



FOR LEASE

NEW CONSTRUCTION INDUSTRIAL SPACE

1252 Jensen Drive • Virginia Beach, VA 23451



PROPERTY HIGHLIGHTS

- ◆ ±3,666 SF Available for Lease
- ◆ Portion of a ±5,500 SF Industrial Building
- ◆ Brand New Construction (2024)
- ◆ Two (2) 14-Foot Grade-Level Overhead Doors
- ◆ Flexible Shell Space Ready for Tenant Build-Out
- ◆ Commercial Zoning
- ◆ Excellent Warehouse, Distribution, or Manufacturing Opportunity
- ◆ Functional Layout for Industrial Operations
- ◆ Easy Truck Access
- ◆ Located in an Established Virginia Beach Industrial Corridor

**OFFERED AT
\$15.00/SF/YR + NNN**

New Construction Industrial Space

1252 Jensen Drive, Virginia Beach, VA 23451

Position your business for success in this newly constructed **3,666 SF industrial flex space, available within a 5,500 SF building** in one of Virginia Beach's premier industrial locations. This lease offering includes approximately two-thirds of the building along with **exclusive use of two (2) 14-foot grade-level overhead doors**, providing efficient access for warehouse, logistics, manufacturing, or contractor operations.

Delivered as a shell space, the interior offers a blank canvas that can be customized to meet your operational needs, allowing tenants to design an efficient layout tailored to their business. Whether you're seeking warehouse space, a distribution facility, contractor headquarters, or light manufacturing, this versatile property provides the flexibility to support a wide variety of industrial users.

Conveniently located near major transportation routes and the greater Hampton Roads market, **1252 Jensen Drive** offers excellent accessibility, functionality, and long-term value for growing businesses.

PROPERTY INFORMATION

PROPERTY TYPE	Industrial / Flex
AVAILABLE SPACE	3,666 SF
Building Size	5,500 SF
LEASE RATE	\$15.00/SF/YR + NNN
YEAR BUILT	2024
ZONING	Commercial
OVERHEAD DOORS	Two (2) 14' Grade-Level Doors

IDEAL USES

Warehouse

Distribution Center

Light Manufacturing

Contractor Headquarters

Logistics

Flex Industrial

Assembly

Commercial Storage

Service Company

Equipment Storage

Specialty Retail

LOCATION HIGHLIGHTS

- ◆ Prime Virginia Beach industrial location
- ◆ Easy access to major highways
- ◆ Minutes from Norfolk International Airport
- ◆ Convenient to the Port of Virginia
- ◆ Established industrial and business park environment
- ◆ Excellent access for trucks, deliveries, and commercial traffic

SCAN FOR
FULL LISTING



FOR LEASE

Property Photos



Brett Pyka

LISTING AGENT

Supreme Real Estate Group

Phone: 757-995-8455

Web: www.thesreg.com

SCAN FOR
FULL LISTING

