

230 Pickett's Line
Newport News, Virginia
Free Standing Office / Warehouse /
Manufacturing Facility

Available for Sale or Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com / www.CampanaWaltz.com

*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



230 Pickett's Line, Newport News, Virginia



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Description

This ± 115,000 square foot industrial building is located in the Oakland Industrial Park in Newport News, Virginia. Constructed in 1995 with an addition in 1996, it has a steel frame, precast concrete and insulated metal panel skin with high performance reflective glass. The building has a 6" reinforced concrete slab floor and standing seam metal roof. Ceiling heights are 24' to 27' clear and the building is fully conditioned. There is a separate loading area with non-skid painted floors. One grade level (10' x 10') and two dock (10' x 10' and 10' x 14') with levelers. The M-2 zoning will allow just about any industrial use from heavy manufacturing to distribution. The building is situated on 15 acres with 232 parking spaces.

This is a state-of-the-art building with all utilities in place. Dominion Virginia Power provides Primary Voltage of 34.5kV with 3000 amps, 480-volt, 3 phase service at the property. Virginia Natural Gas provides natural gas via a 2" main with pressure of 60 psi. Digital and Fiber Optic phone service is provided by Verizon Communications and Cox Communications ensures fast reliable phone and computer connections. Water and Sewer is provided by Newport News Waterworks and Hampton Roads Sanitation District.

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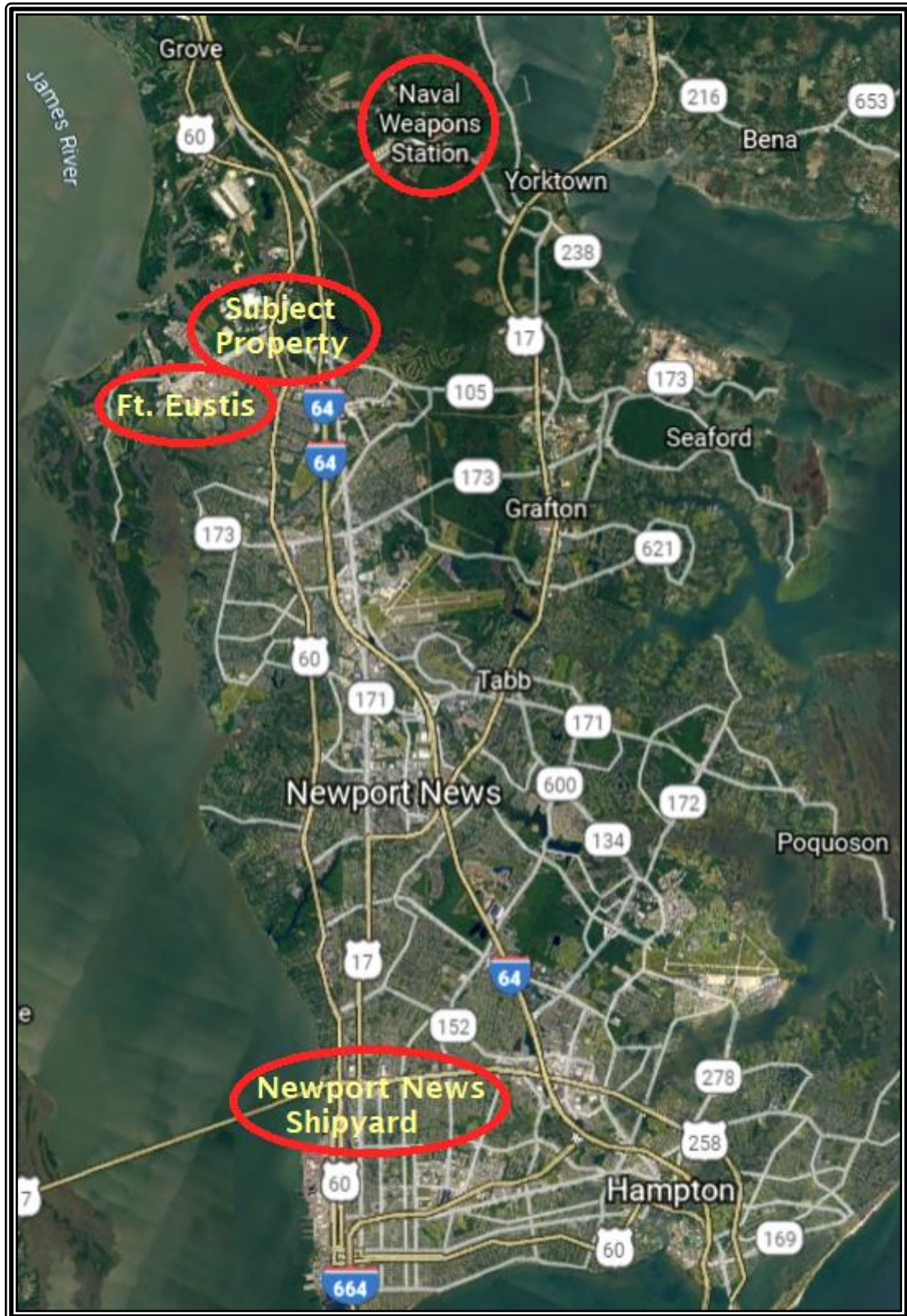
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In relation to Newport News Shipyard, Fort Eustis
and Naval Weapons Station

