



**THALHIMER**

**FOR SALE**  
**5725 Jefferson Avenue**  
Newport News, VA



**Available December 1, 2018**

For more information, contact:

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### Property Features

- +/- 35,000 SF on 1.4 acres, zoned C-2, former moving and storage facility, divided into three main suites all connected, separate meters for each suite, single phase power, block construction
- Suite A – 19,305 SF, two story office, scale room overlooking scale (10' x 50', inoperable at this time), 16'2" clear, minimal columns, access to one step van height door 22" high which is covered, door is 12' w x 10' h, access to Suite B via 10' x 10' opening
- Suite B – 3,660 SF, 16'6" clear, access to Suites A and C, grade level door to outside 12' x 12', access to Suite C via 12'w x 10'h
- Suite C – 11,200 SF, two small offices, dock level loading via well, load leveler, covered loading (12' x 82'), access to grade via loading ramp from covered area, remaining covered area is step van height (18" high), 103' from edge of dock to curb at street, access to storage area via two 12' x 12' doors, 15'11" clear, handicap accessible restroom
- Located near Newport News Shipyard in a Qualified HUB Zone until 12/31/2021, located in Enterprise Zone and Technology Zone
- Sales price – \$1,000,000 (\$28.57 psf), available 12/1/18

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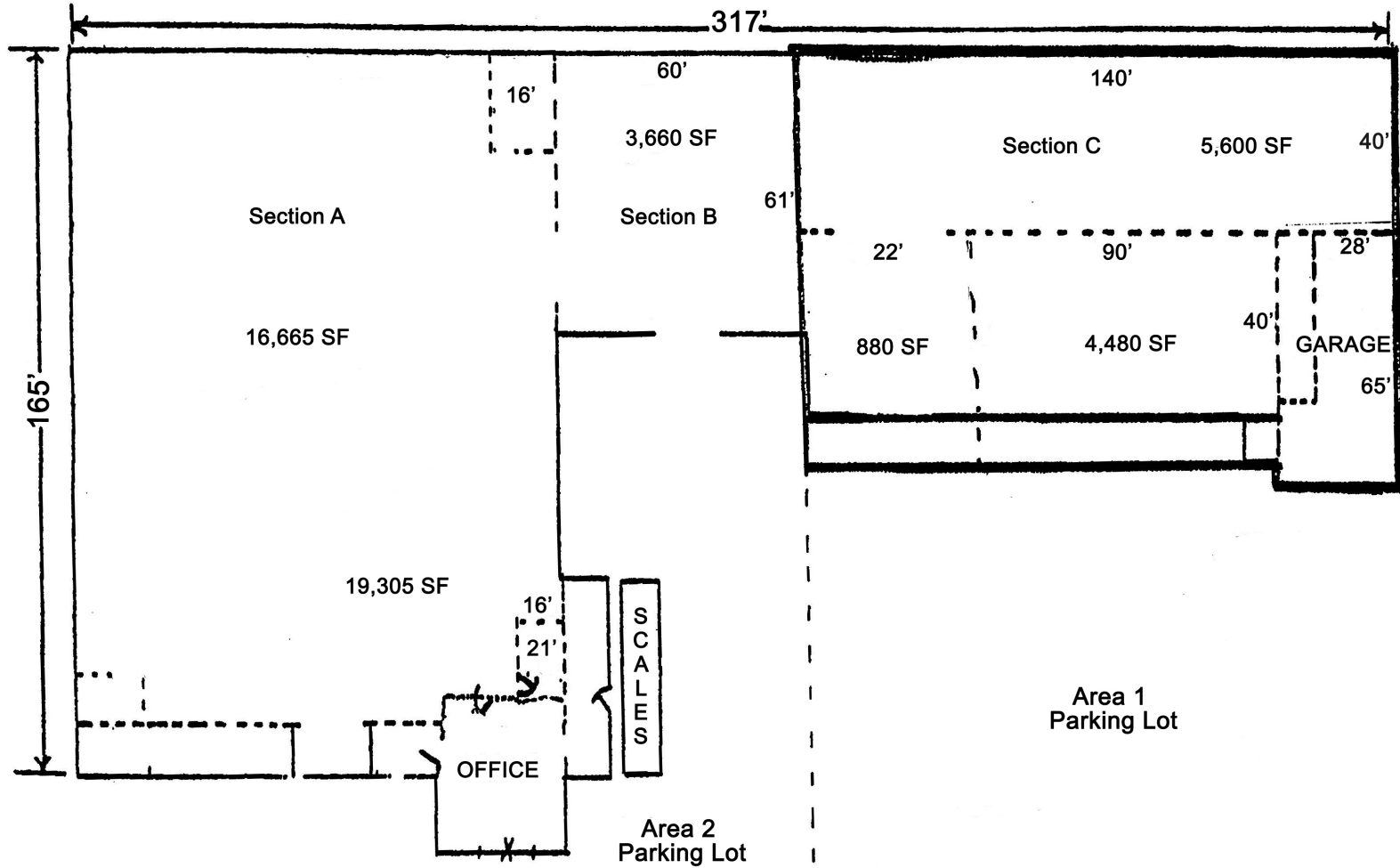
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FLOOR PLAN  
±35,000 SF



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SECTION C LOADING AREA



SECTION C COVERED LOADING AREA



SECTION A 16'2" CLEAR HEIGHT



SECTION C LOADING AREA & STEP VAN



SECTION C 10' x 50' SCALE (Inoperable)



OFFICE

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