



THALHIMER

OFFICE / WAREHOUSE AVAILABLE
2028 Virginia Beach Blvd
Virginia Beach, VA



For more information, contact:

GEOFF POSTON, CCIM, SIOR
Vice President
757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com

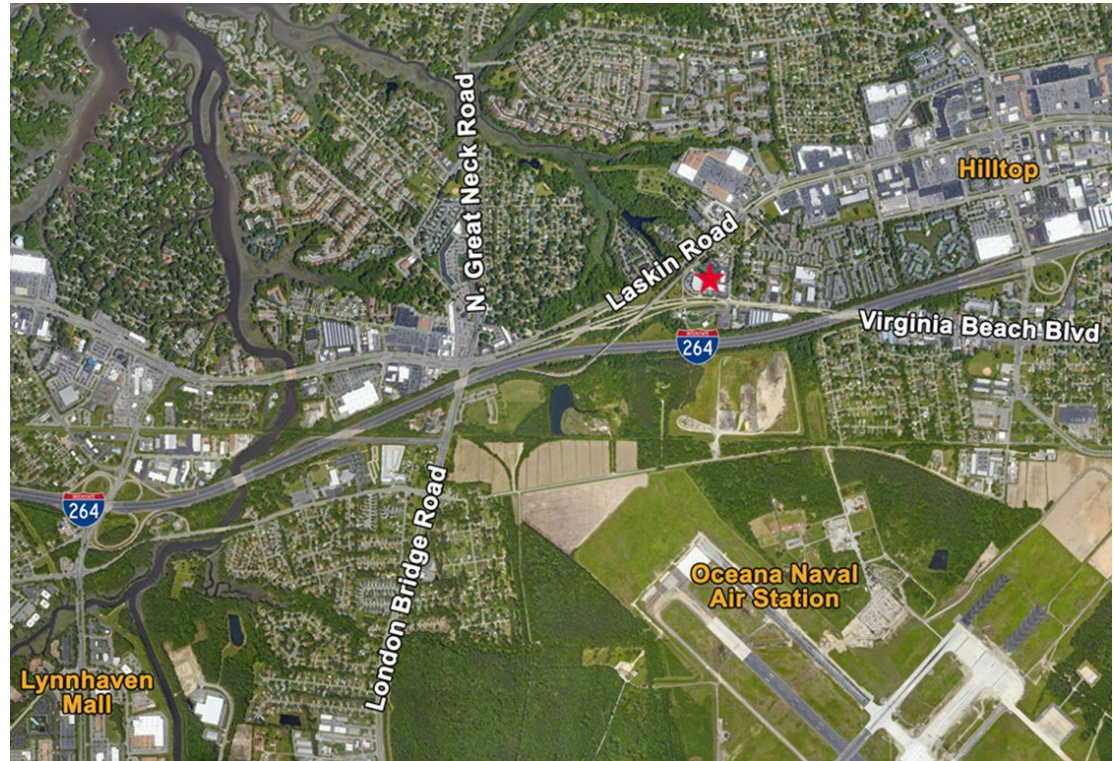
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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.

Property Features

- Office / Showroom/Warehouse facility located at the convergence of Laskin Rd, Virginia Beach Blvd and I-264
- Split face concrete block and metal building constructed in 2005; 4,000 SF warehouse expansion completed in 2015
- T8 warehouse lighting; Reznor natural gas heaters; security system in place; 150 SF warehouse office and separate warehouse restroom
- Owner financing available; building can be demised into a 5,859 SF office/warehouse suite or a 14,541 SF office/warehouse suite; opportunity for two tenants or an owner occupant to occupy one suite and lease out the other
- **Sales price: \$2,299,000 (\$112.70 PSF)**
- **Lease rate: \$8.50 PSF NNN**

Specifications	
Total Building Size	20,400 SF
Office/Showroom/ Customer Service	4,610 SF
Warehouse	15,790 SF (including 2,751 SF concrete load bearing mezzanine with forklift access)
Loading:	Two dock doors (9'w x 10'h) and one grade level door (12'w x 12'h)
Clear Height	23'9" to 25'
Power	3-phase/208/120v/4-wire system
Zoning	B2; APZ-2 and Noise Zone 75 DNL restrictions; no Navy Air Easement restrictions
Parking	26 dedicated spaces



