

FOR LEASE

IDEAL MANUFACTURING FACILITY | LYNNHAVEN



524 VIKING DRIVE

VIRGINIA BEACH, VA 23452

±43,000 SF



THALHIMER

BRETT SAIN, SIOR

First Vice President
757 213 4153

brett.sain@thalhimer.com

GEOFF POSTON, SIOR

Senior Vice President
757 213 4161

geoff.poston@thalhimer.com

524 VIKING DRIVE

PROPERTY HIGHLIGHTS

Well-located in Virginia Beach's Oceana West Industrial Park, this prime industrial facility offers a functional mix of warehouse and office space with the flexibility to accommodate a range of military and advanced manufacturing users. The property benefits from strong demographics, access to major military installations, and key regional transportation routes.

Total Building Size: $\pm 150,136$ SF

Site Size: 15.03 Acres

Available Space: $\pm 43,000$ SF

- Office: $\pm 8,200$ SF
- Warehouse: $\pm 34,800$ SF

Construction: Steel frame and block

Zoning: I-L, Light Industrial

Clear Height: 18' - 22'

Loading: One (1) dock

One (1) grade door

Ability to add additional dock and/or grade doors

Electrical Systems: 3-Phase, heavy power

Sprinkler: Fully sprinkled, wet system

Parking: +/- 75 spaces

Lease Rate: \$9.50 PSF, NNN

OPEX: \$1.75

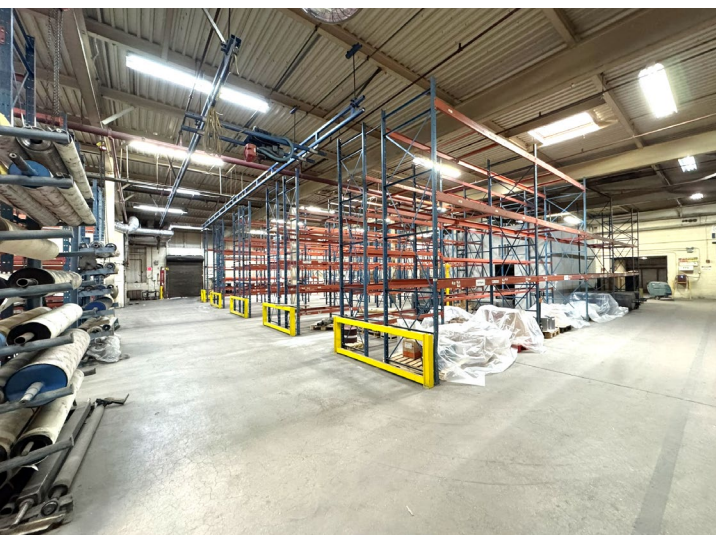
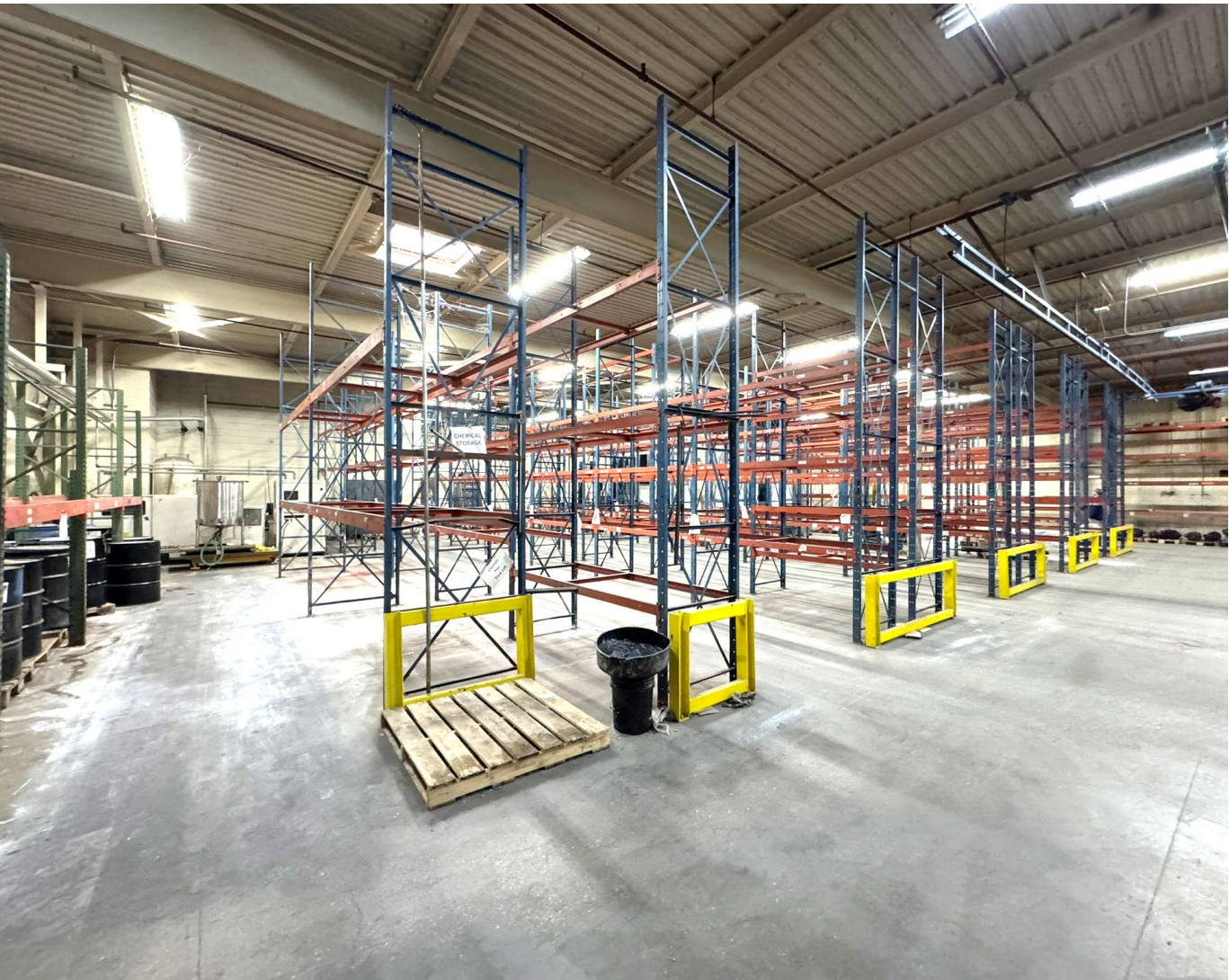
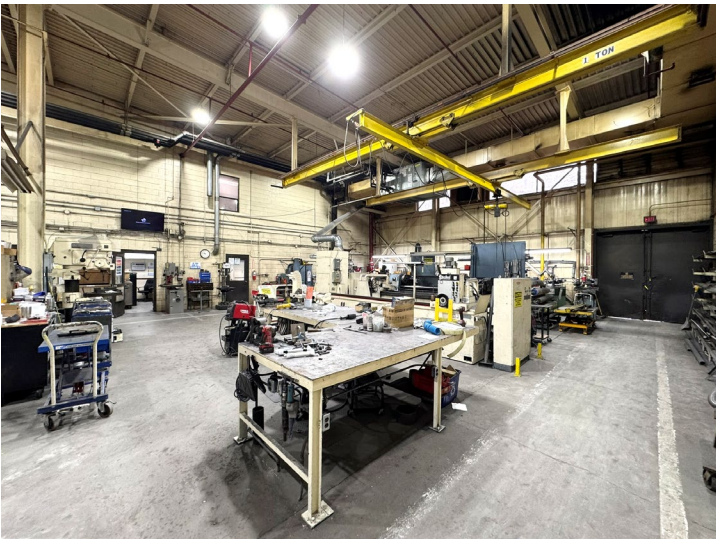
Occupancy: October 2026