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**Campana
Waltz**
Commercial Real Estate, LLC

Salient Facts

Location: Oakland Industrial Park
230 Pickett's Line
Newport News, Virginia

Size: ± 115,000 square feet total
(as shown on the as built drawing which is included in this package)

Site: ± 15 acres – can accommodate building expansion

Zoning: M-2 Heavy Industrial

Power: 3000 AMP / 220 / 480 Volt 3 Phase

Loading: Two dock doors, one grade level door.

Parking: Ample – 232 spaces – gated

**Ceiling
Height:** 24 feet to 27 feet

**Column
Spacing:** 40' x 40'

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Sprinkler: Full sprinkler system

Parking: Fenced parking lot and truck access to warehouse area controlled and secured by automated gate.

HVAC: Office and Warehouse areas are **fully conditioned**.

Utilities: This is a state-of-the-art building with all utilities in place. Dominion Virginia Power provides Primary Voltage of 34.5kV with 3000 amps, 480-volt, 3 phase service at the property. Virginia Natural Gas supplies heat. Verizon Communications and Cox Communications ensure fast reliable phone and computer connections. Water and Sewer is provided by Newport News Waterworks and Hampton Roads Sanitation District.

Additional: Easy access to I-64, seven miles to the Newport News International Airport and less than 20 miles from the Newport News Marine Terminal. Property abuts Ft. Eustis and is in close proximity to Williamsburg, Virginia.

