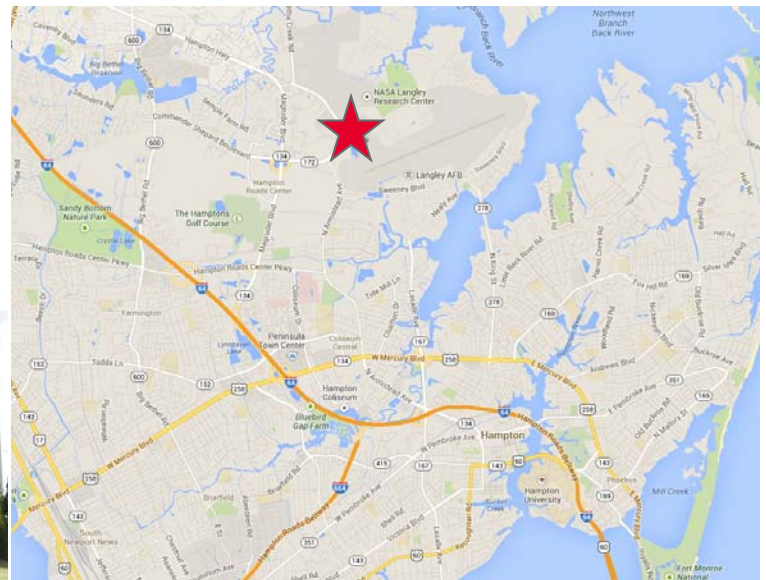


LANGLEY RESEARCH & DEVELOPMENT PARK



Property Features

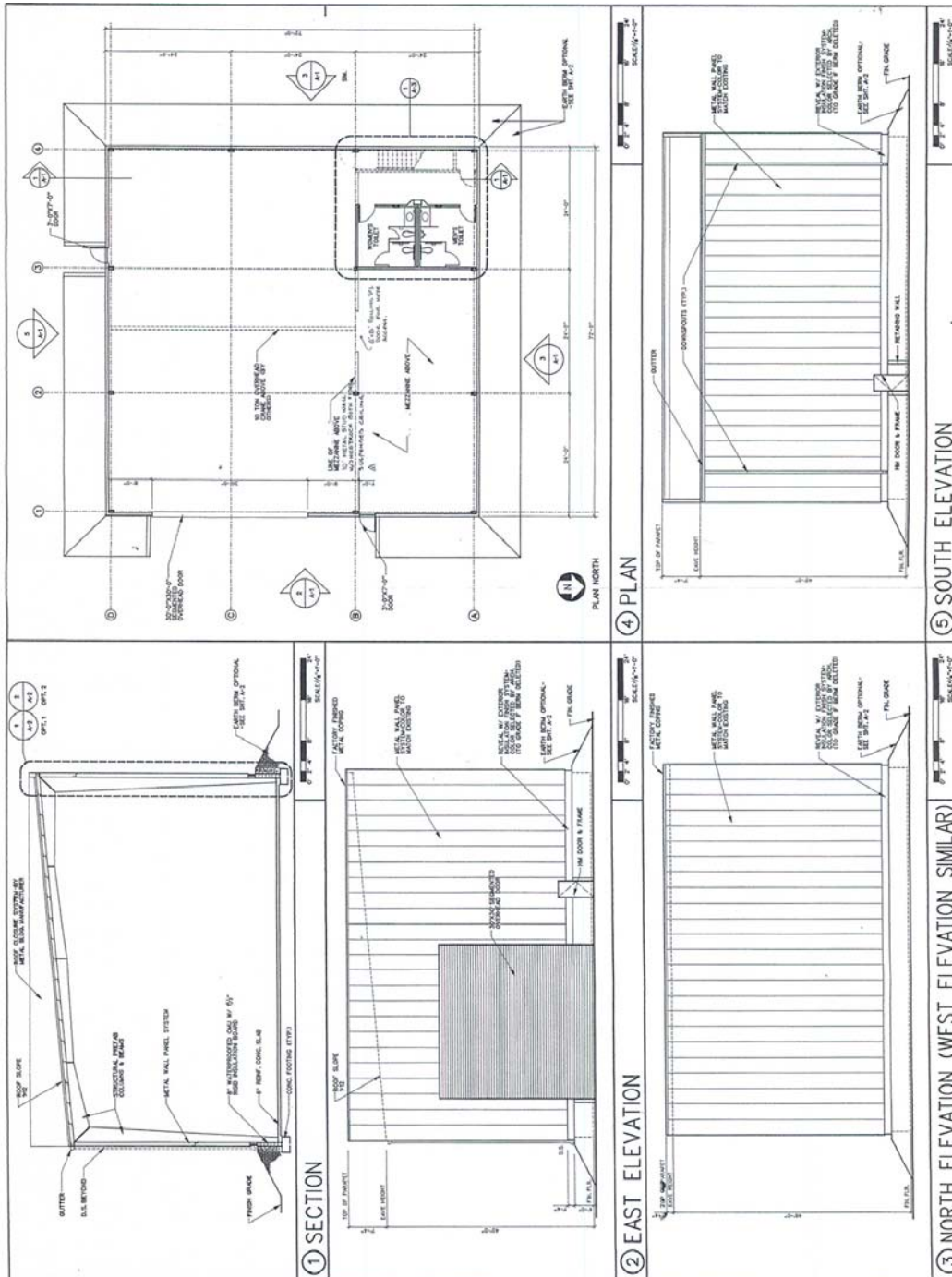
- 6,714 SF total sf
- 1,530 ± SF Mezz. Office; 5,184 ± SF Manufacturing (72' x 72')
- Industrial/Manufacturing **HIGH BAY CRANE BLDG.**
- Lease Rate: \$8.00/SF, Industrial Gross
- Clear eave height 40'; 400 AMP, 480 V, 3 phase electrical service; **One (1) 30' x 30' overhead door**
- 10-ton overhead crane
- Built 1993, excellent condition
- **100% air-conditioned**



