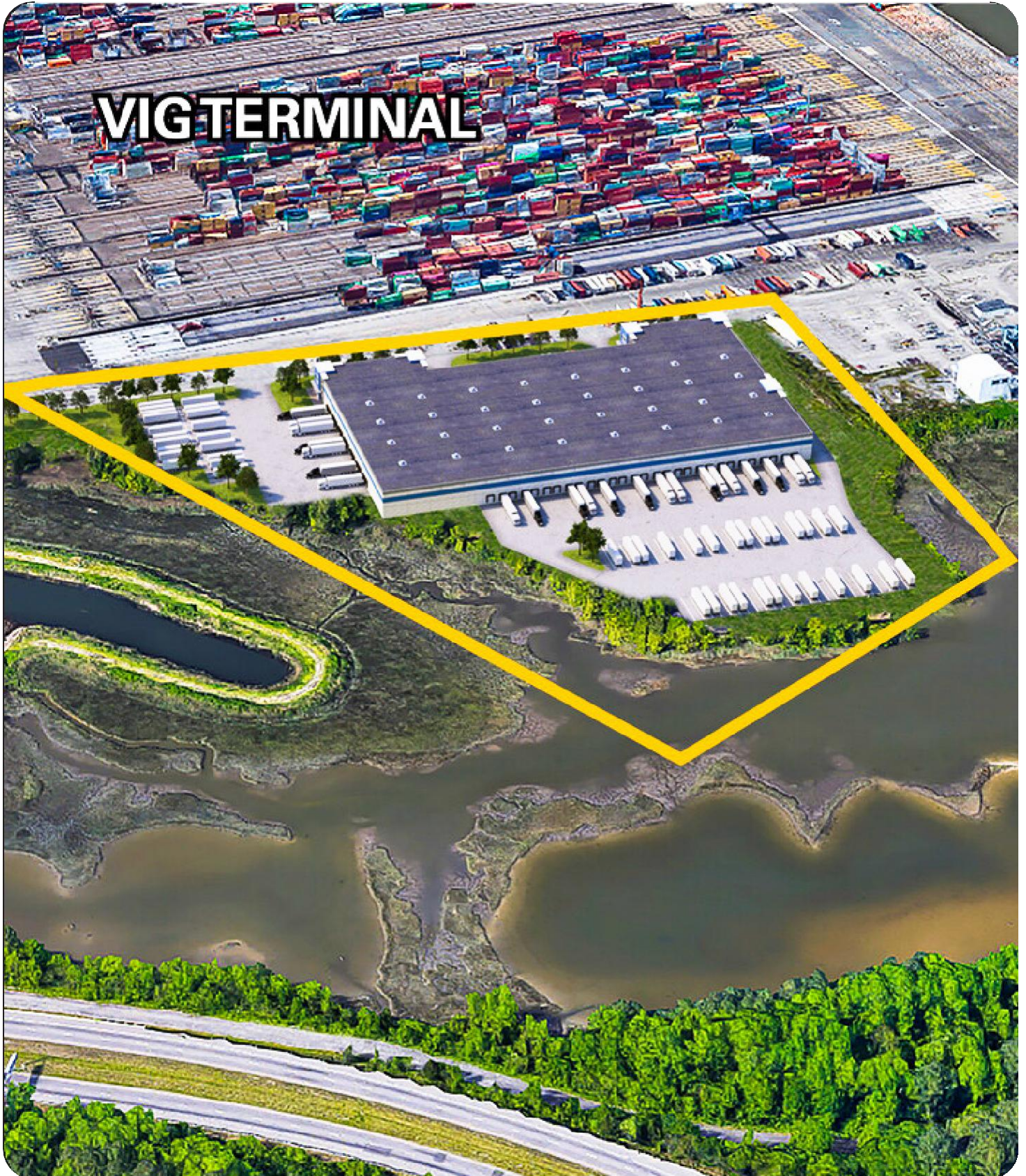




**1 Wild Duck Ln,
Portsmouth, VA 23703**

**\$0.27+
NNN**

INDUSTRIAL SPACE

This facility offers 36' clear height, ESFR sprinklers, dock and grade access, and a prime location adjacent to the I-164 exit ramp with immediate highway access. Centrally located in Hampton Roads "Inside the Beltway," it's minutes from major marine terminals, reducing transportation costs. The site is eligible for Foreign Trade Zone and ICE Coffee Futures Certification, featuring a fenced $\pm 7,240$ sq. ft. office/warehouse/shop facility available for build-to-suit, storage, lease, or sale.

PROPERTY HIGHLIGHTS

RBA	73,500 Square Feet
Site	7 Acres
Loading Docks	80 ext.
Ramps	1
Year Built	2024
Stories	1
Zoning	IN

FOR SUBLEASE \$0.27+NNN
Sublease Term 03/31/2033

