

FOR LEASE

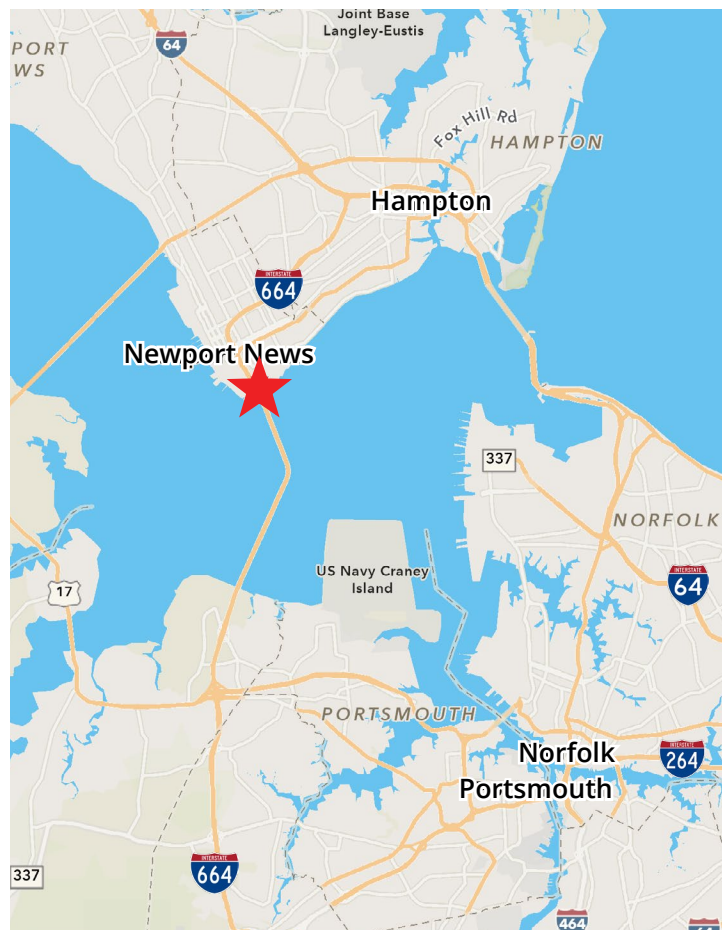
HEAVY INDUSTRIAL SITE

900 D Jefferson Avenue,
Newport News, VA 23607



ABOUT PROPERTY

- 900-D 27,270 SF **AVAILABLE**
- Lease Rate: \$5.25 NNN PSF as is.
Landlord funded TI at negotiated rate.
- NNN'S: \$1.00 PSF
- Zoned M-2 (Heavy Industrial), allows outside storage
- Dock and Grade Doors
- Full Build Out Available for Qualified Tenants
- Wet Fire Suppression System
- Located in a HUB Zone, Enterprise Zone #3,
Opportunity Zone, and New Market Tax Credit Zone
- Heavy Power On-Site and a Boiler Available



For more information:

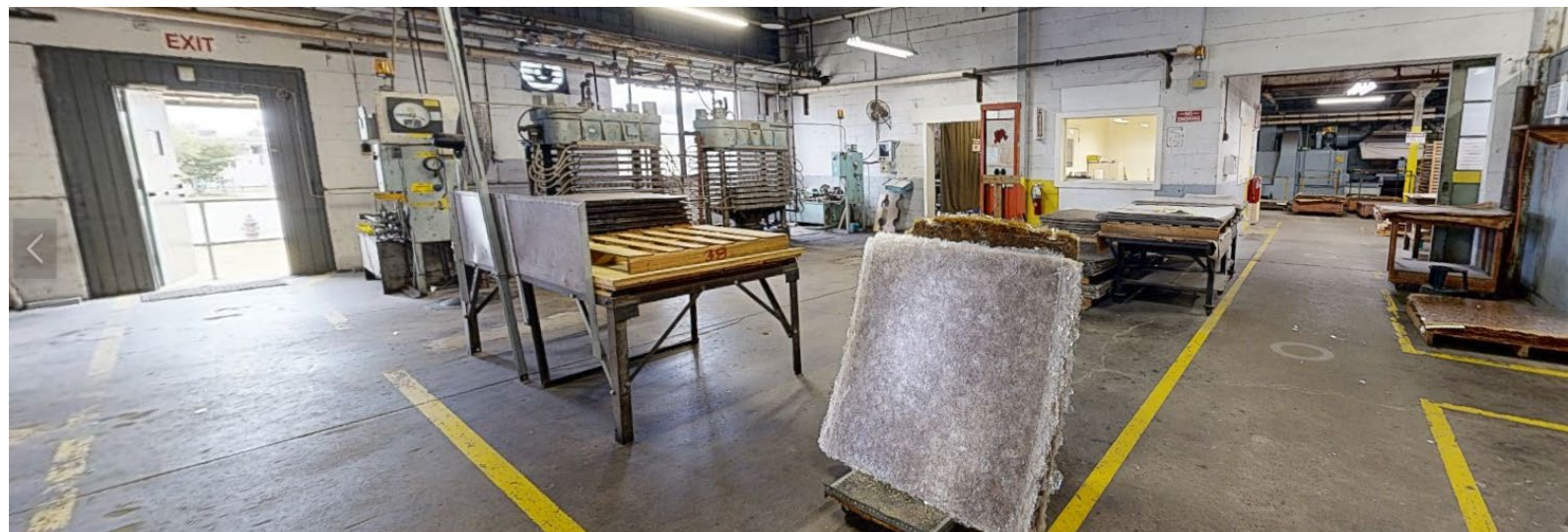
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MATT LEFFLER, CCIM | 757.640.9284 | MattLeffler@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

