

Available For Lease OFFICE/WAREHOUSE

1409 Air Rail Avenue, Virginia Beach, VA 23455



8,712 ± SQUARE FEET



Airport Industrial Park | **LEASE RATE:** \$10.50/SF, NNN | **AVAILABLE:** October 1, 2026

- **FREESTANDING BUILDING:** One of only a few free-standing office warehouse facilities available within Airport Industrial Park
- **Size:** 8,712 SF ± located on an approximate half acre lot; includes 775 SF ± office area
- **Ceiling Height:** 16'-18' ±
- **Loading:** Two 10' x 12' grade level loading doors
- **Zoning:** I-1
- Fully Conditioned Warehouse
- **Location:** Airport Industrial Park. Close proximity to Norfolk International Airport, Norfolk Premium Outlets, and Little Creek Amphibious Base. Less than a quarter mile from UPS distribution facility.



Loading Area

FOR MORE INFORMATION PLEASE CONTACT



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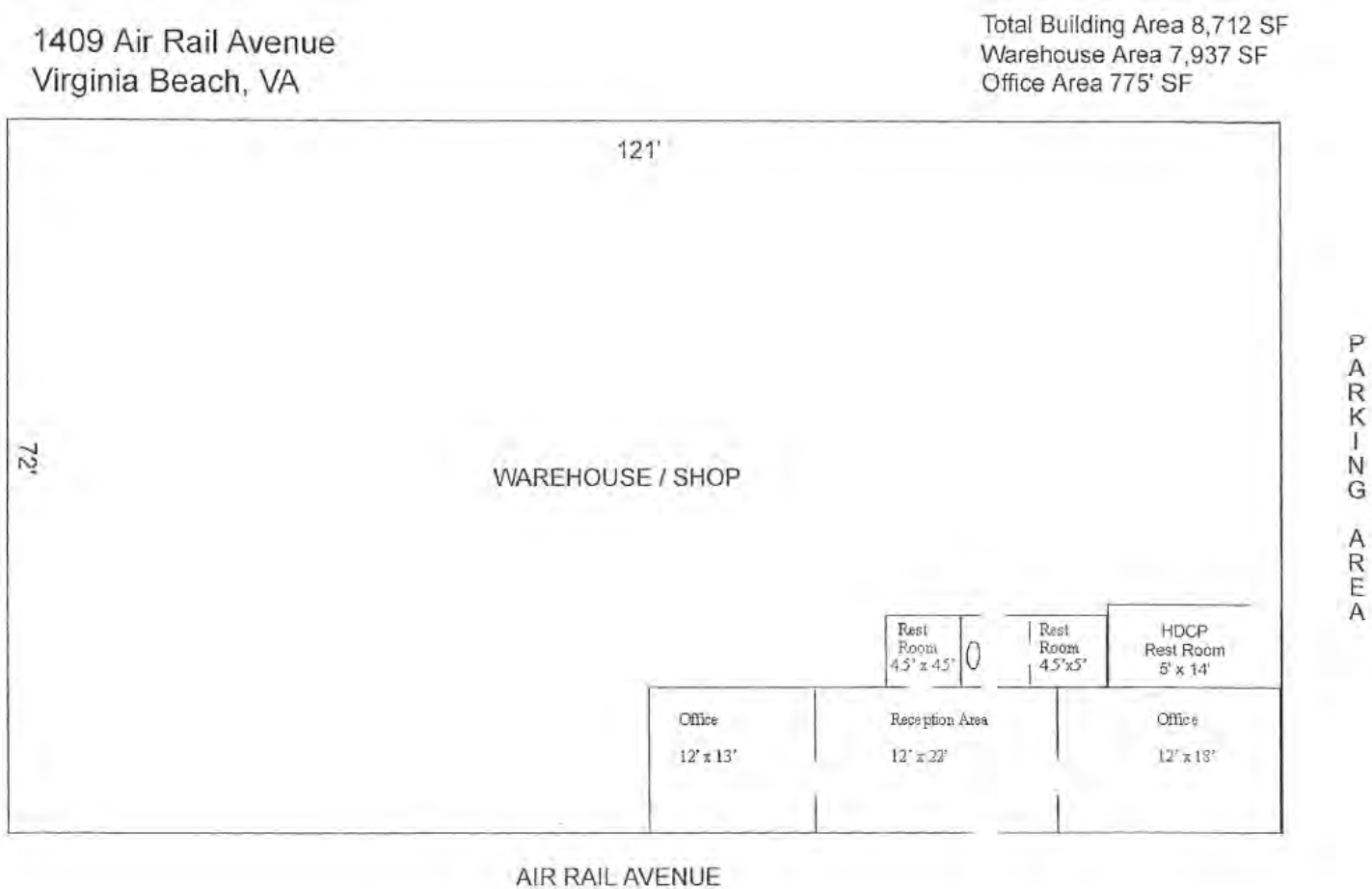
Aerial View

