



Property Features

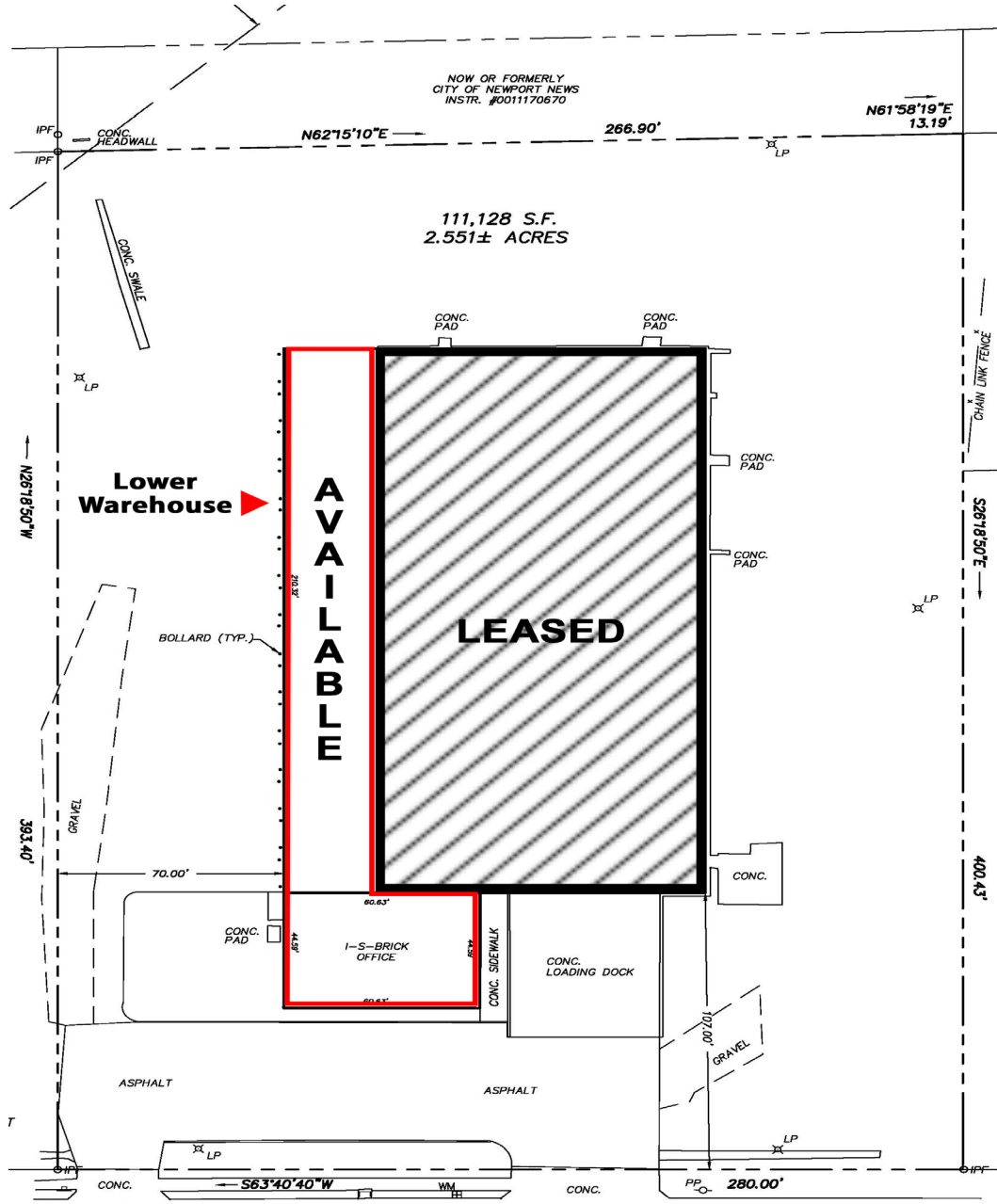
- Site – 2.55 acres, zoned M-1, Enterprise Zone, fully stabilized lot, drive around capability, exterior LED lighting on bldg. and LED light poles overlooking lot, heavy security camera presence.
- Office – 2,700 SF, three bathrooms including one with a shower, several private offices. Large (450 SF) break room including full sink/cabinet combo, secure room built out of block, Cox cable, telephone hook-ups, direct access to warehouse.
- Lower warehouse – 6,300 SF, 30' x 210', access via 14 grade level doors (all new 2/19) each 12' x 12', access to upper warehouse also via 14 doors, loading is 42' off of grade (formerly used for step van delivery trucks to load snacks), 18' – 21' clear in this area, new lighting, skylights, access to break room in office.
- 1 acre next door can be added to this site for an additional \$1,500 per month
- Lease - \$5.50 NNN, operating expenses estimate: ± \$.50 PSF, will consider subdivision, immediate occupancy
- Upper warehouse leased until 9/30/20