Rental Rate: Based on tenant improvement requirements

Sales Price: \$8,100,000.00

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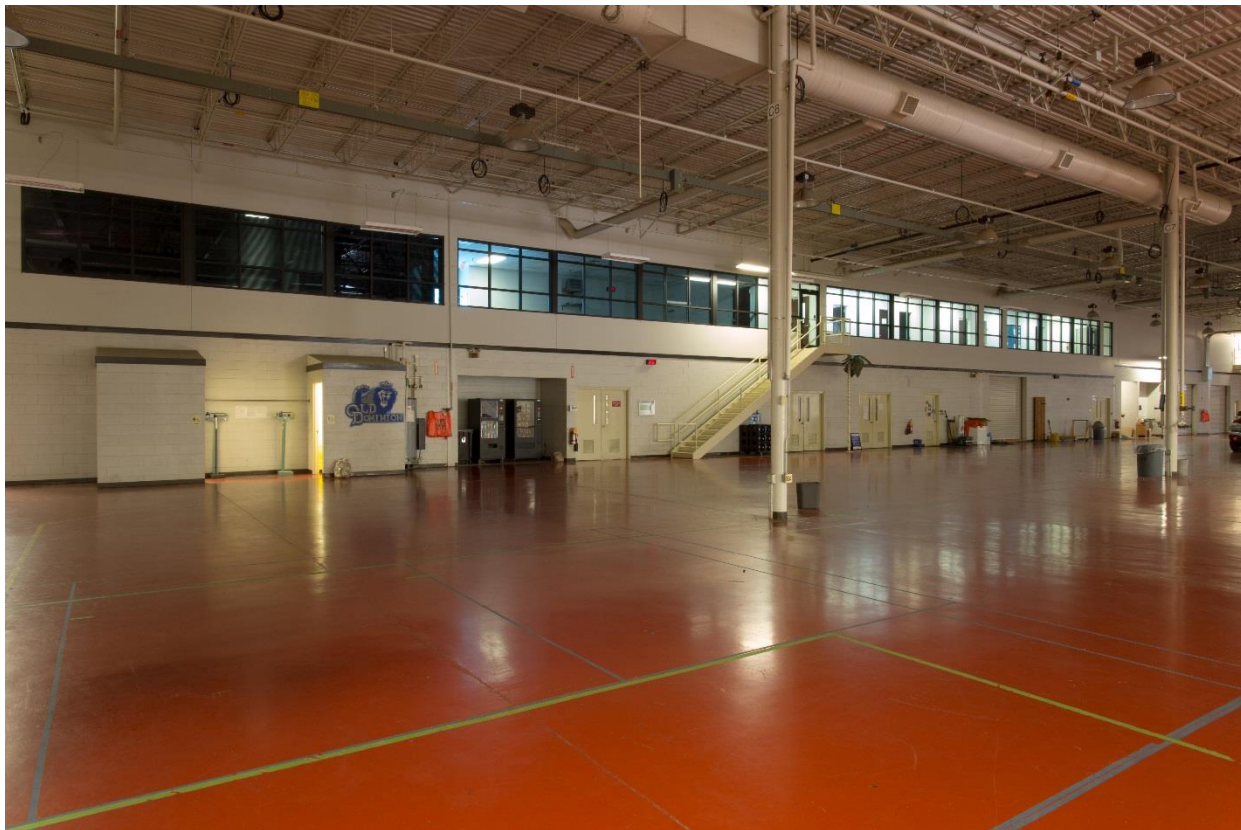
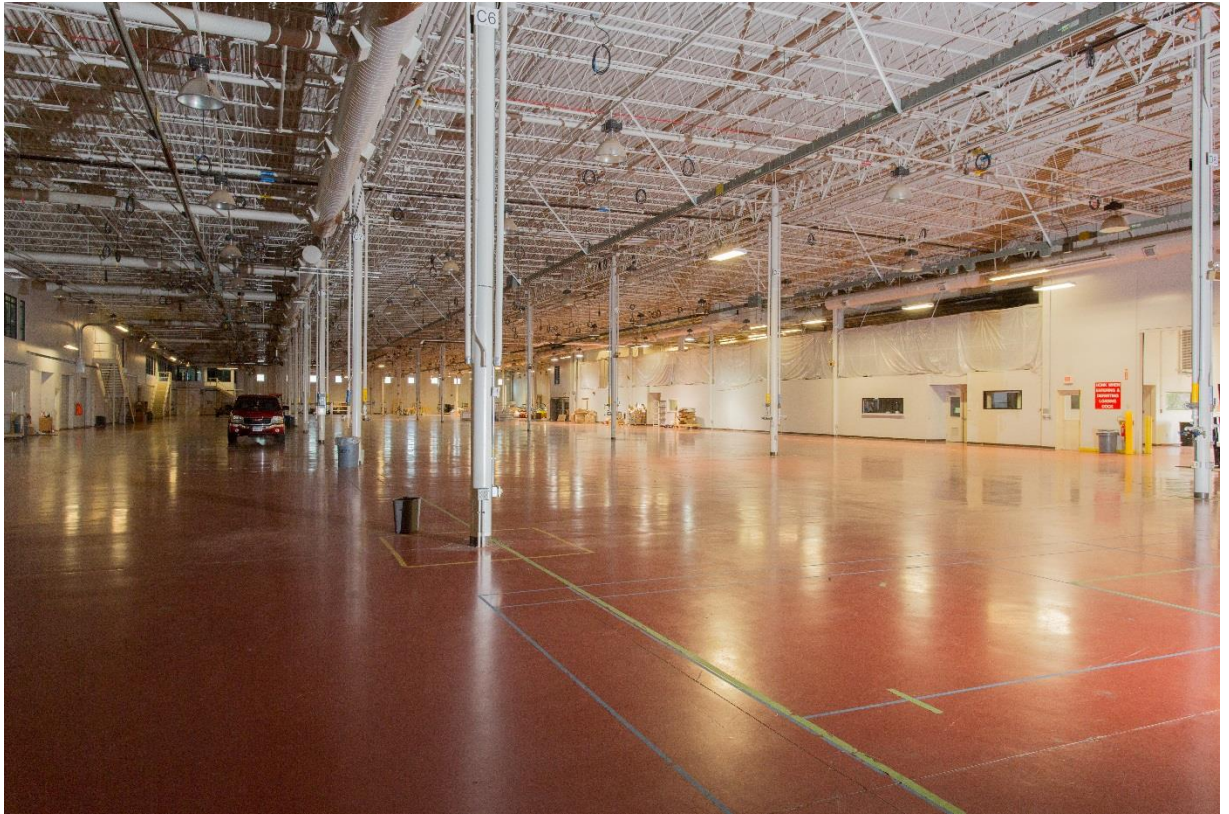


