



18,000 SF MULTI-BUILDING OFFERING | FOR SALE

2518 - 2524 George Washington Memorial Highway, Yorktown, Virginia



CUSHMAN &
WAKEFIELD

THALHIMER

THE OFFERING

Cushman & Wakefield | Thalhimer is pleased to offer for sale East Coast Business Park. This multi-building offering consists of four separate buildings and a prepared pad site for a fifth building. The combined, approximate GLA of \pm 18,000 SF of office, showroom, warehouse, shop space, retail and residential, is unique and versatile. Total land area is approximately 2.15 acres.

The property includes:

- 125' of frontage on Route 17 with 38,000 VPD
- 105 parking spaces and tractor trailer access for loading and fenced secured yard.
- Pre-fabricated garage with efficiency apartment on second floor & two car garage on ground floor.
- The prepared pad with water, sewer and electrical stubbed to the site will accommodate an additional 7,500 SF office building utilizing the existing parking field.
- CUP in place for automotive service, sales and dismantling/refurbishing

The purchase of this property represents a unique opportunity for the owner/occupant this property affords the user opportunity to operate a broad spectrum of industrial, office, showroom, automotive, entertainment and/or retail functions in a high traffic, strategically centered location within York County.

PROPERTY SPECS

Buildings:

- A: \pm 7,500 SF, 10-unit office building, with brick veneer - built 1990
- B: \pm 8,234 SF - 1,000 SF showroom | 1,124 SF office | 6,110 SF warehouse. Pre-engineered steel construction with split block façade and glass showroom - built 2000
- Bonus 2,124 SF load bearing mezzanine with plumbing
 - 22' - 24' clear height
 - 14' x 14' grade-level door
 - Power Service - 200 amp, 240v (2 Panels)
 - Compressed air lines throughout, 6 ceiling fans in warehouse, 2 natural gas-heaters
- C: \pm 1,352 SF pre-fabricated garage with 624 SF efficiency second floor apartment & 26' X 28' (728 SF) ground floor 2 car garage - built 1990
- D: \pm 1,500 SF stick-built rancher with brick veneer & large deck - built 1985 - renovated with car port

Zoning: GB, General Business

Location: Strategically located one block from the intersection of US Route 17 and Victory Blvd. It rests at the gateway to upper York County, Poquoson, Kiln Creek and Newport News

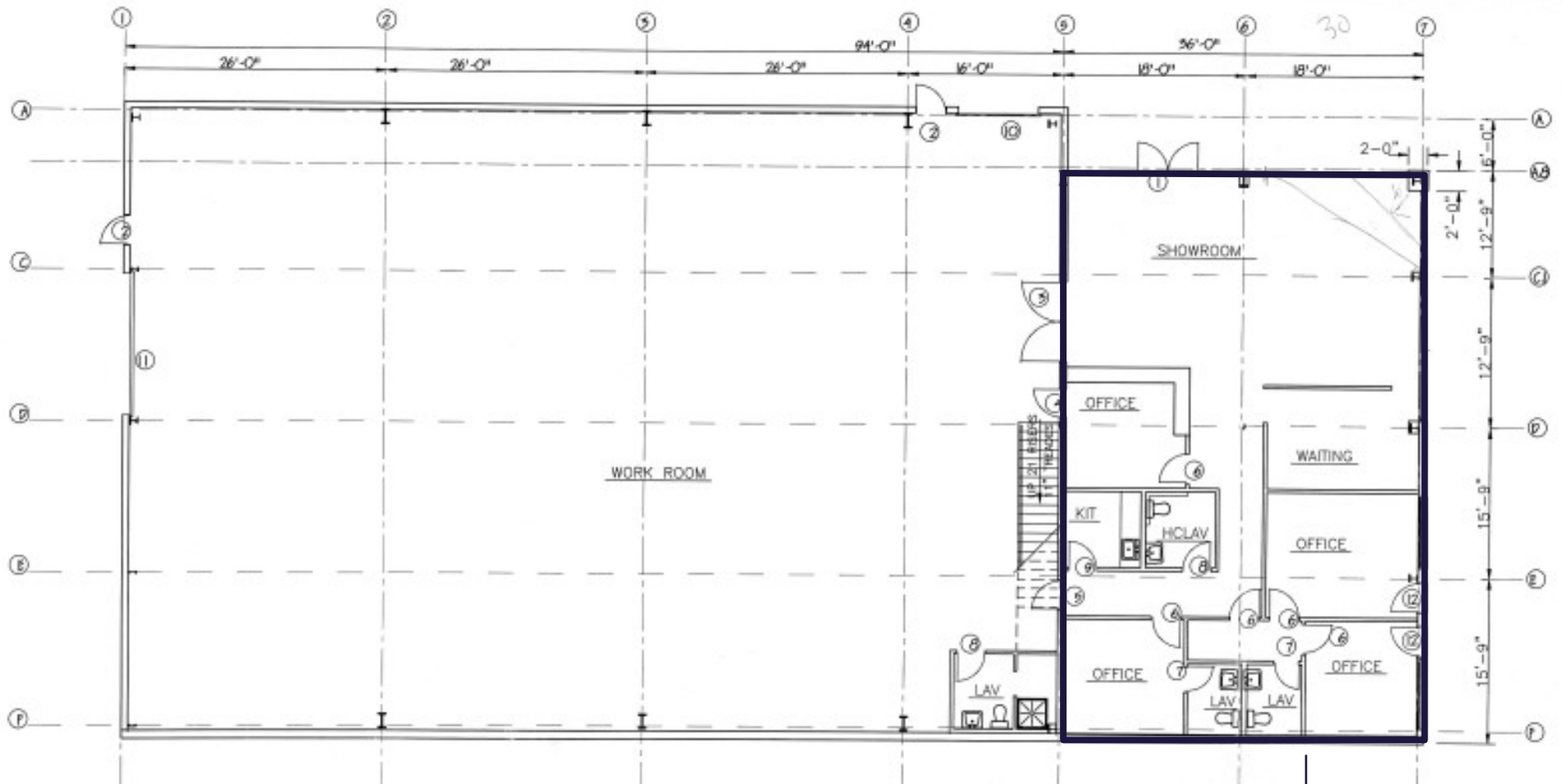
Road Frontage: 125' on Route 17 | 38,000 VPD on Rt 17

SALES PRICE: \$2,500,000*

** Shop equipment, FF&E, lifts and business assets sold separately. Vehicles not included*

FLOOR PLAN

SHOWROOM | OFFICE | WAREHOUSE | SHOP



Bonus 2,124 SF Load Bearing Mezzanine Above Office | Showroom with plumbing and power



Showroom



Shop | Warehouse



Shop | Warehouse



Shop | Warehouse



Shop | Warehouse



Mezzanine



Garage | Apartment



Office | Warehouse



Brick Ranch



Multi-Unit Office



Brick Ranch



Brick Ranch

LOCATION AERIAL





EAST COAST EXOTICS

BMW Specialists

DREW HAYNIE

First Vice President

757 873 9004

drew.haynie@thalhimer.com

ELLIS COLTHORPE

Senior Associate

757 818 4307

ellis.colthorpe@thalhimer.com

PENINSULA OFFICE

One BayPort Way, Suite 100

Newport News, Virginia 23606

757 873 2900 | Thalhimer.com



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