



# Suburban Operational Excellence

1.016 Acres,  
600 Storage Units

3959 Garwood Ave  
Portsmouth, VA

Warner Bonner | warner@ipgsf.com | (858) 414-0497

Anica Petkovic | anica@ipgsf.com | (415) 320-7689





3959 Garwood Ave

# Property Highlights

- “3959 Garwood Avenue is a four-story, climate-controlled self-storage facility located along a high-visibility corridor in Portsmouth, VA. The property is currently undergoing upgrades to enhance climate control, security, and overall functionality, positioning it as a reliable solution for both household and business storage needs.”
- Four-story climate-controlled facility
- Ideal for temperature-sensitive storage
- Upgraded HVAC systems for improved performance
- Enhanced security with cameras and lighting
- Strong visibility along active corridor
- Modernized interior layout and access
- Ongoing exterior and site improvements





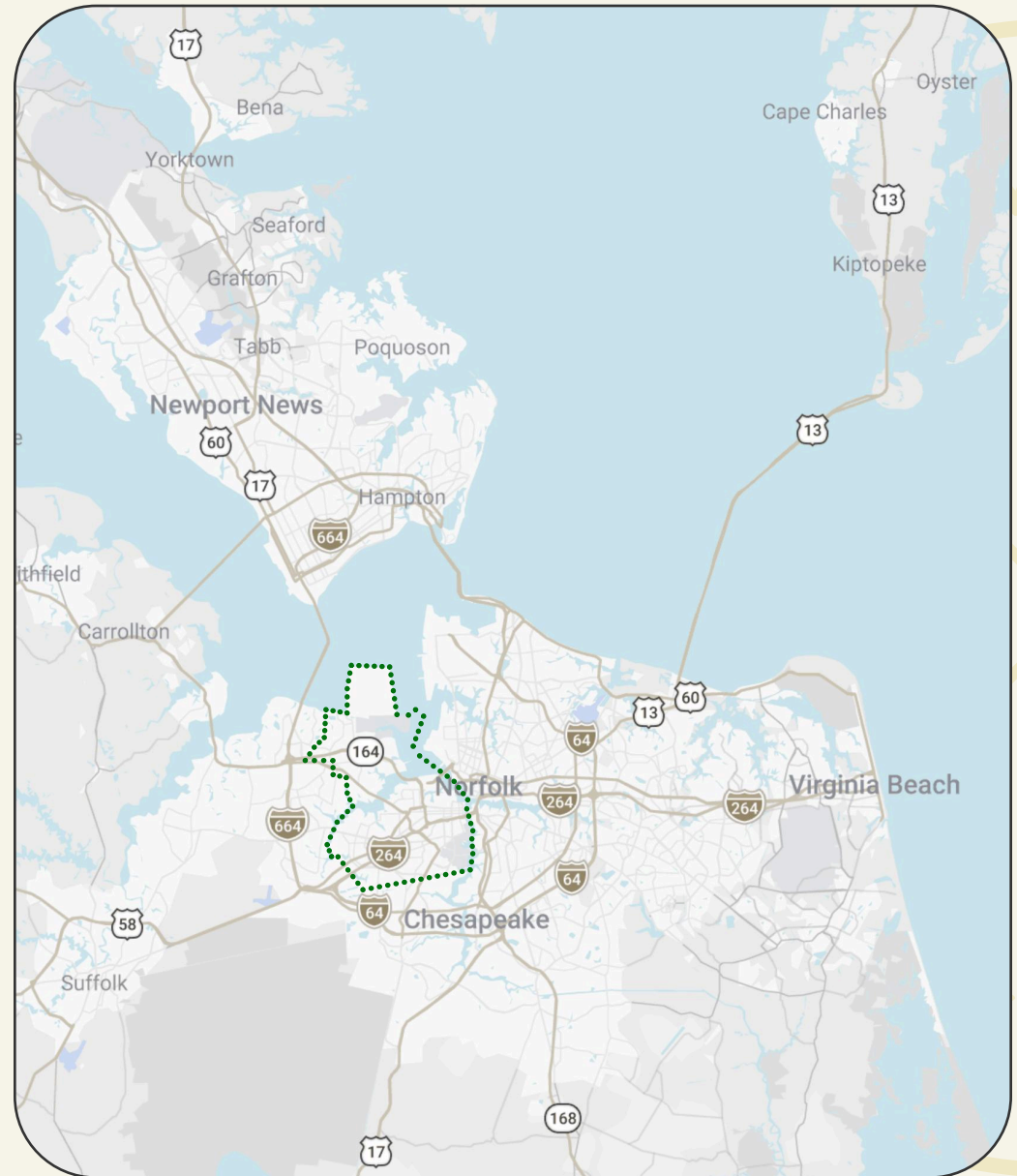
3959 Garwood Ave

Gallery





- **Built-in demand base:** Portsmouth population is **96,482**.
- **Military + veteran footprint:** Portsmouth has **9,074 veterans**, supporting long-term, deployment-driven storage needs.
- **Renters + housing transitions:** Median gross rent is **\$1,300**, supporting life-event storage demand tied to moving and downsizing.
- **Homeowner stability:** Owner-occupied housing rate is **57.9%**, supporting steady, longer-duration storage use.
- **Regional economic engine:** Hampton Roads is home to **~83,000 active-duty** military personnel, with defense spending a major share of regional activity—supporting stable employment and demand.



**Data sources:** City-level figures are from the U.S. Census Bureau (QuickFacts, 2020–2024), with regional military stats from the Hampton Roads Chamber of Commerce.





3959 Garwood Ave

- |               |                                   |                                     |
|---------------|-----------------------------------|-------------------------------------|
| 1 Food Lion   | 6 7-Eleven                        | 11 O'Reilly Auto Parts              |
| 2 China Sun   | 7 Uniqueness Bella Stone Surfaces | 12 United Auto Wholesalers, LLC     |
| 3 Dollar Tree | 8 Industrial Drives Inc           | 13 Triton Stone of Portsmouth       |
| 4 CVS         | 9 Job's Welding and Fabrication   | 14 T J Cullys Local Grille          |
| 5 Burger King | 10 Crane Tech Solutions LLC       | 15 East Coast Truck & Trailer Sales |

# 3959 Garwood Ave

Portsmouth, VA



This versatile commercial asset offers **88,800 SF** of flexible space, perfectly suited for high-volume storage, logistics, or business-to-business services. Situated on a generous **1.02-acre lot** at the corner of Garwood and Greenwood Avenue, the property features a prominent multi-level structure currently operating as a modern, climate-controlled self-storage facility.

The facility is highly optimized for industrial efficiency, featuring a **24-foot loading dock** with 18-wheeler drop-off capabilities, high-capacity elevators, and professional-grade security with on-site video monitoring. With unit sizes ranging from compact lockers to large vehicle storage spaces, the interior is designed to accommodate everything from climate-sensitive business records to RVs and boats.

Strategically located in the heart of Portsmouth, the property offers exceptional connectivity to the Hampton Roads region. It is positioned just minutes from the **Virginia Port Authority** and major transit routes including **I-264 and I-664**, providing seamless access to Norfolk, Chesapeake, and the Norfolk International Airport. This location offers a prime opportunity for businesses seeking a high-visibility hub with robust infrastructure and superior regional reach.



## For more information

Warner Bonner | warner@ipgsf.com | (858) 414-0497

Anica Petkovic | anica@ipgsf.com | (415) 320-7689

[commandocommercial.com](https://commandocommercial.com)

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