INTERIOR PHOTOS | 900-D Jefferson Avenue, Newport News, 23607



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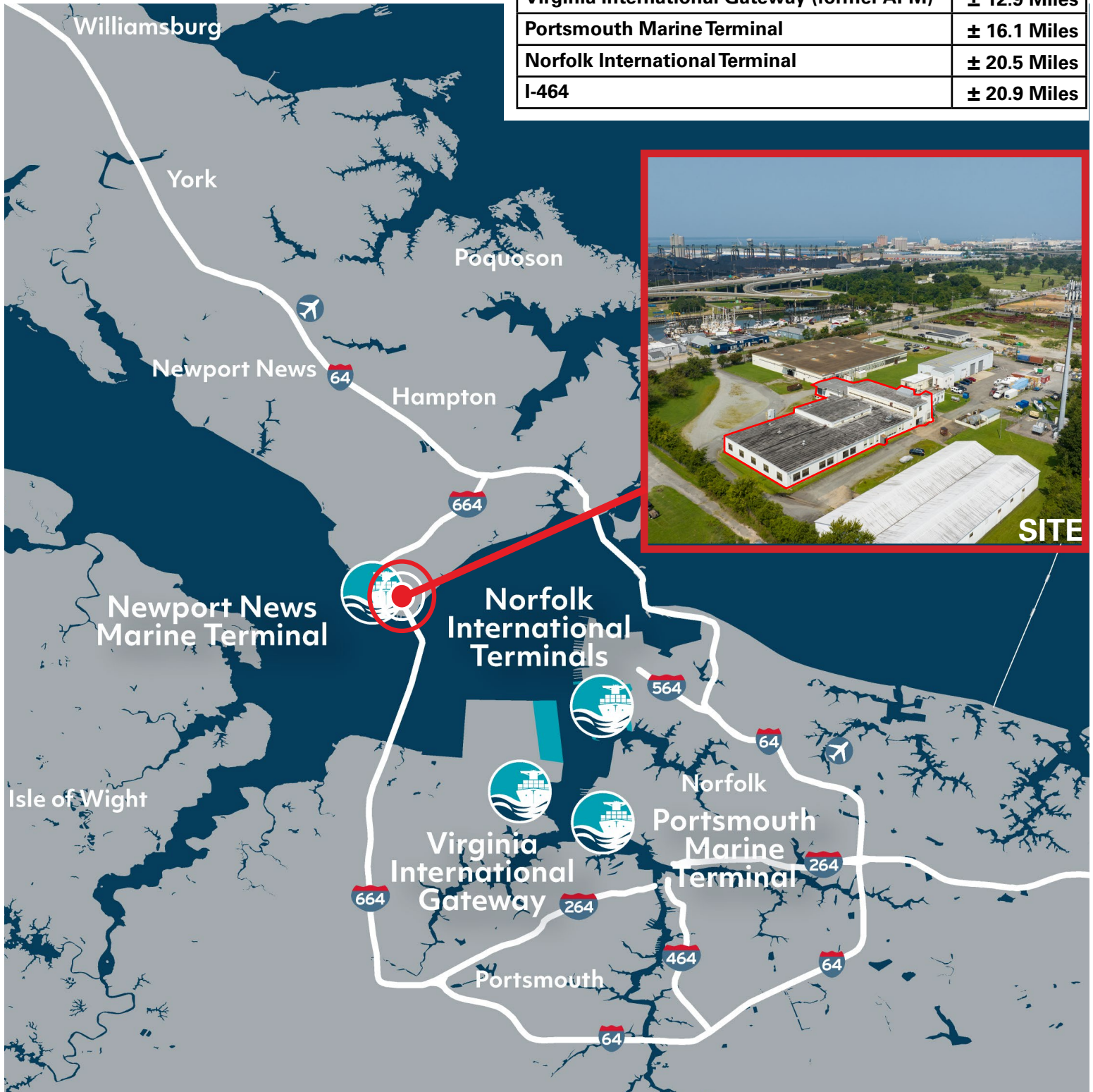
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PORT MAP | 900-D Jefferson Avenue, Newport News, 23607