ENTRANCE



RECEPTION AREA

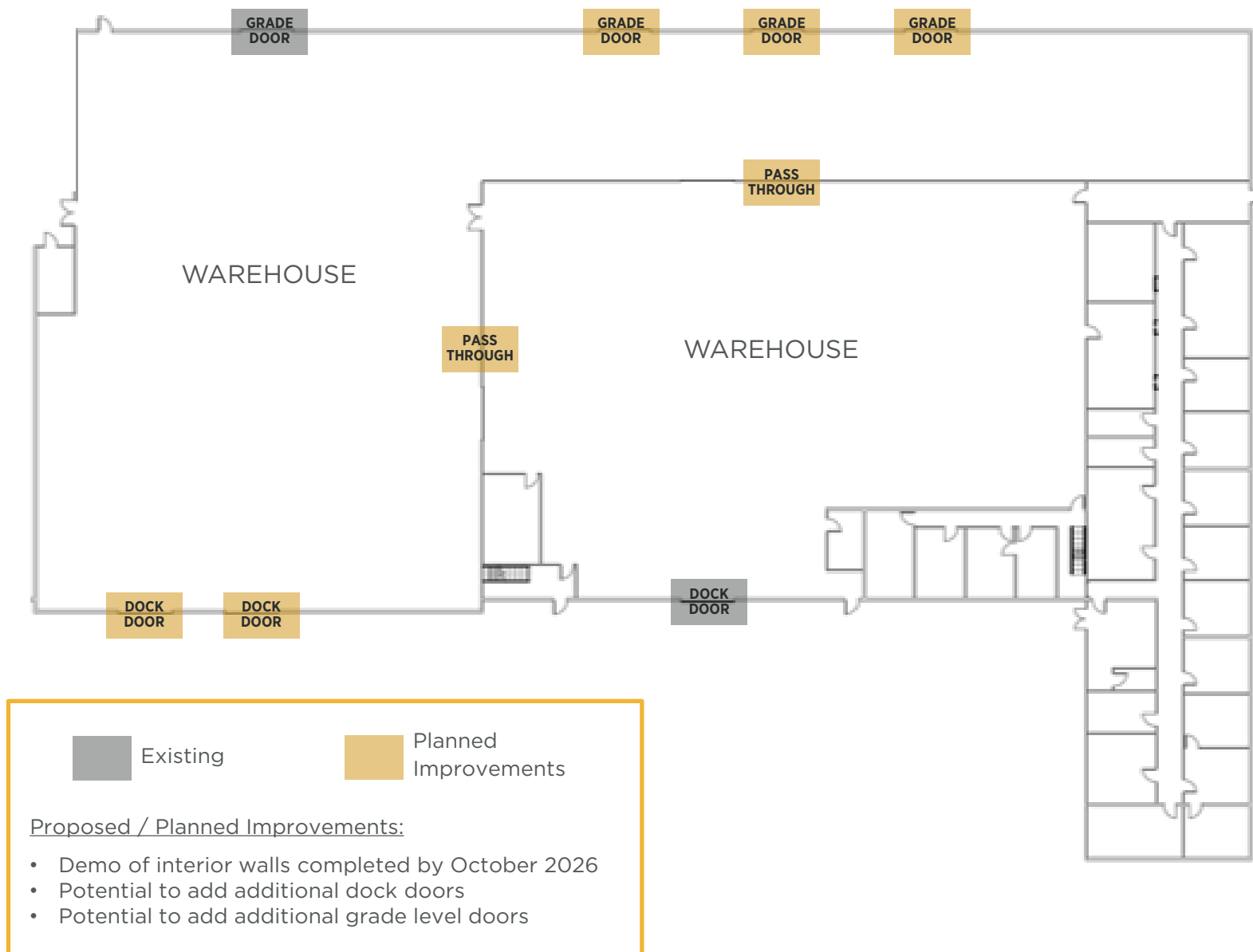




524 VIKING DRIVE



AVAILABLE SPACE
±43,000 SF



FLOOR PLAN

524 VIKING DRIVE

VIRGINIA BEACH LOCATION

Lynnhaven Submarket



87,271
POPULATION
3-Miles



\$80,416
MEDIAN HHI
3-Miles



3.9%
**UNEMPLOYMENT
RATE**
3-Miles



22.4% | 23.3%
EDUCATION
HIGH SCHOOL GRADUATE/
COLLEGE GRADUATE
3-Miles



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.