

FOR SALE

3599 Progress Avenue
Portsmouth, VA



18.691 acre site (Unit A-1); zoned IN – Heavy Industrial

Up to 300,000 sf office warehouse building

Ideally located and in close proximity to Port of Virginia Shipping Terminals:

SALE PRICE: \$5,500,000

1 mile to Virginia Gateway Shipping Terminal (VIG)

2 mile to Portsmouth Marine Terminal (PMT)

7 miles to Norfolk International Terminal

Potential rail spur on Commonwealth Railway connecting to Norfolk Southern and CSX
In close proximity to the interstate highway system and double stack intermodal service

For Information Contact:

John A. Merenda

3908 Meeting House Road

Virginia Beach, VA 23455

Phone: (757) 318-9244

Cell: (757) 560-5476

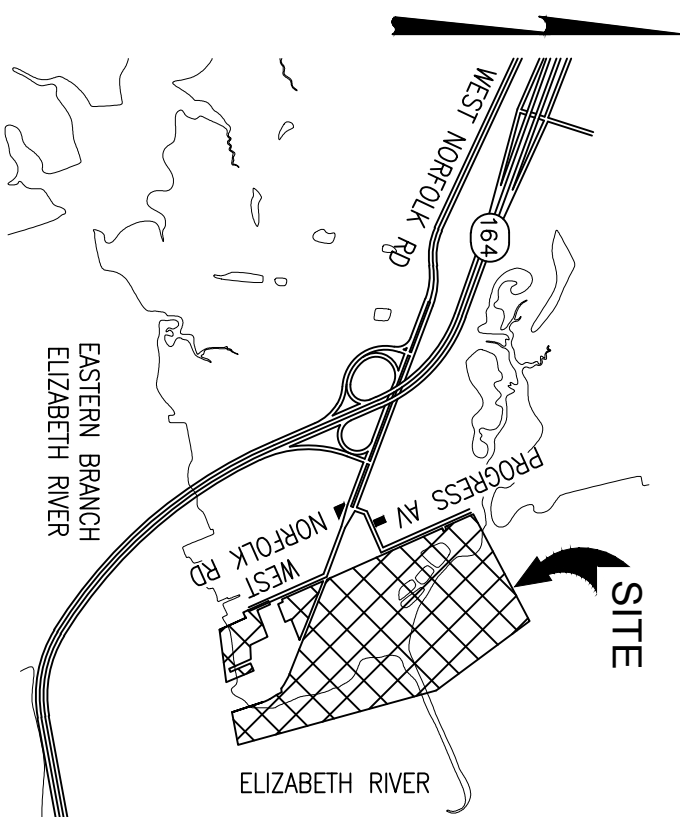
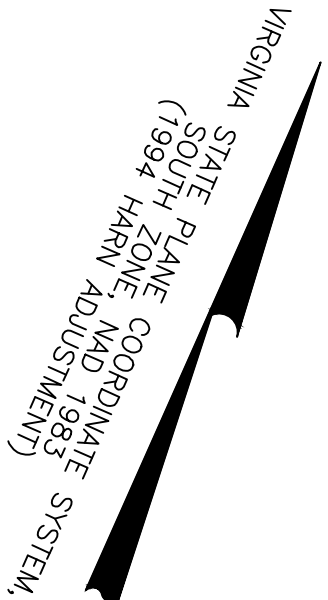
Fax: (757) 222-2379

johnmerenda@cox.net



CURVE TABLE					LINE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHD BEARING	LINE	BEARING	DISTANCE
C1	13°05'26"	333.31'	76.15'	75.99'	38.24'	N24°38'51"W	L1	S66°04'48"W	25.00'
C2	04°24'16"	658.24'	50.60'	50.59'	25.31'	N28°59'26"W	L2	N22°45'22"W	43.03'
C3	14°09'17"	785.06'	193.95'	193.45'	97.47'	N61°09'59"W	L3	N66°00'59"E	35.00'
C4	21°54'22"	403.39'	154.23'	153.29'	78.07'	S51°56'11"E	L4	N23°59'01"W	35.00'
C5	22°52'51"	313.31'	125.12'	124.29'	63.40'	S29°32'34"E	L5	S66°00'59"W	35.00'
							L6	S79°26'05"W	20.17'
							L7	N31°11'34"W	94.40'
							L8	S82°19'22"W	40.00'

LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
L1	S66°04'48"W	25.00'		L9	S48°02'03"E	6.97'	
L2	N22°45'22"W	43.03'		L10	S62°53'22"E	45.56'	
L3	N66°00'59"E	35.00'		L11	N68°33'03"E	30.00'	
L4	N23°59'01"W	35.00'		L12	S23°55'12"E	55.00'	
L5	S66°00'59"W	35.00'		L13	N23°54'10"W	69.63'	
L6	S79°26'05"W	20.17'		L14	N67°25'46"E	33.61'	
L7	N31°11'34"W	94.40'		L15	N67°25'51"E	82.02'	
L8	S82°19'22"W	40.00'					



LOCATION MAP SCALE: 1" = 2000'

PLATS OF REFERENCE

M.B. 12, PG. 178

SOURCE OF TITLE UNIT A-1

THOMAS INDUSTRIAL LLC
INSTRUMENT# 190004110

SOURCE OF TITLE UNIT A-2

RUTH INDUSTRIAL, LLC
INSTRUMENT# 19004105

THIS PROPERTY CONSISTS
OF TAX PARCEL #07000010

EXHIBIT C

PLAT OF LOVETT POINT CONDOMINIUM PROPERTY OF RUTH INDUSTRIAL, LLC

PORTSMOUTH, VIRGINIA

AREA SUMMARY	
UNIT A-1	18.691 AC.
UNIT A-2	13.485 AC.
COMMON AREA A	47.947 AC.
TOTAL	80.123 AC.

