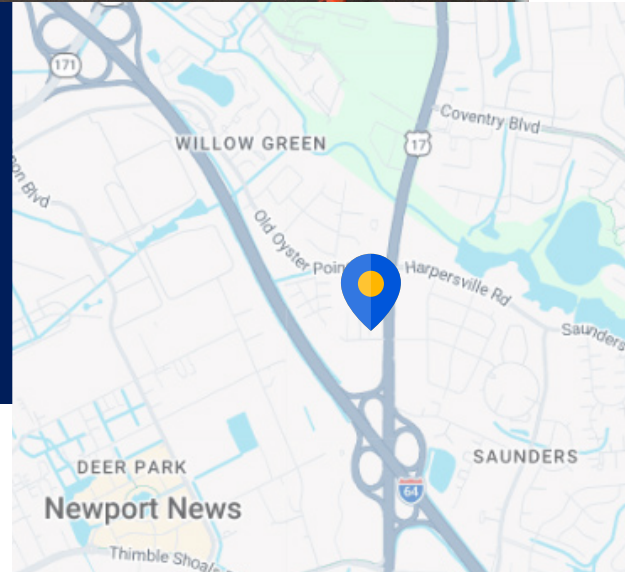




SUBLEASE AVAILABLE

975 J CLYDE MORRIS BLVD
NEWPORT NEWS, VA 23601



OVERVIEW

PREMISES:	25,700 RSF (can divide) Building 1: ~18,000 SF Building 2: ~2,000 SF Building 3: ~5,000 SF
TERM:	Through November 30, 2034
VISIBILITY / VEHICLES PER DAY (VPD)	<ul style="list-style-type: none"> • Exceptional visibility with 42,000+ VPD • Corner visibility from multiple approaches • Signalized access nearby • Exposure to traffic from Old Oyster Point Rd and Harpersville Rd • Located within Newport News' primary commercial corridor
ACCESS:	Immediate access to Interstate 64
PARKING:	Abundant surface parking
IDEAL FOR:	<ul style="list-style-type: none"> • Automotive body shop / collision repair • Automotive service / fleet maintenance • Vehicle customization or detailing • Showroom and service users

CONTACT

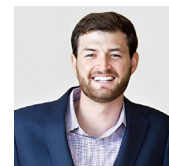
503 Libbie Avenue, Suite One, Richmond, VA 23226

VIEW WHAT'S NEARBY



FEATURES

- Multi-building campus environment
- Multiple access points
- Flexible occupancy scenarios
- Prominent frontage and visibility



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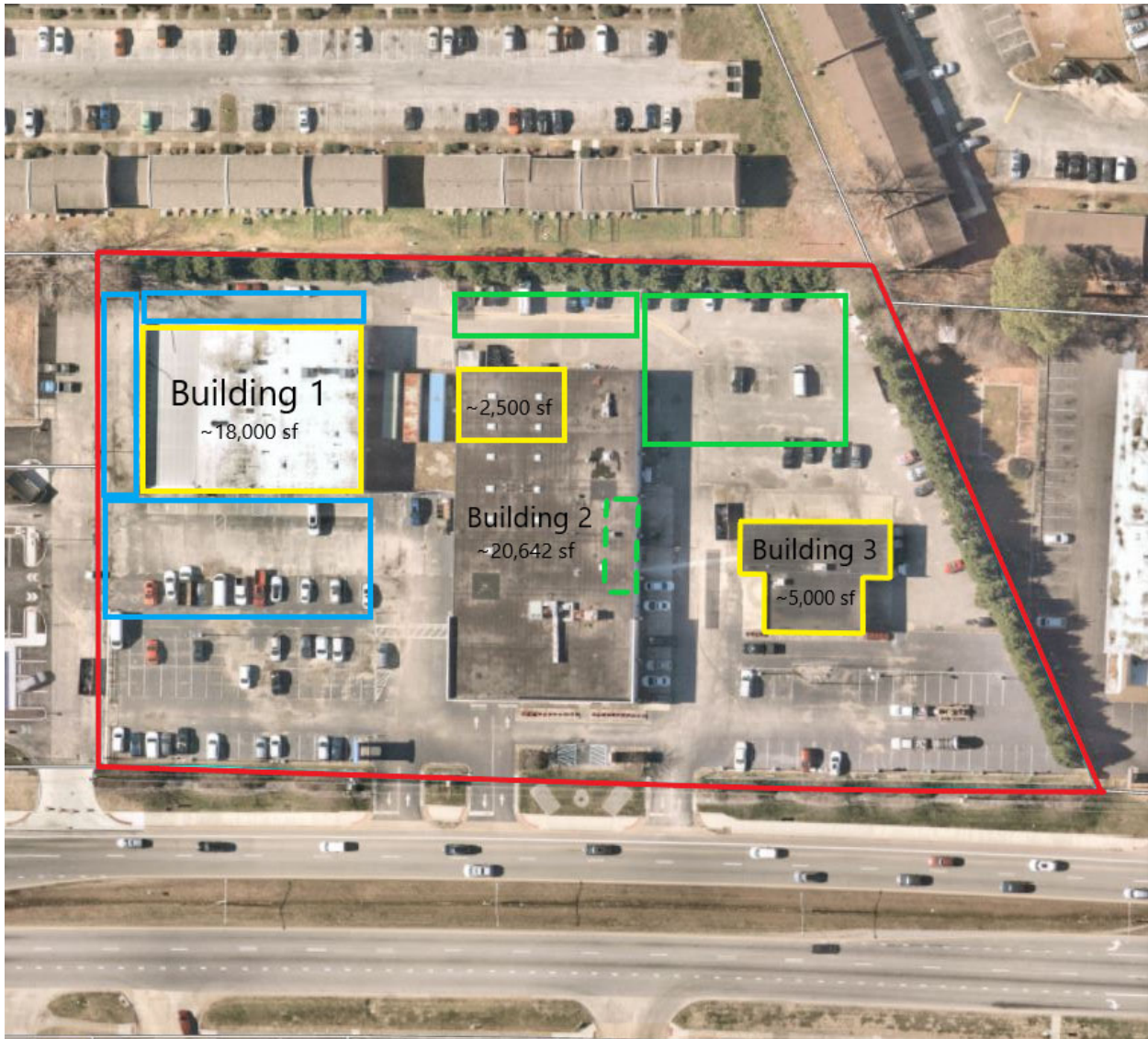
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AERIAL VIEW



AERIAL VIEW: Premises outlined in yellow & dashed in green



The area outlined in yellow and in dashed green depicts the Premises.

The area in blue depicts Tenant's exclusive parking area.

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