

**275 PICKETT'S LINE
NEWPORT NEWS, VA 23603**

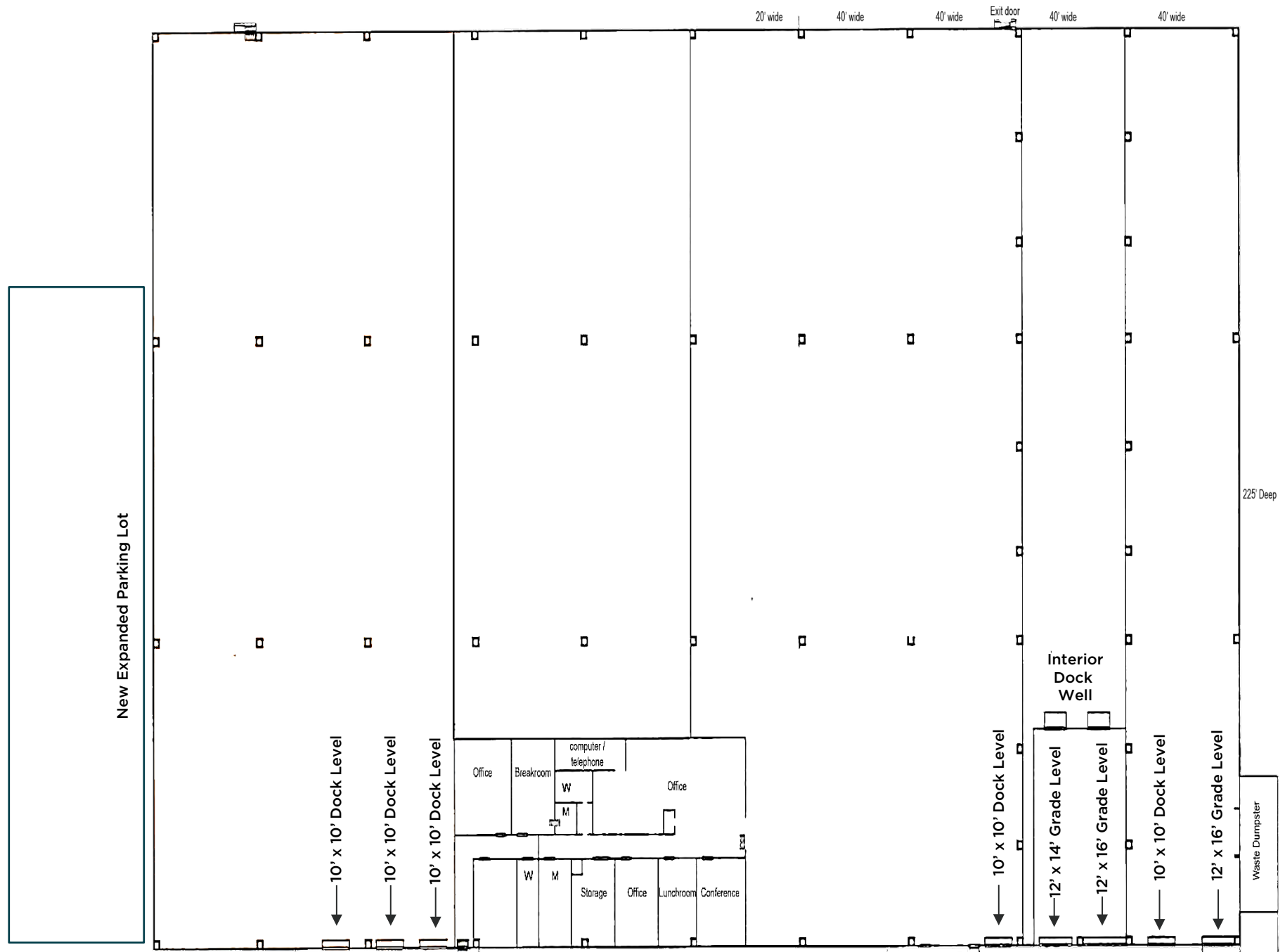
**FOR LEASE | ± 90,000 SF
CRANE SERVED | FOOD GRADE**

