

FOR SALE OR LEASE

FLEX SPACE | OWNER-USER OR INVESTMENT OPPORTUNITY
104 Industry Dr | Yorktown, VA 23693



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

Partner | Commercial Brokerage

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$985,000
Lease Rate:	\$15.00 PSF NNN
Building Size:	5,436 SF
Available SF:	4,136 SF
Lot Size:	.42 AC
Year Built:	1987
Clear Height:	12' -13'
Zoning:	GB

PROPERTY OVERVIEW

The property offers a unique opportunity for an owner-user or investor seeking immediate income. The rear portion of the building is currently leased to Elevate ABA, LLC, providing in-place cash flow from approximately 1,300 SF. The remaining $\pm 4,136$ SF is available for occupancy or lease. An owner-user can offset occupancy costs through existing rental income, while investors benefit from a stabilized tenant and future leasing flexibility.

PROPERTY HIGHLIGHTS

- **Owner-User or Investment Opportunity** – Approximately 1,300 SF leased to Elevate ABA, LLC, providing in-place rental income while maintaining flexibility for owner occupancy.
- **Prime Industrial Location** – Situated within a well-established industrial corridor in Yorktown surrounded by complementary businesses and commercial users.
- **Excellent Accessibility** – Convenient access to Interstate 64, Route 17, Newport News, Hampton, Williamsburg, and other key Hampton Roads markets.
- **Occupancy Flexibility** – Approximately 4,136 SF available for owner occupancy or future leasing opportunities.
- **Functional Office/Warehouse Mix** – Combination of office and fully conditioned warehouse space to

ADDITIONAL PHOTOS

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

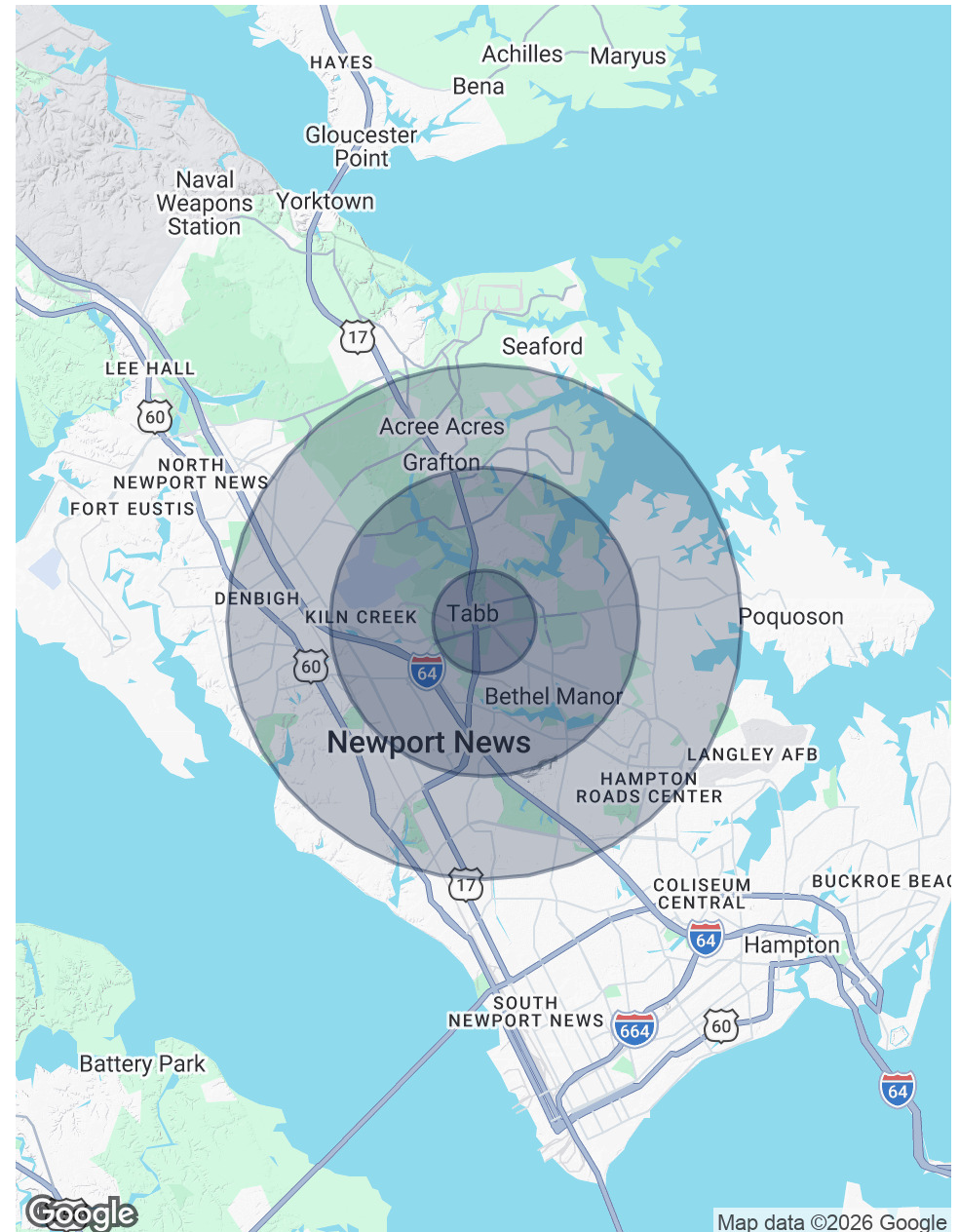
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,805	25,235	67,046
# Of Persons Per HH	2.7	2.5	2.5
Average HH Income	\$139,320	\$111,956	\$107,112
Average House Value	\$449,826	\$372,659	\$340,843

2023 American Community Survey (ACS)



CONTACT INFORMATION

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