

RIDDLE ASSOCIATES Inc.
Commercial Real Estate

INDUSTRIAL SPACE FOR SUBLEASE

311 Ed Wright Lane G2
Newport News, VA



- 3,000 SF Flex Space
- 2 offices & break room/kitchenette
- 36'x40' Showroom
- 19'x23' Storage Area
- Grade Level Loading Doors
- 14ft Ceiling Height
- 400A 3 Phasepower
- Fully Conditioned Flexspace
- Zoned M1 (Industrial)
- Enterprise Zone 3-A
- Parking for Box Trucks

Base Rent: \$2,458.64 per month
CAM: \$779.39 per month

Total Monthly:
\$3,238.03 per month

EXCLUSIVELY OFFERED BY:
LARRY RUMSEY | lrumsey@riddleassociates.com | 757.353.2473

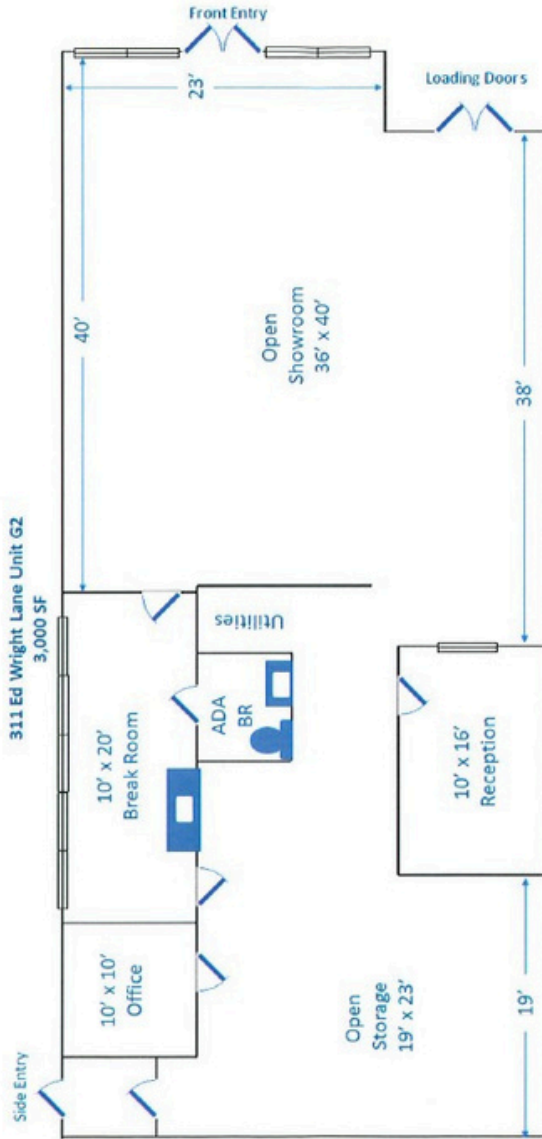
CALL TODAY FOR PRICING AND TO SCHEDULE YOUR PRIVATE TOUR!

RIDDLE ASSOCIATES, INC.
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



*All Dimensions are approximate

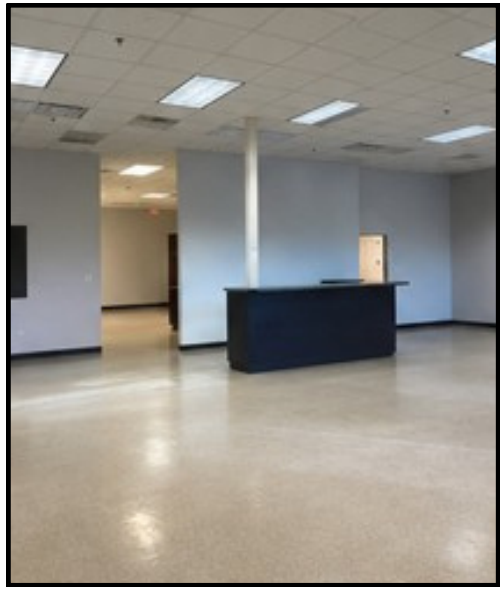
RIDDLE ASSOCIATES, INC.

Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



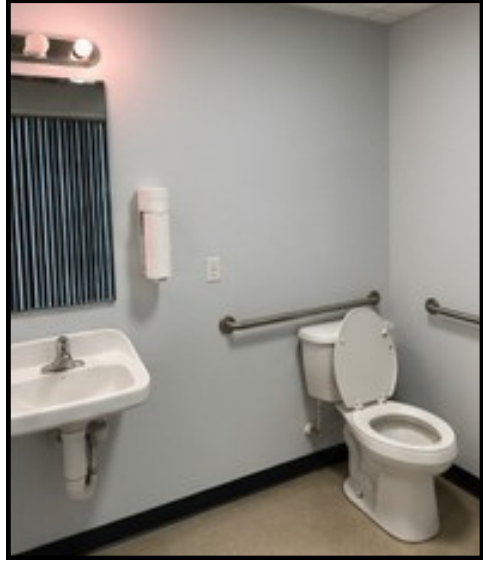
RIDDLE ASSOCIATES, INC.

Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



RIDDLE ASSOCIATES, INC.