For more information, contact:

CLAY CULBRETH, CCIM, SIOR
Senior Vice President
757 499 0386
clay.culbreth@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

SITE PLAN



For more information, contact:

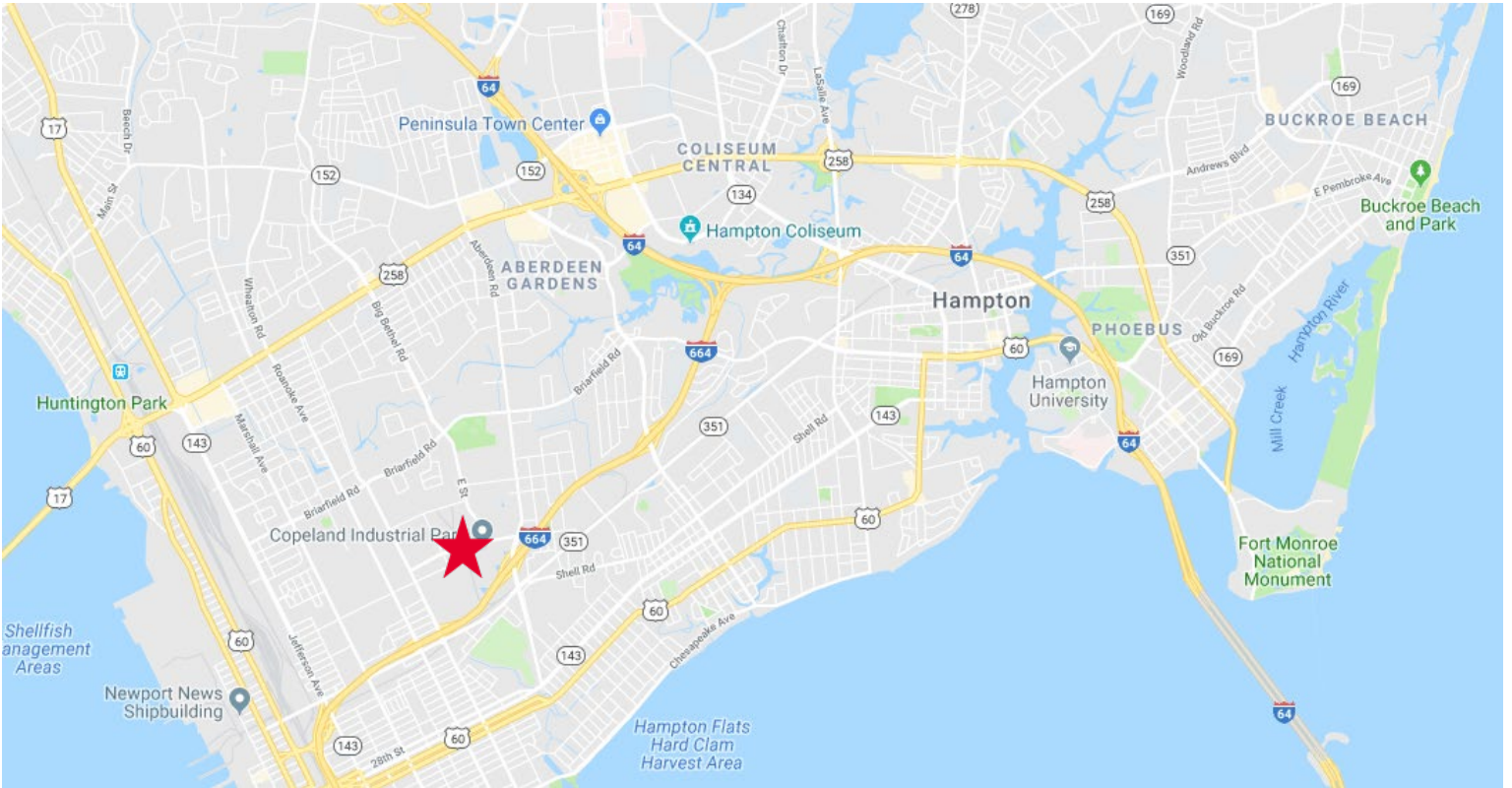
CLAY CULBRETH, CCIM, SIOR
 Senior Vice President
 757 499 0386
clay.culbreth@thalhimer.com

