



**THALHIMER**

**INDUSTRIAL FOR LEASE**

**241 Enterprise Drive, Suite B**

Newport News, VA



## **21,100 SF Available in Oakland Industrial Park**

For more information, contact:

**BOBBY PHILLIPS, SIOR**

First Vice President

757 873 4124

[bobby.phillips@thalhimer.com](mailto:bobby.phillips@thalhimer.com)

One BayPort Way, Suite 100

Newport News, VA 23606

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### Property Features

- Suite B: 21,100 SF office/warehouse/production area
  - ± 2,760 SF office
  - ± 900 SF loading
  - ± 17,440 SF warehouse/production
- 100% fully air conditioned
- Built 1996; 8' block wainscoting with metal panels above
- Enterprise Zone location
- M-2 heavy manufacturing zoning
- Large employee parking lot
- Electrical service: 400 amp @ 480 volt 3-phase and 424 amp @ 120-208 volt 3-phase
- 20' min clear height
- Column spacing 30' x 40'
- Two (2) 10' x 10' docks; One (1) 10' x 12' dock; One (1) 10' x 14' grade, bumpers & levelers
- Lease rate: \$6.40/SF, NNN; \$0.90/SF OPEX (est.)

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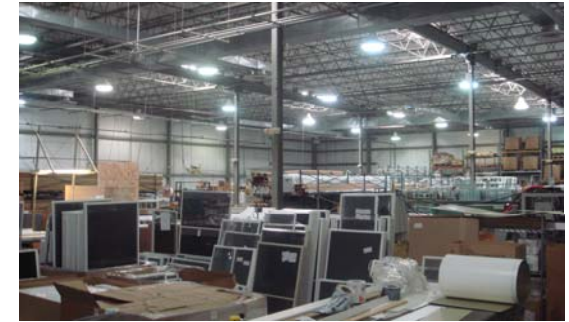
