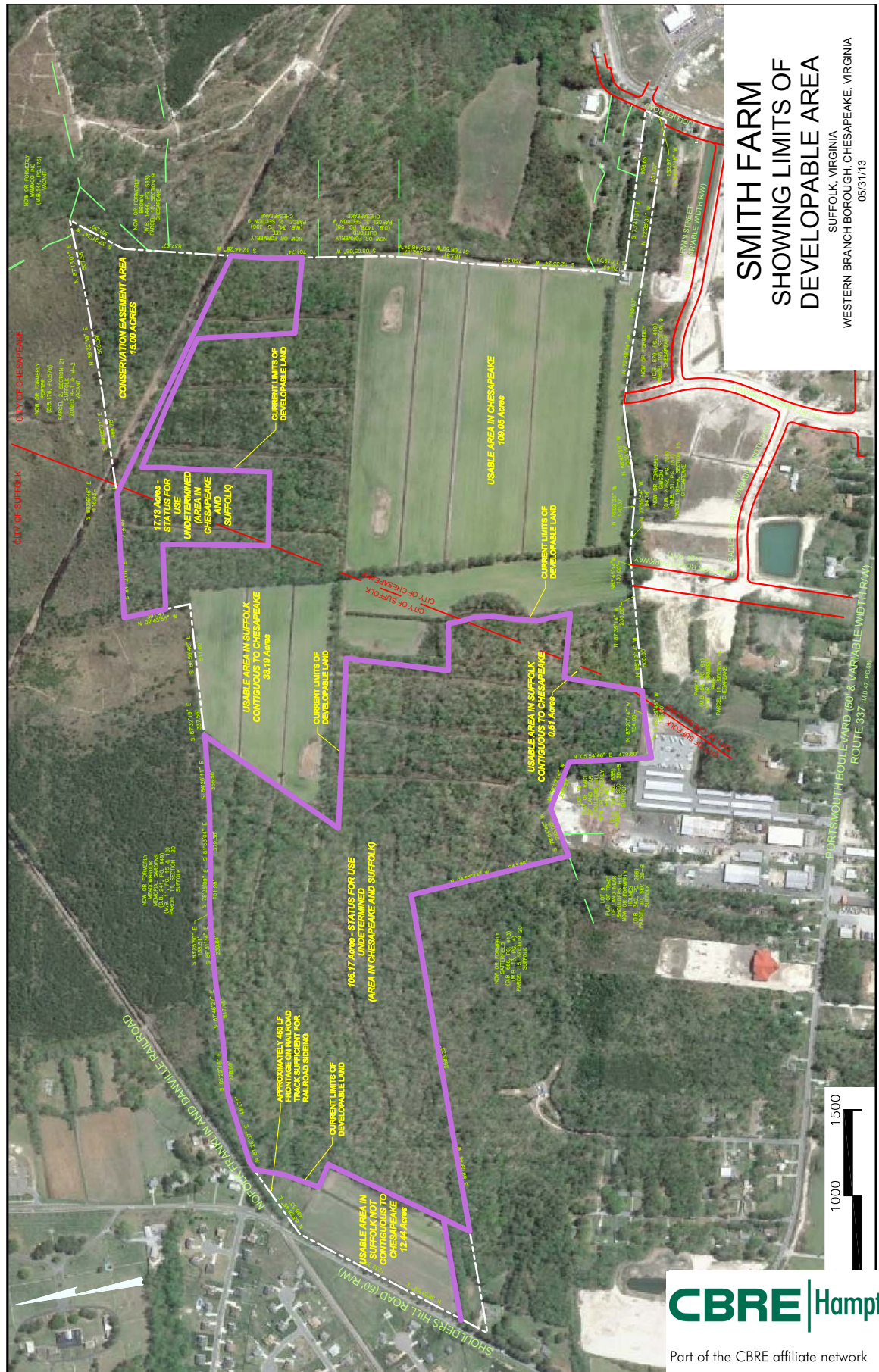
- Site Size: +/- 293 AC (+/- 163 AC net usable in large blocks)
- Frontage: Access from Nansemond Parkway and Joliff Road
- Utilities: Municipal water at three (3) connection points to 12" water mains close by. Sanitary Sewer: 8" deep gravity line at southern boundary, served by pump station #244 Natural gas: Virginia Natural Gas & Columbia Gas available
- Rail: +/- 450' frontage on Comm. RR offering dual Class 1 rail service
- Location: Property is located close to freight terminals at the Chesapeake Suffolk city line, just west of I-664 at the Portsmouth Boulevard exit (Exit # 11A, B)

LOCATION AERIAL AND MAP:

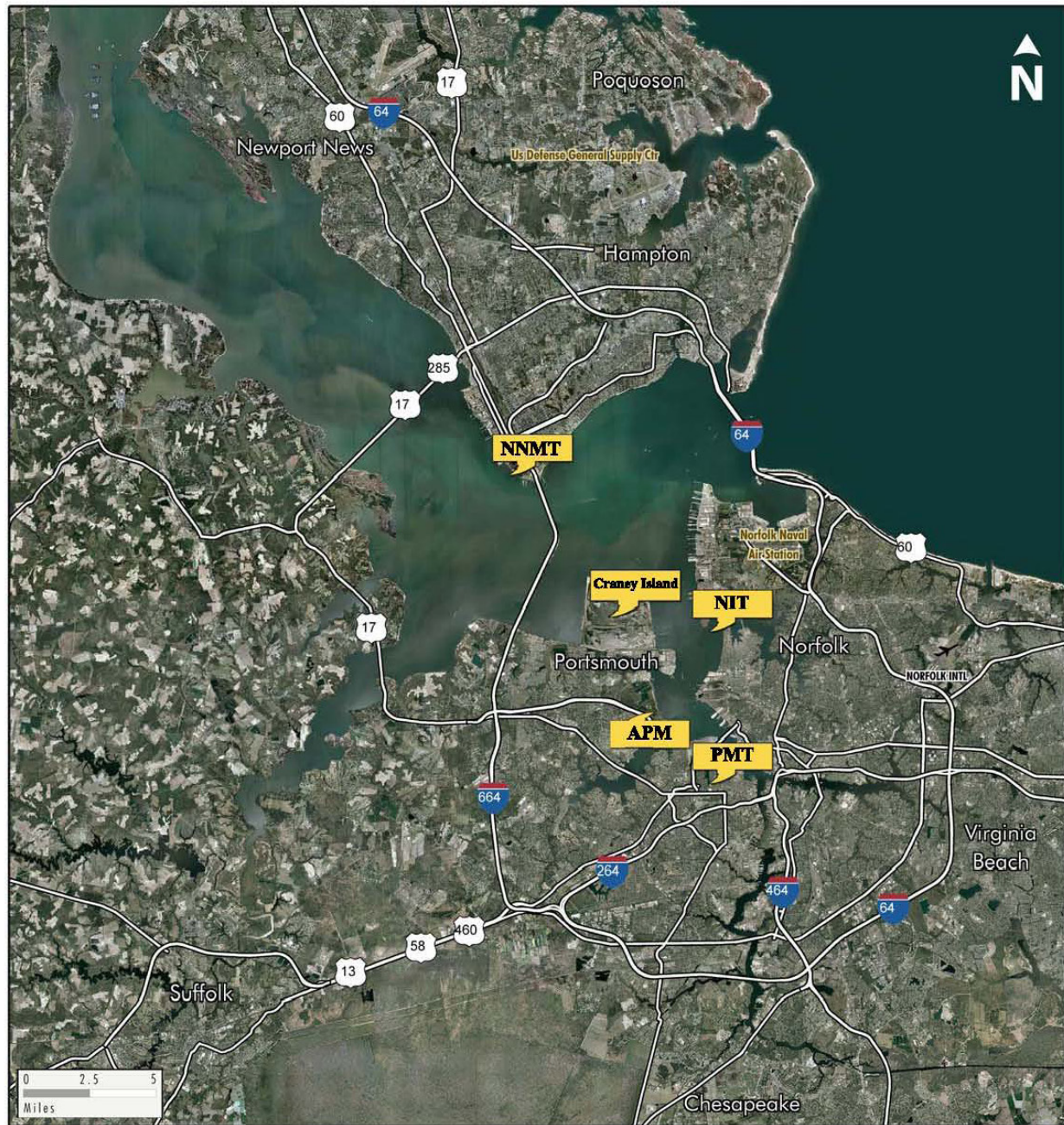


- This property offering is the largest available parcel in closest proximity to Virginia Terminals.
- Virginia Terminals plans to expand from capacity of 2 million TEUs to 5 million TEUs.
- Area boasts great quality of life with reasonable costs of living.
- Property is eligible for Foreign Trade Zone status and state incentives.

SMITH BOYD FARM CHESAPEAKE AND SUFFOLK, VIRGINIA



Ports of Norfolk, Virginia, USA



FEATURES:

- Largest, natural ice-free harbor
- 50' channel depths (deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps Authorization (4/09)
- Heartland corridor expedited rail service to Midwest
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ships afloat.
- Dual Class-1 rail service (NS & CSX)
- 95% +/- of global service lines calling here
- Northern most right-to-work state
- 100 million population within 10-hour truck drive
- Great quality of life