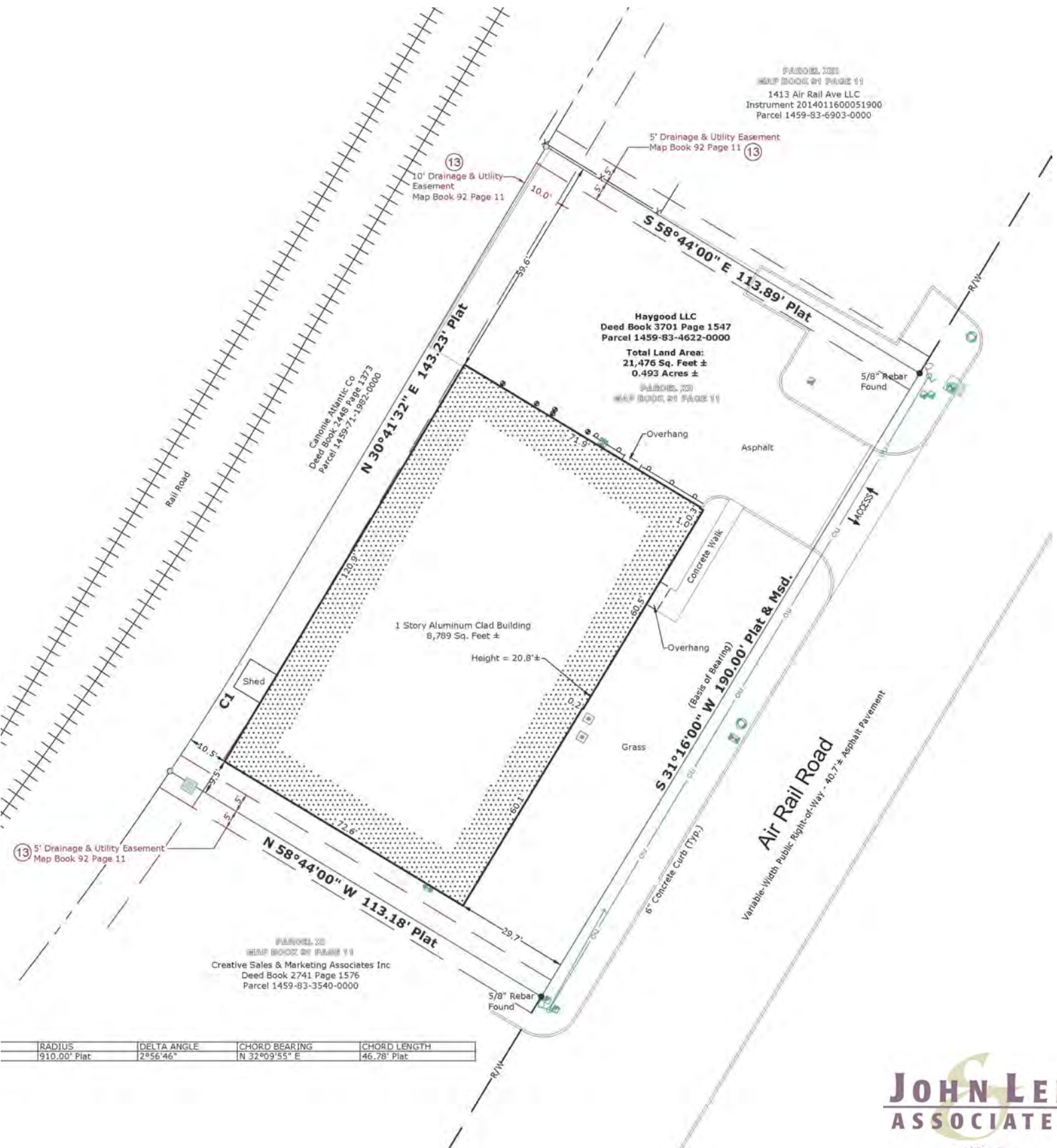


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Bird's-Eye View







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