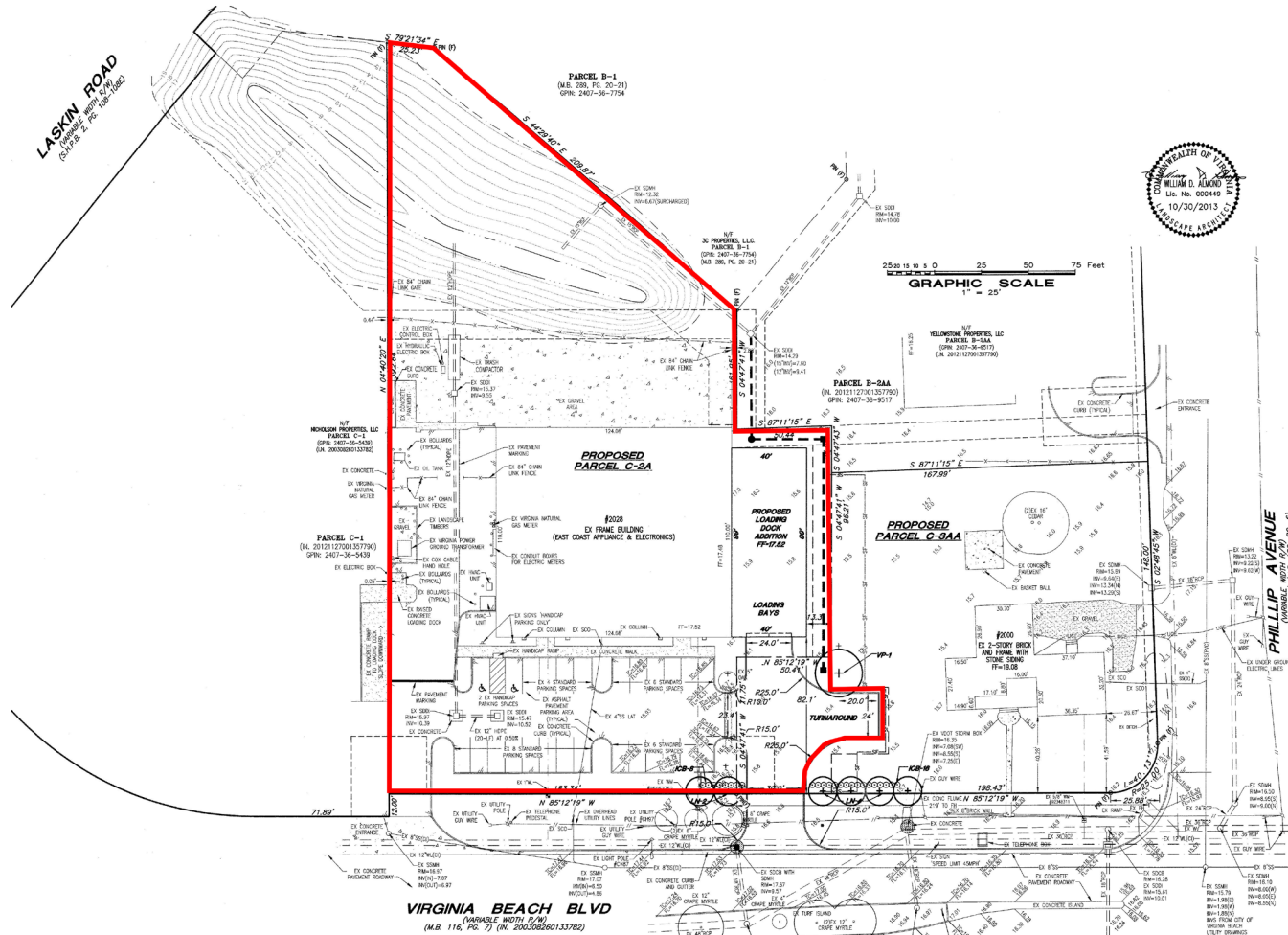
Traffic Counts	
Virginia Beach Blvd	30,000 VPD
Laskin Road	30,000 VPD
I-264	140,000 VPD