Commercial Real Estate

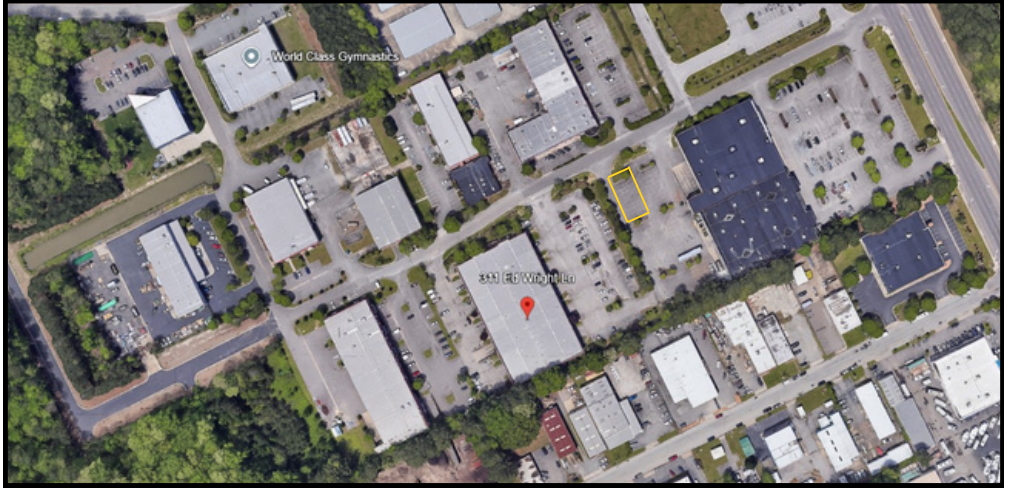
“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com

EXHIBIT A

TRUCK PARKING AREA TO ACCOMPANY PREMISES



The parking area is outlined in yellow and is to be used for box trucks. Tenant may use the area exclusively for the overnight parking of box trucks.

The general parking lot directly in front of building 311 consists of unassigned spaces and is available to any tenant as needed.

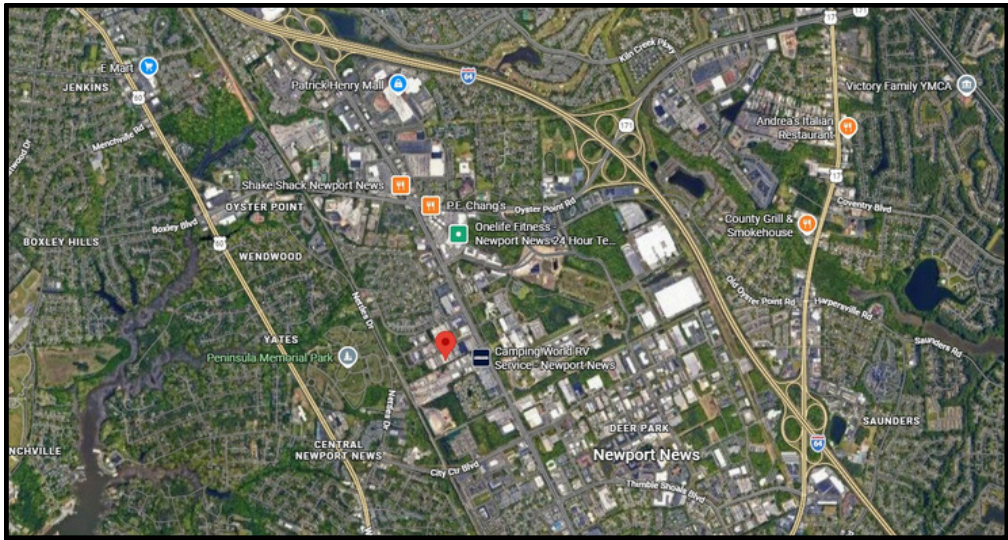
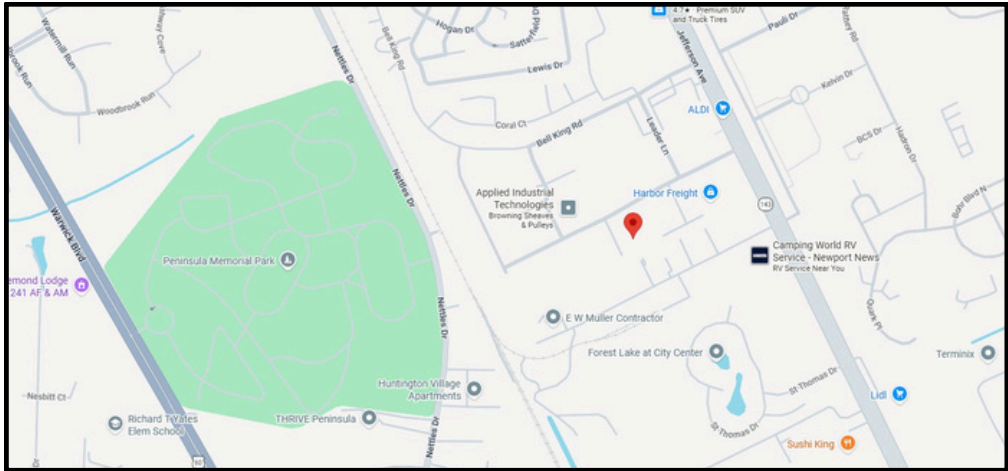
RIDDLE ASSOCIATES, INC.

Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



RIDDLE ASSOCIATES, INC.

Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com