

# FOR SALE

A 16,200 square foot, multi-tenant building presently 81% occupied. On the corner of Blue Crab Road and Canon Boulevard the building offers office/warehouse users an extremely functional layout. Office-warehouse spaces with 16 foot clear warehouse ceilings, 12 foot grade level loading doors, and tractor trailer access provide versatile locations for a wide range of businesses.

Located within a block of City Center Boulevard, the newest main access to the Oyster Point business park, the heart of business for the Virginia Peninsula. The building is centrally located between two exits from interstate I-64, as well as in close proximity to SR-143 (Jefferson Ave.) and US Hwy 17 (J. Clyde Morris Blvd.), giving it excellent access to all of Hampton Roads and the Port of Virginia.

**Sale Price \$1,600,000**

## Oyster Point Area



11838 Canon Boulevard is located in the sought after Oyster Point Business Area adjacent to City Center in Newport News, Virginia. This block and metal, multi-tenant building is zoned for office, warehouse and flex uses.

The property has an attractive street presence. Ample parking and loading areas in the rear of the building allow for tractor-trailer access. Large (12') overhead grade level doors and personnel doors are located in the rear of each suite make loading and storage convenient. A prime location for your growing business.



Contact:

Michael Shapiro

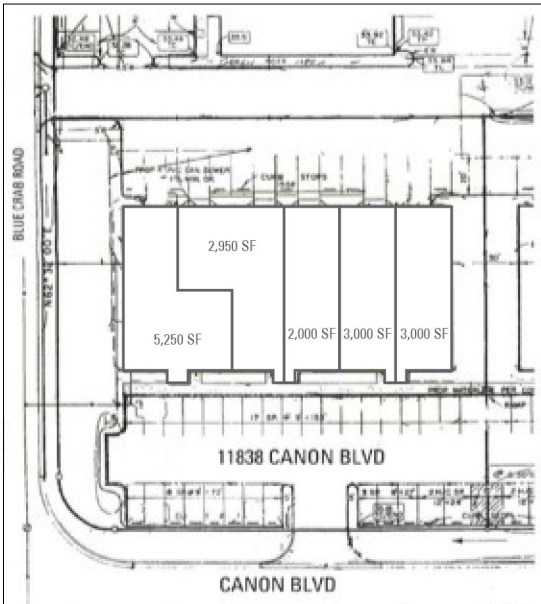
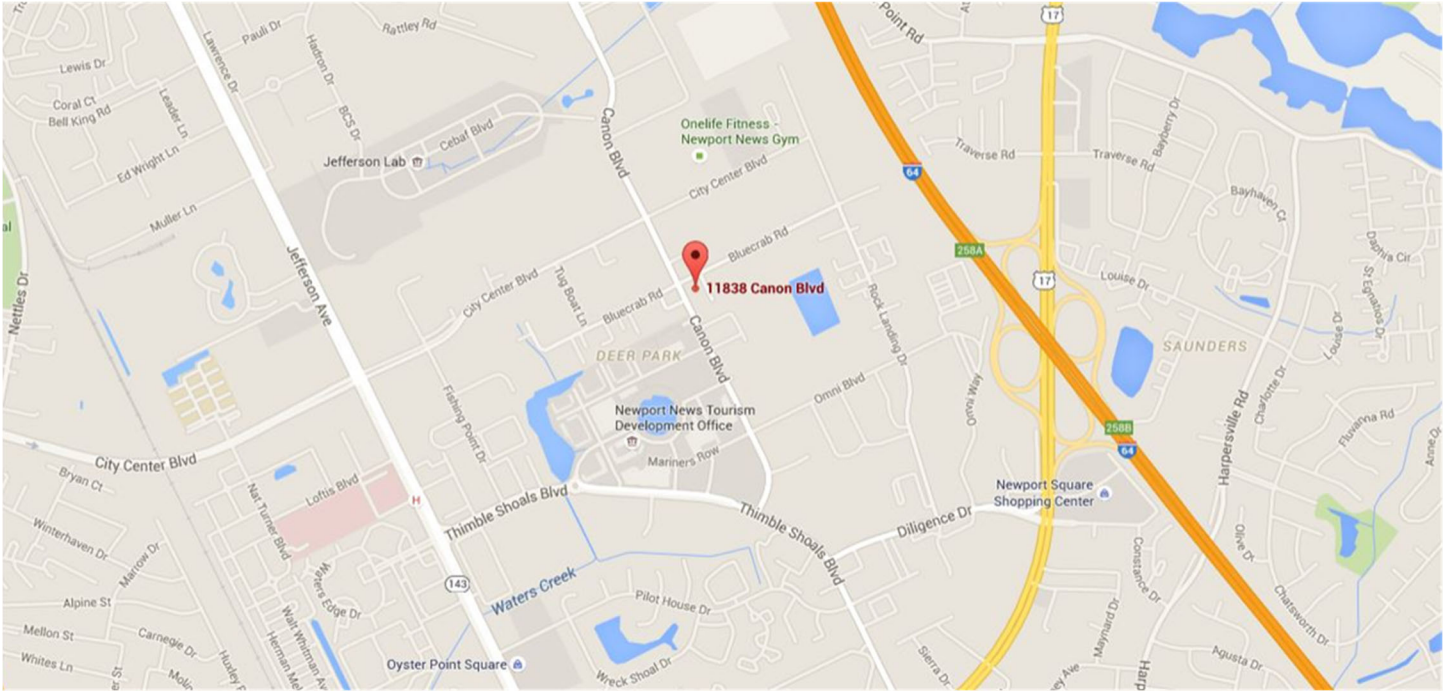
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# Oyster Point Area

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