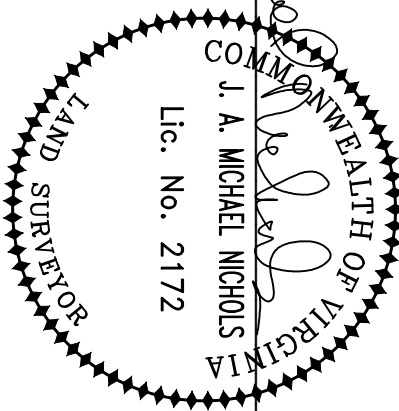
SURVEYORS CERTIFICATE

I CERTIFY THAT THIS PLAT AND PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF §§5-79.58 (A) & §§5-79.58 (B) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED.

AMERICAN ENGINEERING - BY:

J. A. MICHAEL NICHOLS
LAND SURVEYOR
LICENSE No. 2172

DATE



7-23-2019

AMERICAN Engineering

American Engineering Associates - Southeast, P. A. Inc.
448 Viking Drive, Suite 170
Virginia Beach, VA 23452
757-468-6800
FIRM# 0405001994

Project

19009

Drawn By

DMV

Checked By

JAMN

Drawing Path\Name

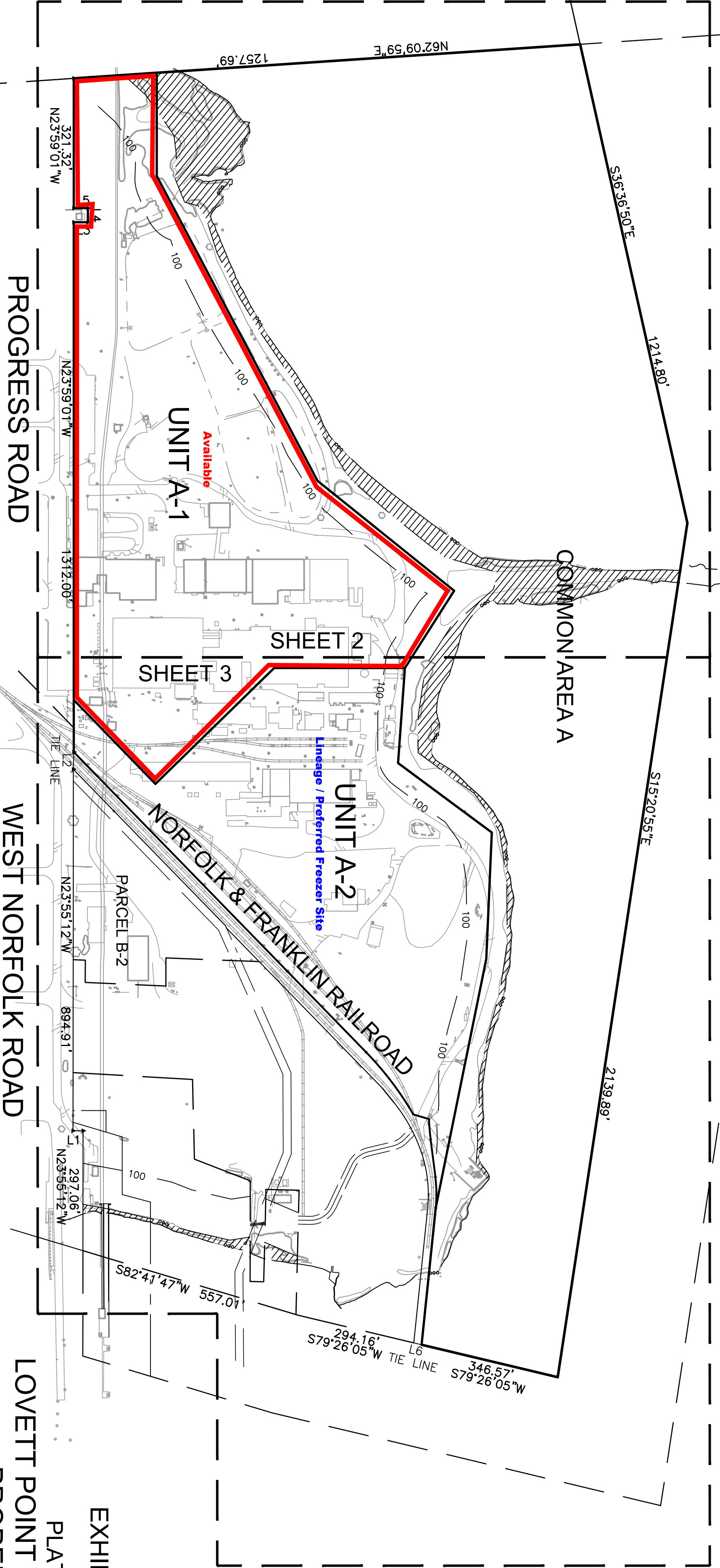
Layout

REVISIONS:

07-23-2019

SHEET

1 OF 3



3599 Progress Avenue, Portsmouth, VA





NNMT

Future CIMT

NIT

M Terminals

PMT