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Truck Entrance

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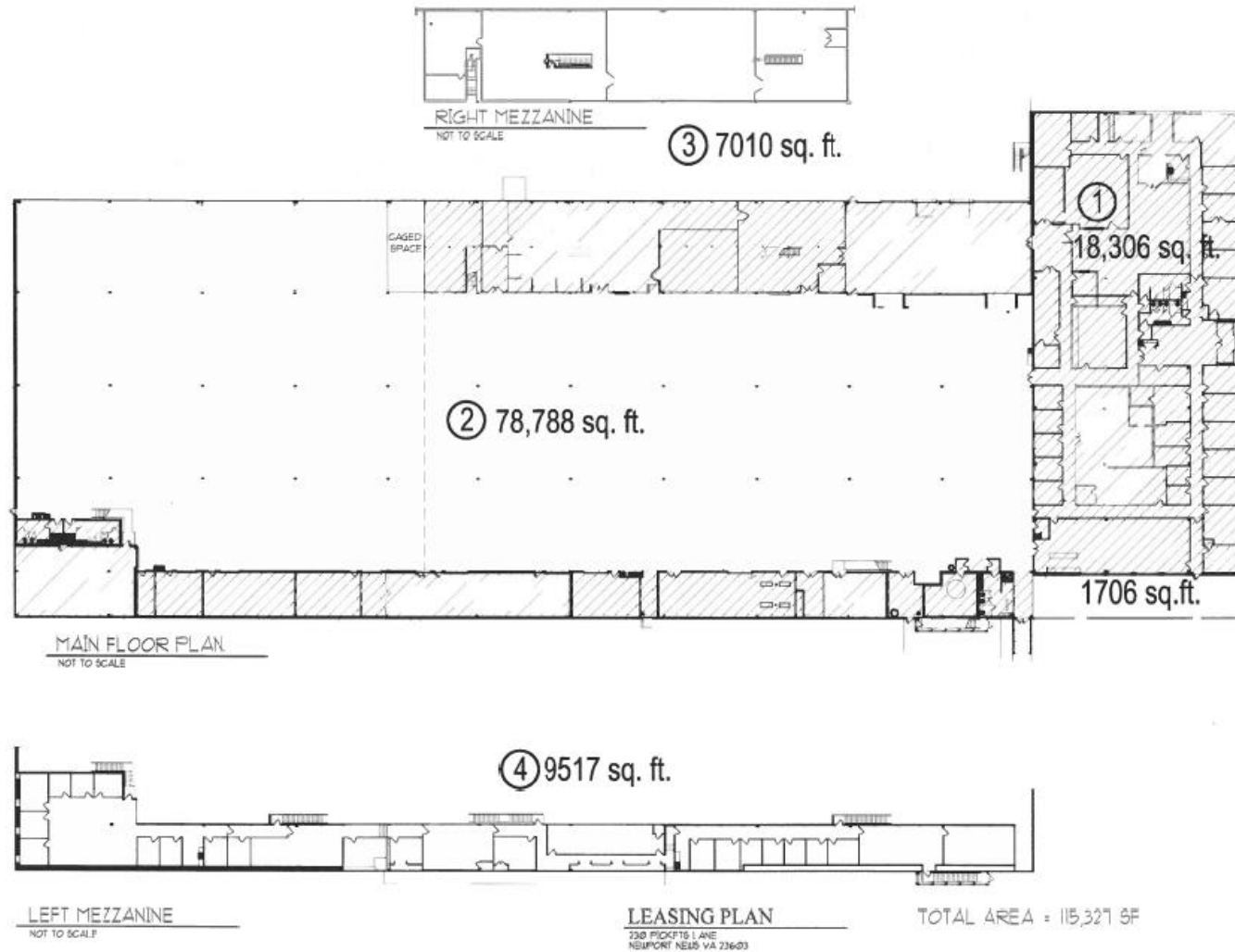