For more information, contact:

BOBBY PHILLIPS, SIOR
First Vice President
757 873 4124
bobby.phillips@thalhimer.com

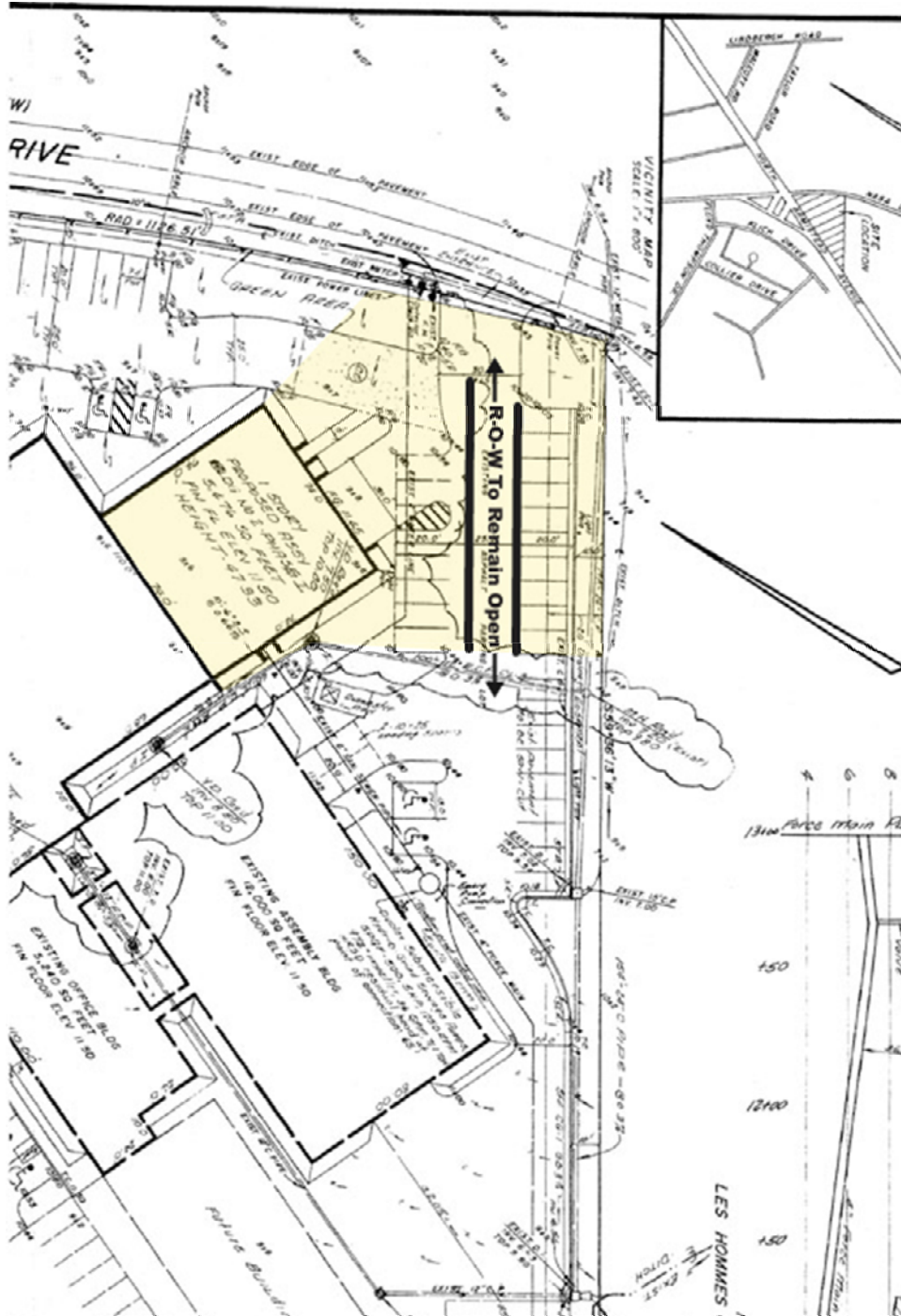
One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com