PROPERTY HIGHLIGHTS

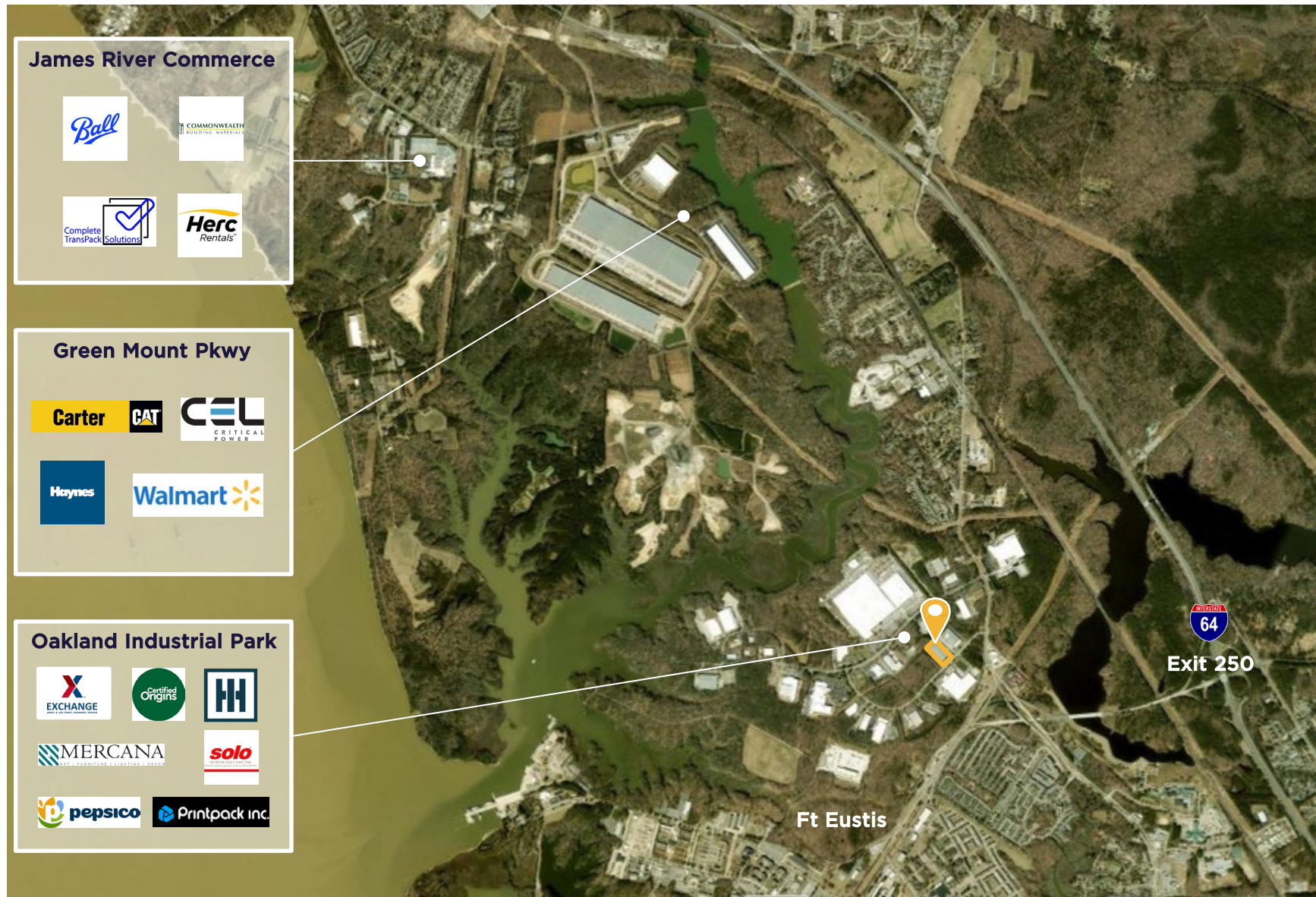
Built:	1991
Square Footage:	± 90,000 SF (225' x 400')
Office Area:	± 4,500 SF
Total Site Size:	6.40 Acres
Clear Height:	30' – 32'
Loading:	• (5) 10' x 10' Dock-Level Doors - Includes Leveler, Dock Canopy and Seal - 130' Truck Court • (2) 12' x 16' Grade-Level Doors • (1) 12' x 14' Grade-Level Door - (1) 12' x 14' and (1) 12' x 16' Door Provide Access to Interior Loading Dock-Well
Power:	3-Phase, 120/480v, 2,400a
Column Spacing:	40' x 75'
Sprinkler:	ESFR
Additional Features:	• Located in Enterprise Zone • Bridge Crane • Food Grade
Zoning:	M-2, Heavy Industrial
Lease Rate:	\$9.75 PSF, NNN
OPEX Projection :	\$1.90 PSF
Occupancy:	February 1 st , 2027

Institutionally owned and operated by B&D Holdings





LOCATION



	1.5 Miles	16.0 Miles	19.0 Miles	19.5 Miles	31.0 Miles	31.0 Miles
275 Pickett's Line			NEWPORT NEWS SHIPBUILDING A DIVISION OF H			
	I-64	I-664	HII NNS	NNMT	VIG	NIT



CONTACT

GEOFF POSTON, SIOR

Senior Vice President

757 650 8437

geoff.poston@thalhimer.com

ELLIS COLTHORPE

Senior Associate

757 818 4307

ellis.colthorpe@thalhimer.com

Peninsula Office
One BayPort Way, Suite 100
Newport News, VA 23606
thalhimer.com

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