Newport News Marine Terminal	± 1.7 Miles
Virginia International Gateway (former APM)	± 12.9 Miles
Portsmouth Marine Terminal	± 16.1 Miles
Norfolk International Terminal	± 20.5 Miles
I-464	± 20.9 Miles



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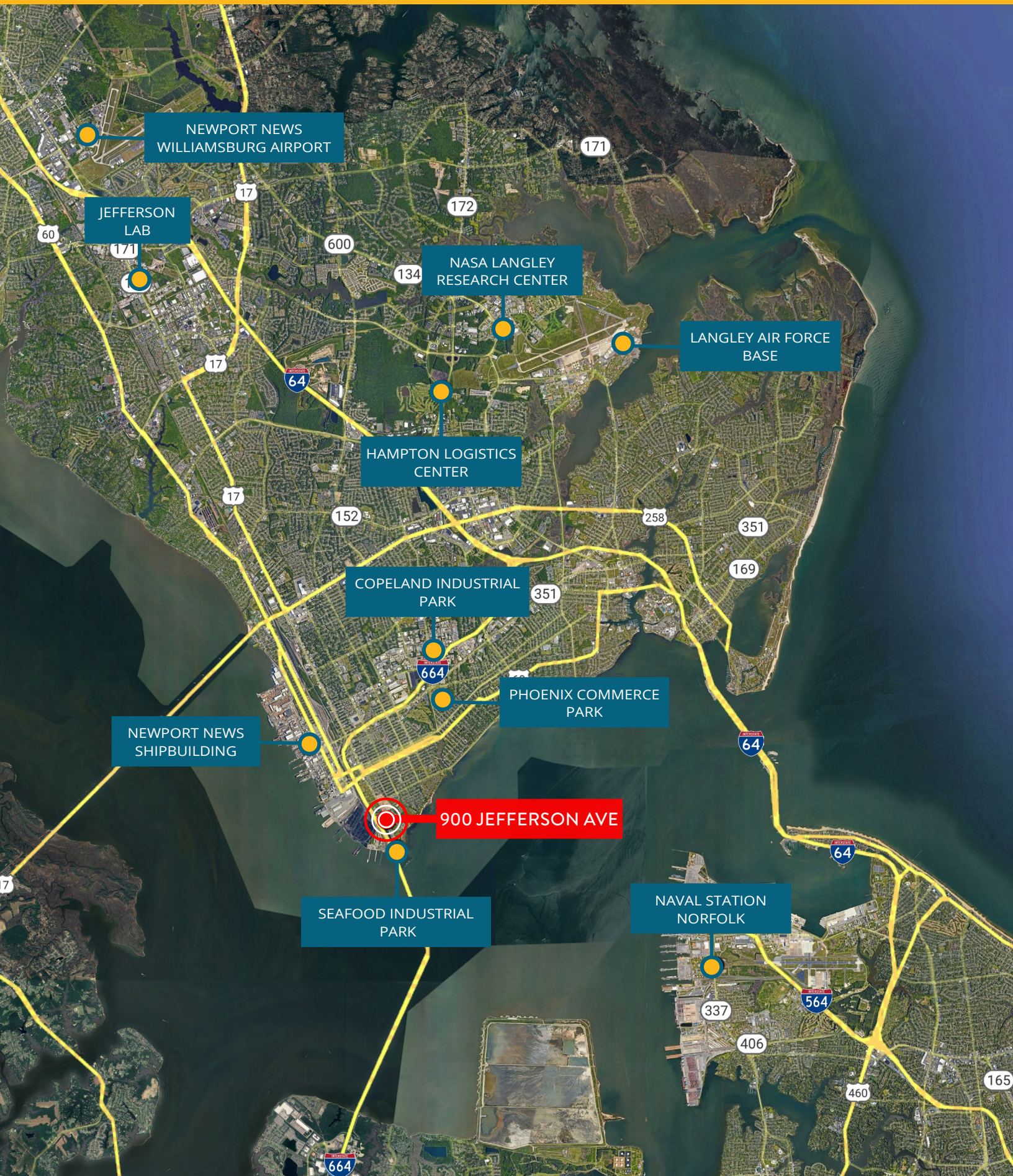
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SITE LOCATION | 900-D Jefferson Avenue, Newport News, 23607



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