For more information, contact:

BOBBY PHILLIPS, SIOR
 First Vice President
 757 873 4124
 bobby.phillips@thalhimer.com

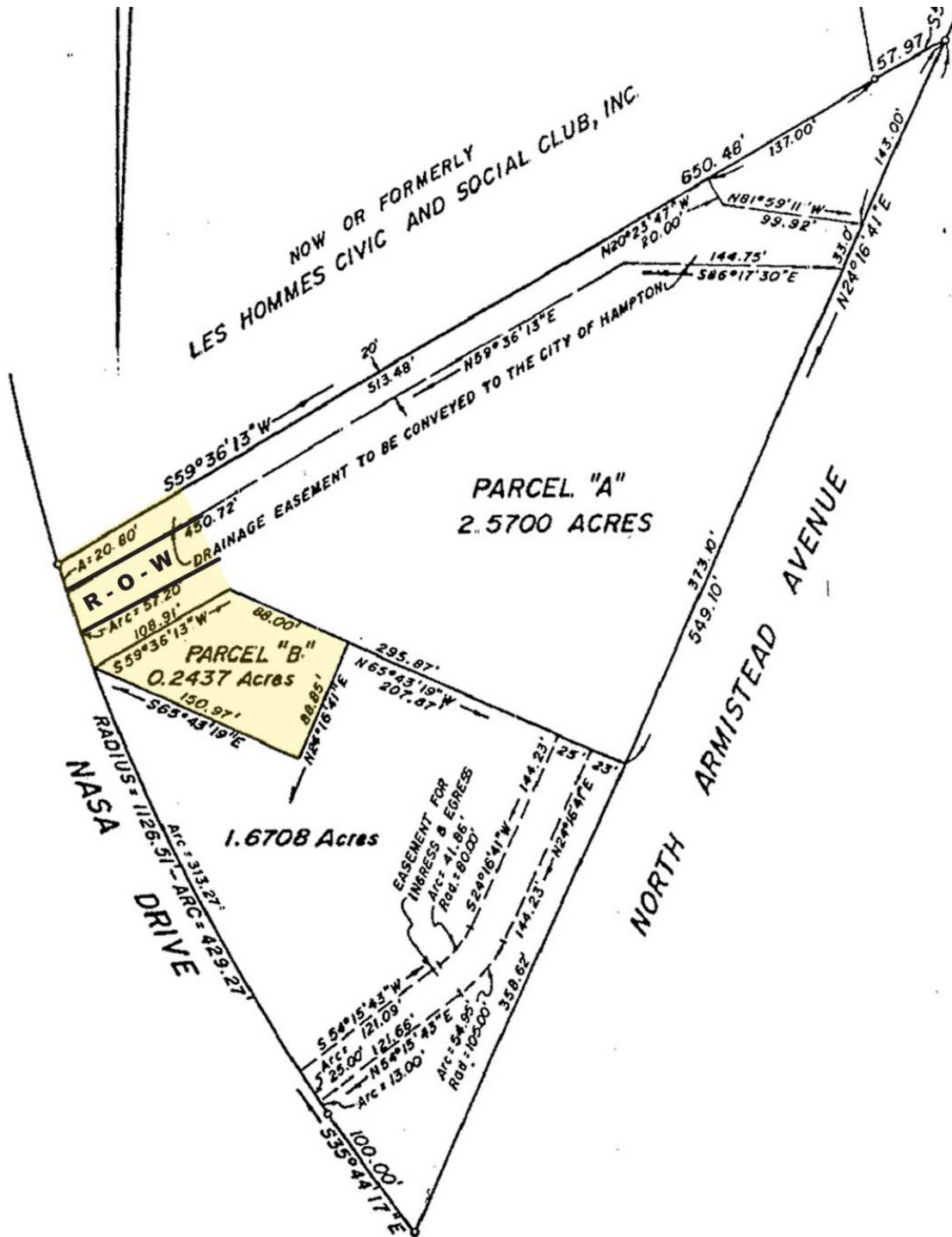
One BayPort Way, Suite 100
 Newport News, VA 23606
 www.thalhimer.com



For more information, contact:

BOBBY PHILLIPS, SIOR
First Vice President
757 873 4124
bobby.phillips@thalhimer.com

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com



For more information, contact:

BOBBY PHILLIPS, SIOR
 First Vice President
 757 873 4124
 bobby.phillips@thalhimer.com

One BayPort Way, Suite 100
 Newport News, VA 23606
 www.thalhimer.com



For more information, contact:

BOBBY PHILLIPS, SIOR
First Vice President
757 873 4124
bobby.phillips@thalhimer.com

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield / Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.