For more information, contact:

GEOFF POSTON, CCIM, SIOR
 Vice President
 757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
 222 Central Park Ave., Suite 1820
 Virginia Beach, VA 23462
www.thalhimer.com

SITE PLAN

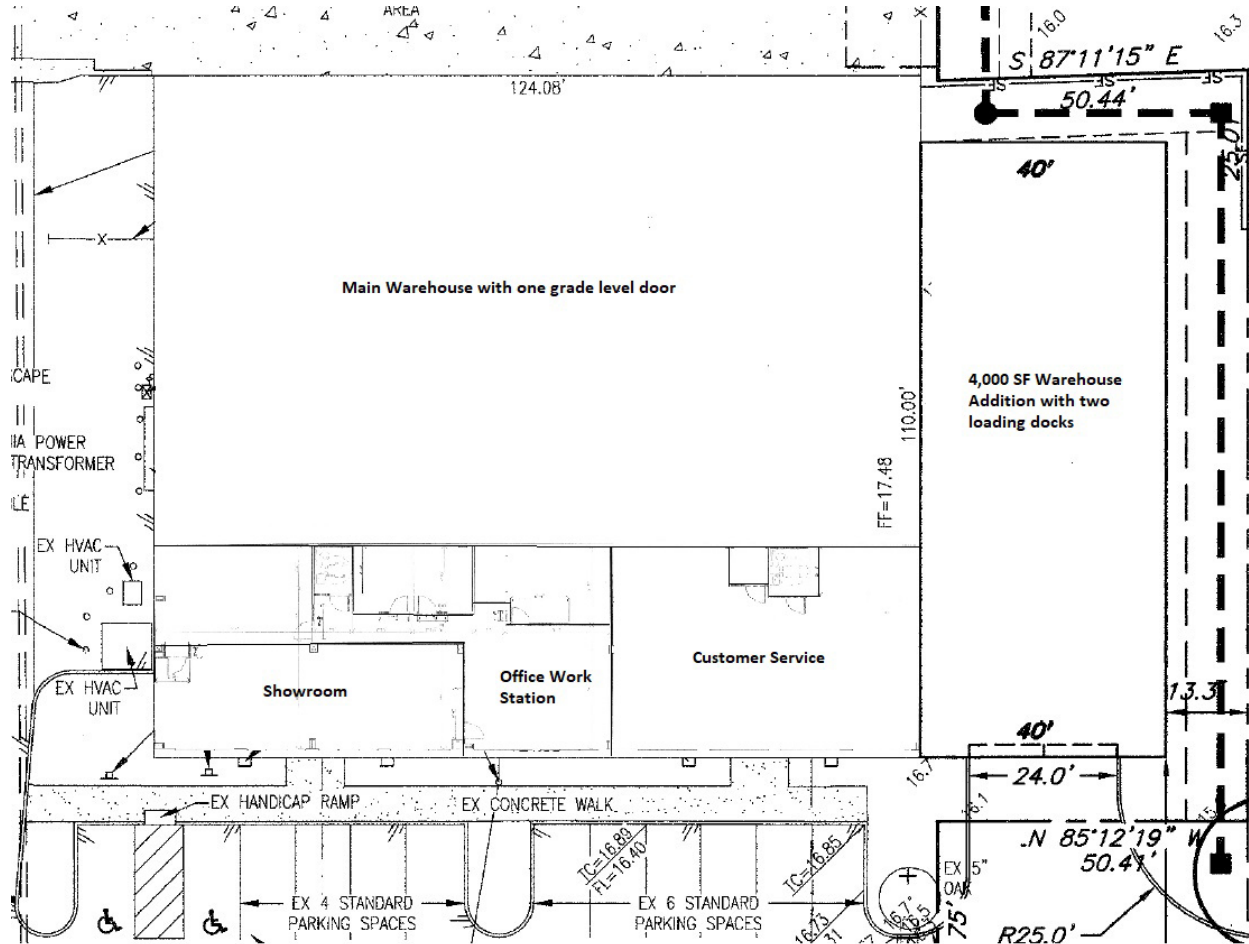


For more information, contact:

GEOFF POSTON, CCIM, SIOR
 Vice President
 757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
 222 Central Park Ave., Suite 1820
 Virginia Beach, VA 23462
www.thalhimer.com

BUILDING PLAN

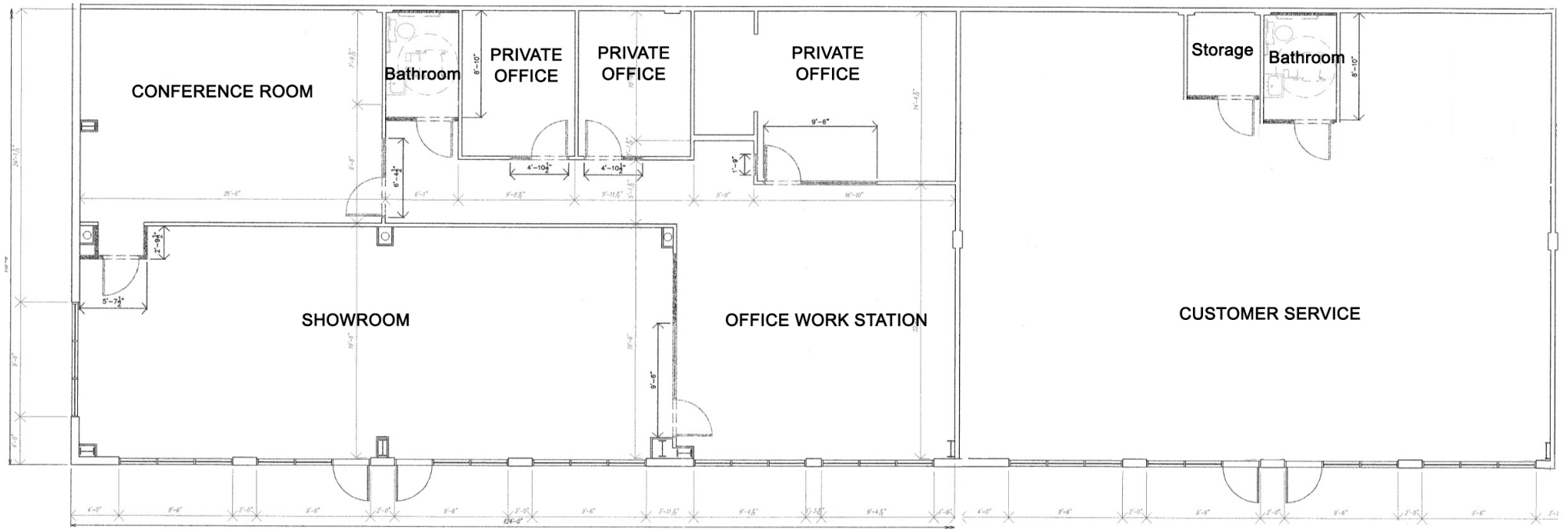


For more information, contact:

GEOFF POSTON, CCIM, SIOR
 Vice President
 757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
 222 Central Park Ave., Suite 1820
 Virginia Beach, VA 23462
www.thalhimer.com

OFFICE FLOOR PLAN



For more information, contact:

GEOFF POSTON, CCIM, SIOR
Vice President
757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com



THALHIMER

OFFICE / WAREHOUSE AVAILABLE
2028 Virginia Beach Blvd
Virginia Beach, VA



For more information, contact:

GEOFF POSTON, CCIM, SIOR
Vice President
757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
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.



THALHIMER

OFFICE / WAREHOUSE AVAILABLE
2028 Virginia Beach Blvd
Virginia Beach, VA



CONFERENCE ROOM



OFFICE WORK STATION



CUSTOMER SERVICE



WAREHOUSE



YARD AREA



GRADE LEVEL LOADING



DOCK LOADING



WAREHOUSE

For more information, contact:

GEOFF POSTON, CCIM, SIOR
Vice President
757 213 4161
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
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.