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FORMER BASF SITE

*A nearly 50-acre waterfront site located along the Elizabeth River
primed and ready for construction or industrial use*





The Former BASF Site Comprises Nearly 50 Acres of Prime Waterfront Real Estate Zoned for Heavy Industry.

This is a rare opportunity to establish your water dependent industrial operation near the mouth of the Elizabeth River in Hampton Roads. Once home to a super absorbent polymers plant which closed in 2007, the site has undergone extensive demolition and remediation to prepare it for reuse. This property has all the attributes required by heavy industry; zoning, on-site rail, interstate accessibility, gas, power, water, sewer, storm water detention, and access to one of the world's deepest natural harbors. The site is located immediately between the APM Terminal and the Portsmouth Marine Terminal in the West Norfolk Industrial District of the City of Portsmouth.

Ready for Occupation and Additions

Although the processing plant itself has been cleared, the foundation slabs remain and can accommodate massive equipment loads for nearly every type of construction and industrial use. The company left intact 5 large warehouse buildings for onsite, covered storage; a 4,000 sf. maintenance workshop with a 3 ton overhead track crane; a 32,000 sf. former office/laboratory; and an operational 400,000 lb. truck/rail scale.

Major Utilities

- Primary feeders (23kv) and a standby transformer onsite provided by Virginia Dominion Power
- Two private, 640' deep water wells pumping 960 GPM
- 600,000 gal. ground level and above ground water storage
- City of Portsmouth municipal water
- Hampton Roads Sanitation District (HRSD) wastewater
- Natural gas service from Columbia Gas
- 750,000 gallon concrete skimmer pond
- 4 membrane lined storm water ponds
- Commonwealth rail onsite with connections to CSX and Norfolk Southern

Transportation Infrastructure

West Norfolk Road, which serves the property, connects directly to a nearby interchange on the new limited access I64 Western Freeway with direct access to Interstate 664.

A Commonwealth Rail line runs across a set of truck scales on the property and down to the waterfront. Commonwealth connects to both CSX and Norfolk Southern where the new Heartland Corridor rail line begins.

On the waterfront, a nearby Cogentrix power plant has an easement to operate a pier structure where the company unloads the barges that fuel its operations. Cogentrix uses a conveyance system that runs along the edge of the property line to transport coal. The channel has a depth of approximately 20'. The opposite side of the property has never been used for water access but, with the recent dredging and construction of the most modern terminal facility in North America owned by APM, is now ideally situated to take advantage of partnerships with that facility or to improve access to the river there.

Labor Force

The City of Portsmouth, which is geographically small, has a population of 100,000 and is the urban center for Hampton Roads. This economically diverse region is the 33rd largest metropolitan area in the US, has a population of 1.75 million and draws from a civilian labor force of nearly 1 million. Major industrial employers are clustered in the ship building and ship repair, defense, food processing, maritime related activities, warehousing and distribution, chemicals, aerospace and automotive sectors. These firms include some of the world's most recognized corporate names.

Labor Market Data

Population	2009	2000	2013
Hampton Roads	1,650,282	1,562,101	1,741,814

Gender Distribution (2008)	Male	Female
Hampton Roads	48.90%	51.10%

Median Age (2008) 36 years

Civilian Labor Force	2009	2008	2007	2006
Hampton Roads	816,796	812,630	805,996	793,866

Unemployment (April 2010)	
Hampton Roads	7.10%
Statewide	6.70%

Unemployment Rate	2009	2008	2007	2006
Hampton Roads	6.30%	4.20%	3.20%	3.30%
Statewide	6.30%	3.90%	3.00%	3.00%

Underemployed	4th '09	3rd '09	2nd '09	1st '09
Hampton Roads	67,568	89,414	66,882	62,314

Labor Force Participation 2000 Census

Hampton Roads 67.90%

Commuting Patterns - 2000 Census	
Live and work in Hampton Roads:	729,423 93.20%
Total In-Commuters:	27,456 3.50%
Total Out-Commuters:	25,522 3.30%

Additional Labor Resources

High school graduates not continuing (2008-2009)	1,494
Two-year college graduates (Spring 2009)	4,911
Two-year college enrollees (Fall 2009)	59,389
Other college / university graduates (Spring 2009)	11,109
Total	76,903

Educational Attainment

Ninth graders graduating in '08-'09	70.60%
Population age 25+ who are high school graduates	84.70%
Population age 25+ with Bachelor's Degree or higher	23.90%