The Town Center of Virginia Beach
 222 Central Park Ave., Suite 1500
 Virginia Beach, VA 23462
www.thalhimer.com

LOWER WAREHOUSE



NIGHT VIEW



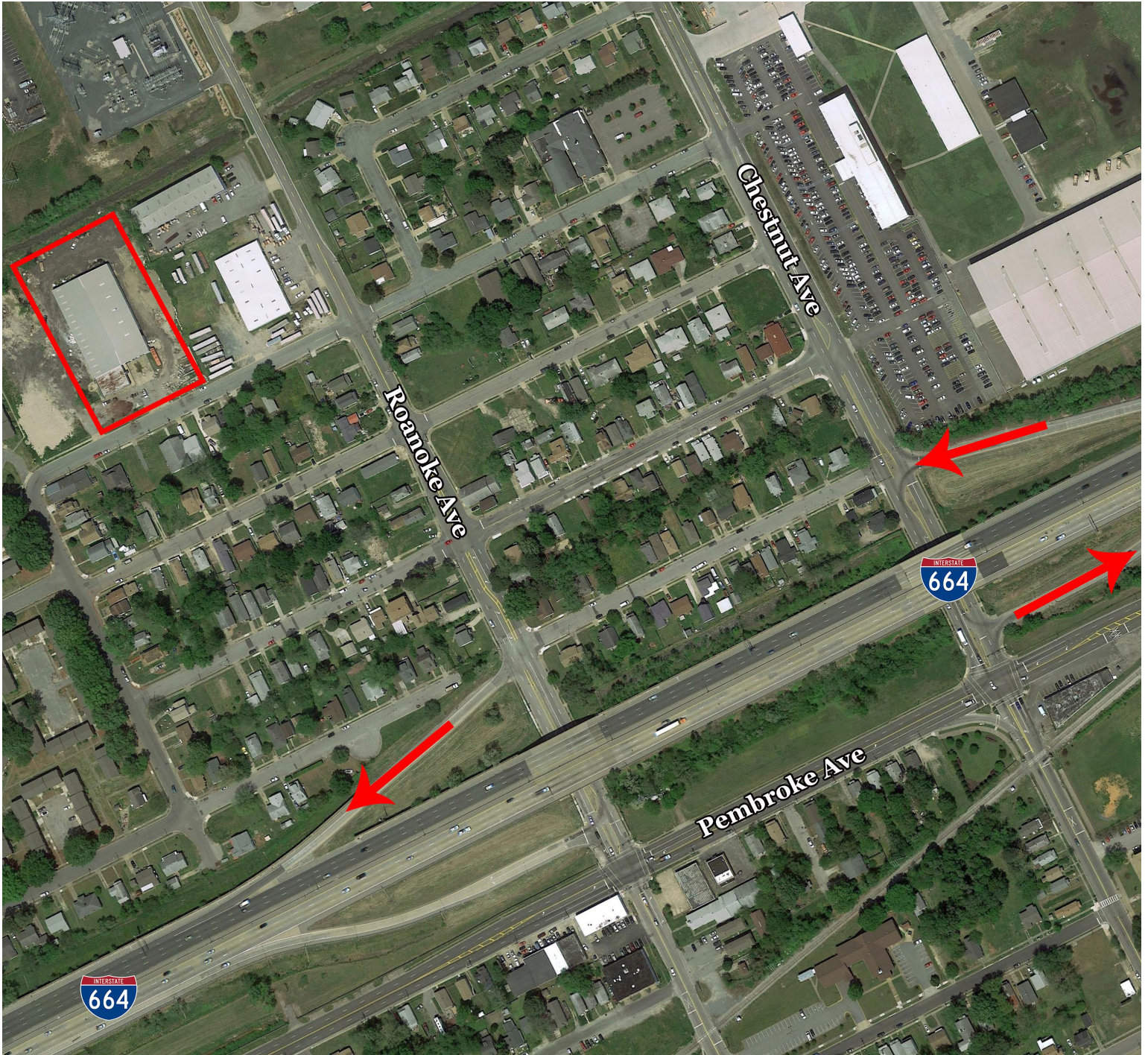
For more information, contact:

CLAY CULBRETH, CCIM, SIOR
Senior Vice President
757 499 0386
clay.culbreth@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
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.



For more information, contact:

CLAY CULBRETH, CCIM, SIOR
Senior Vice President
757 499 0386
clay.culbreth@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com