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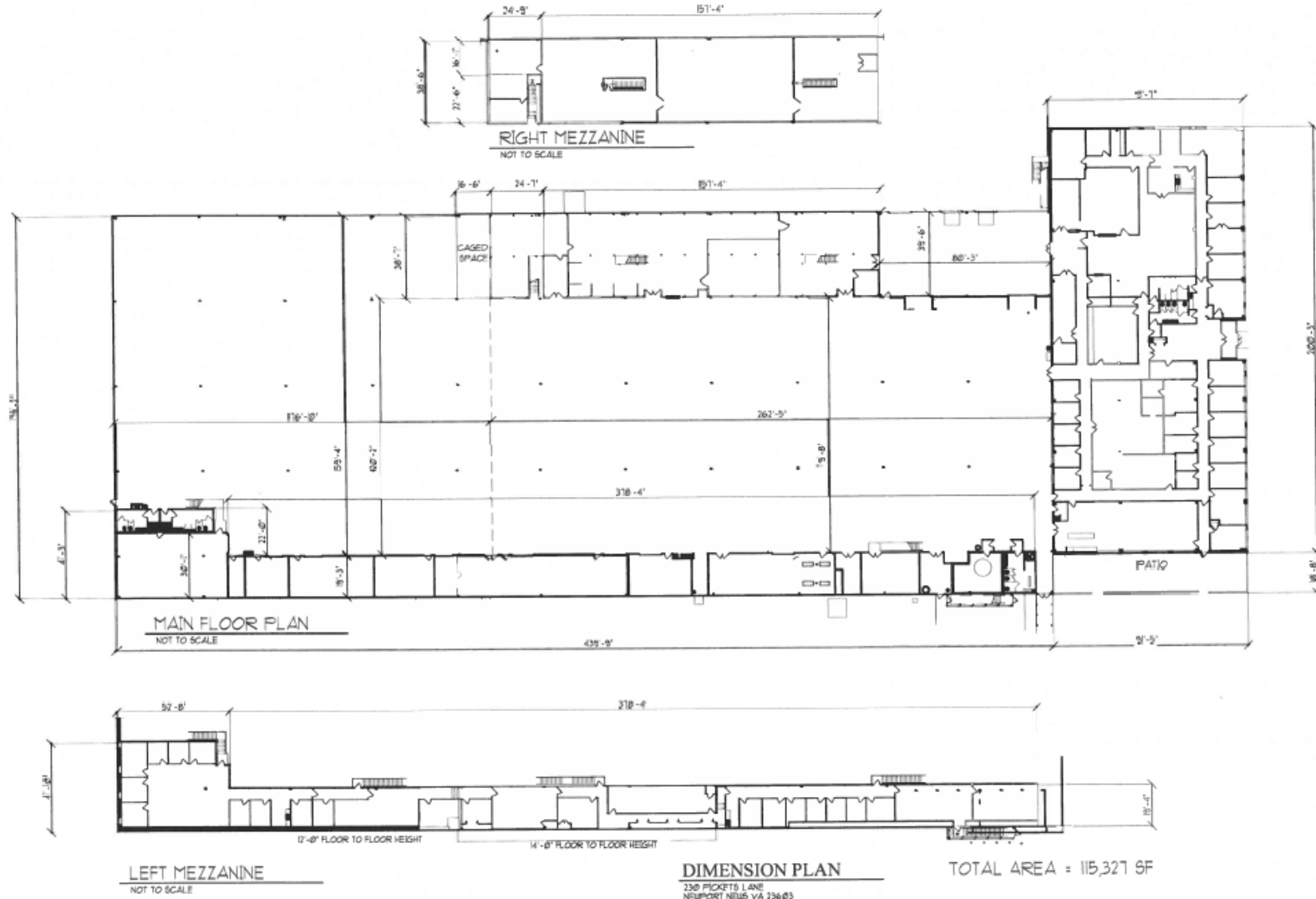
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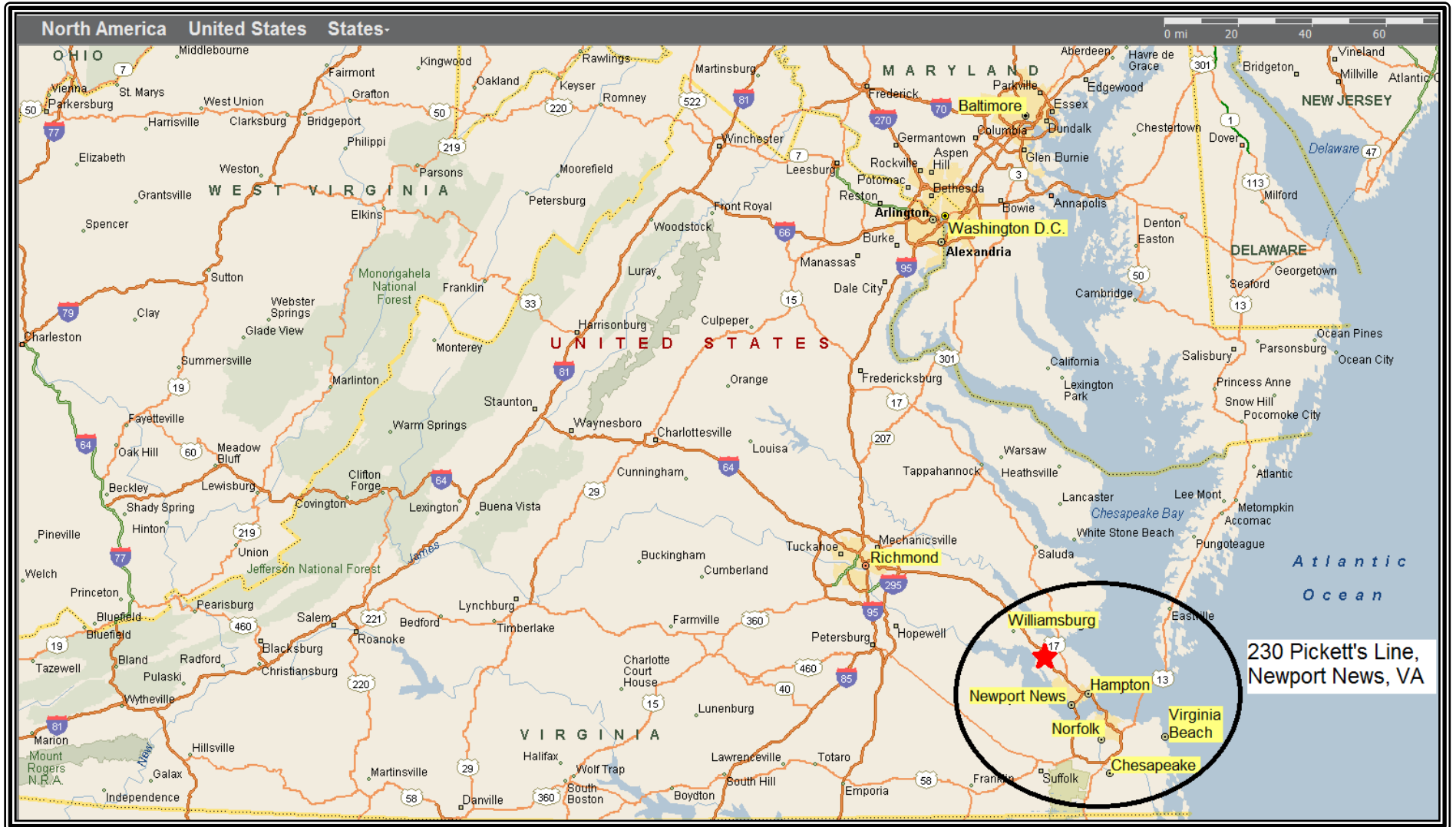
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AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

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