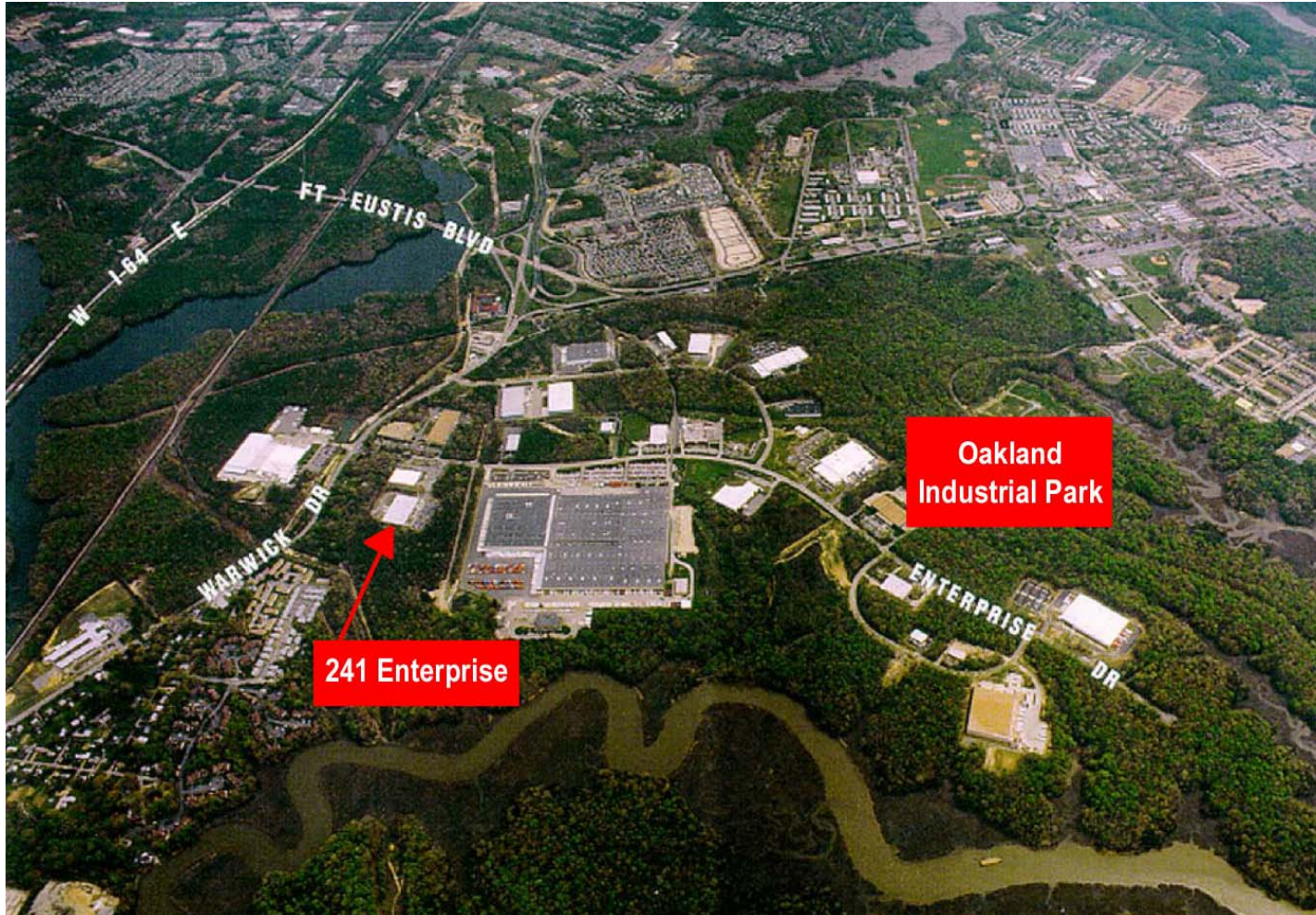
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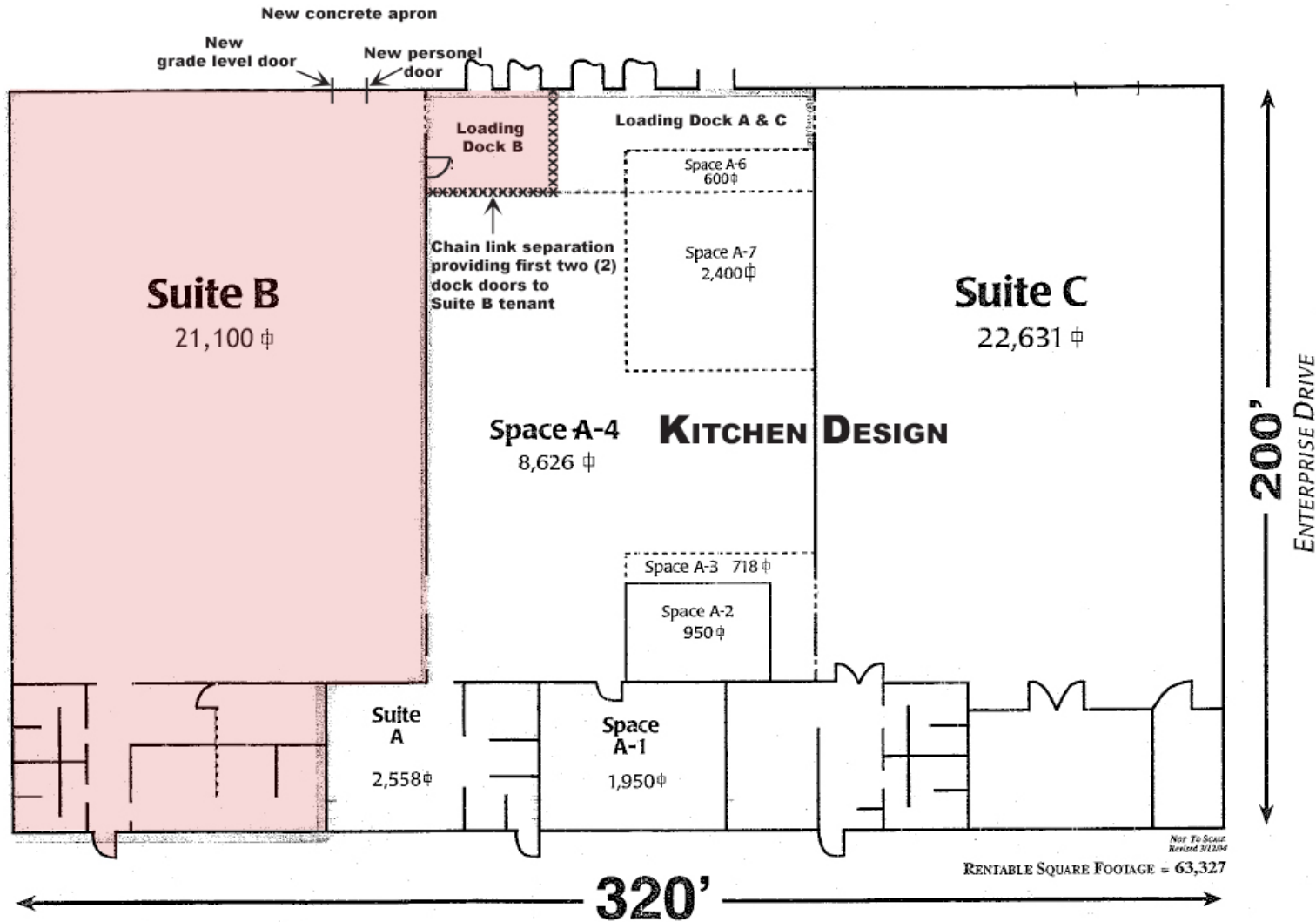
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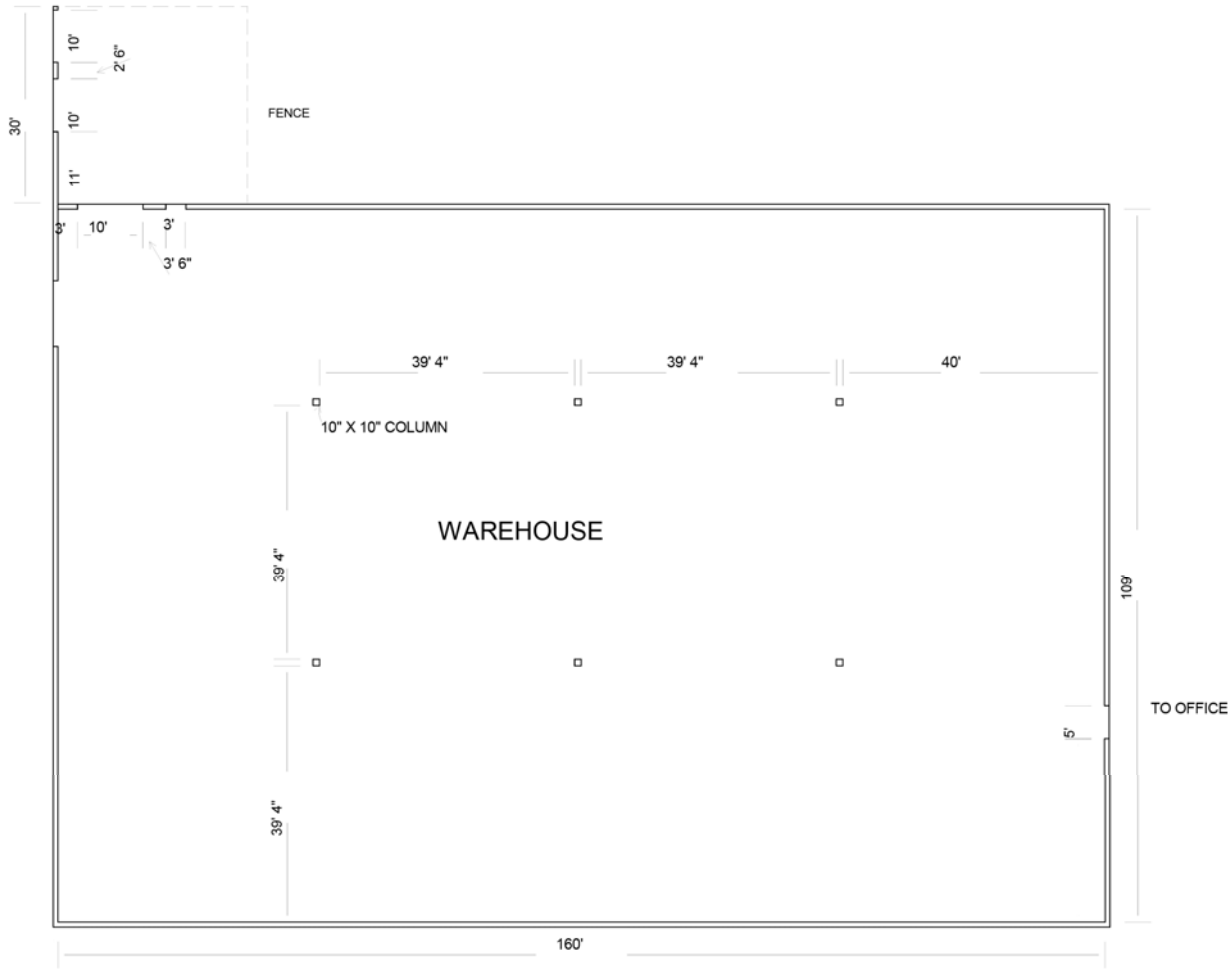
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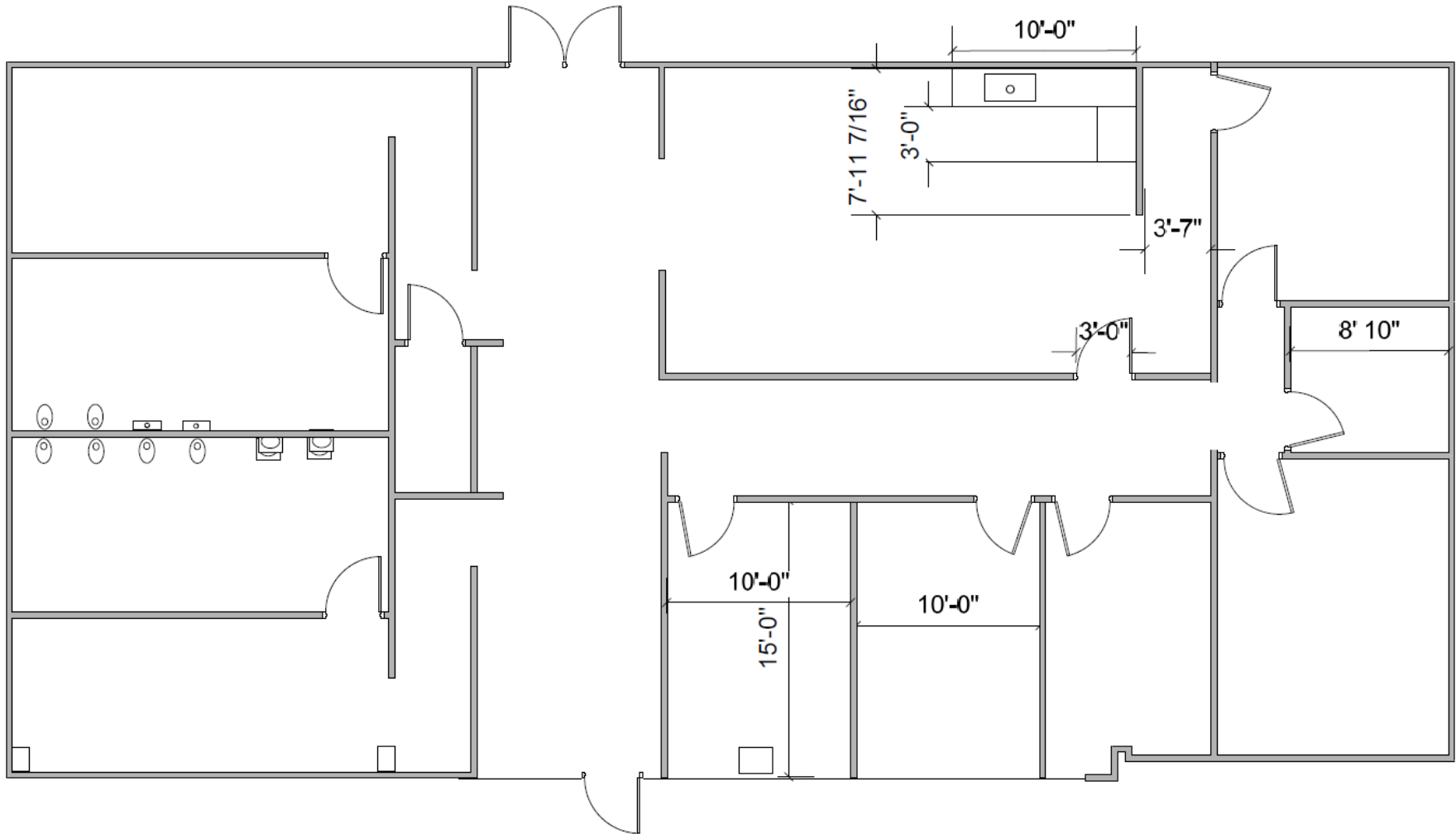


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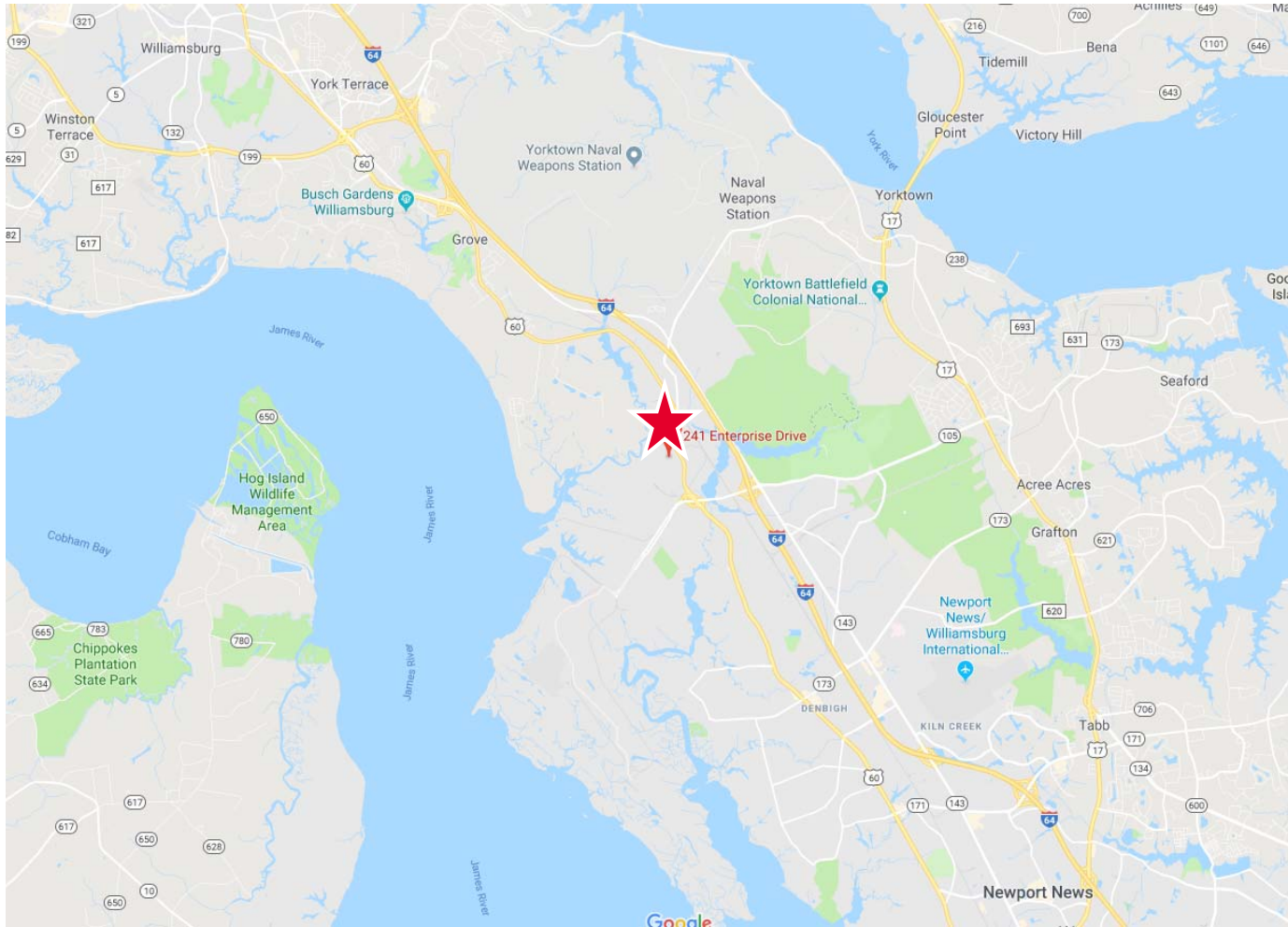


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