

INDUSTRIAL FOR LEASE

5,000 SF



528 SOUTH MILITARY HIGHWAY

VIRGINIA BEACH, VA 23464

AVAILABLE IMMEDIATELY



THALHIMER

PROPERTY FEATURES

- 5,000 SF Office / Warehouse
 - 1,200 SF Office area includes reception, three (3) offices, two (2) restrooms, and employee shower; mezzanine storage above
 - 3,800 SF Warehouse area is heated
- Year Built: 1981
- 1.89 Acres
- Masonry Construction
- I-1 Light Industrial Zoning
- 17' Clear Height
- Loading: Two (2) 12'w x 14'h motorized grade-level doors
- 3-Phase Power; 480v 200 amps
- Lease Rate: \$12.50 PSF, NNN



PROPERTY HIGHLIGHTS

Site Improvements & Utilities

- 3-Phase Power; 480v 200 amps
- Fenced yard with ample parking
- City water and sewer, Dominion Virginia Power, Virginia Natural Gas, Cox / Verizon Telephone, FIOS

Terms & Tax Data

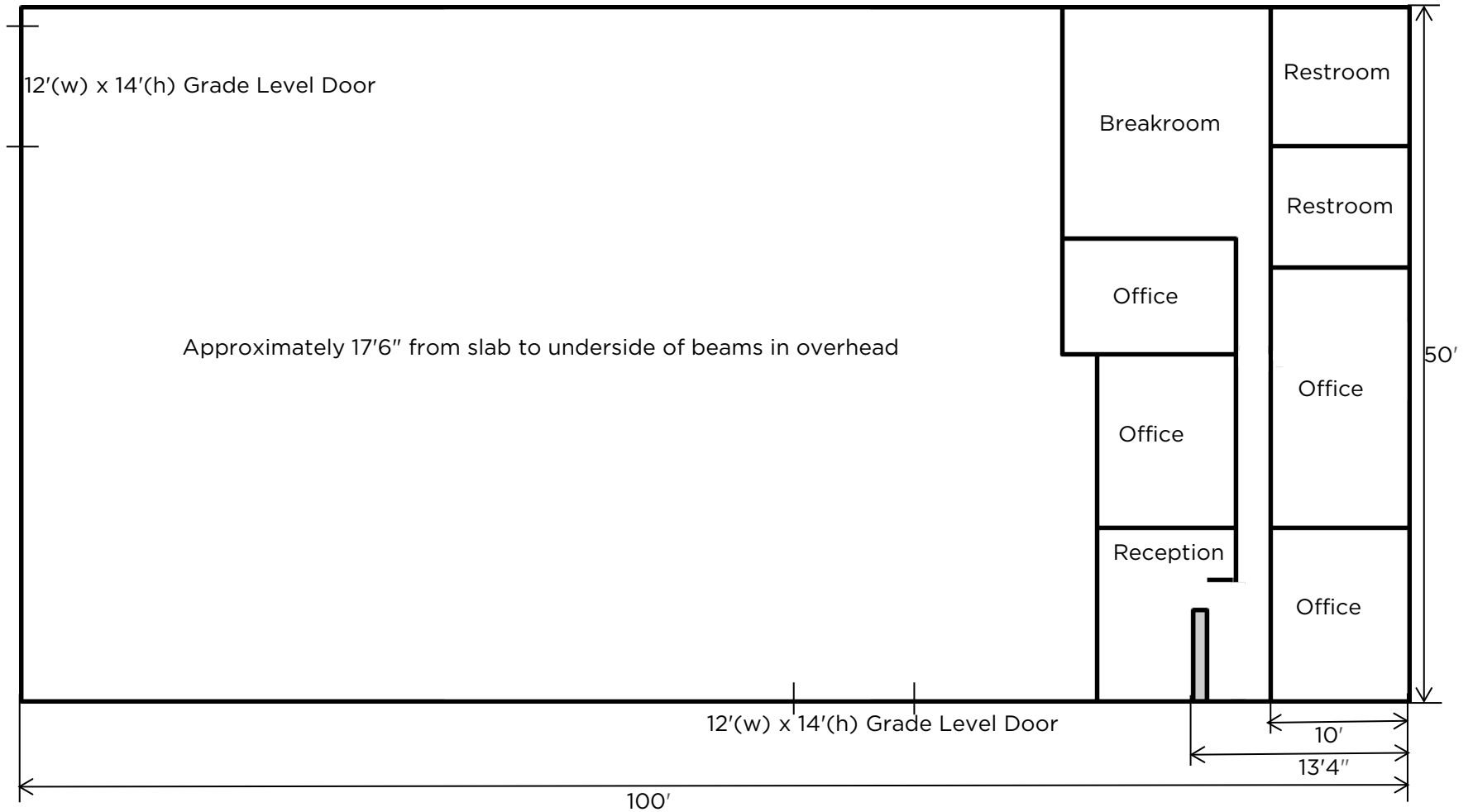
- \$12.50 PSF, NNN
- Tenant pays maintenance, taxes, insurance, and repairs
- 3% annual escalations

Miscellaneous

- Parking at entrance
- Located within 1-mile of I-264
- Easy access to all Southside areas
- Ideal for contracting firm, installation, or maintenance company



AMPLE PARKING

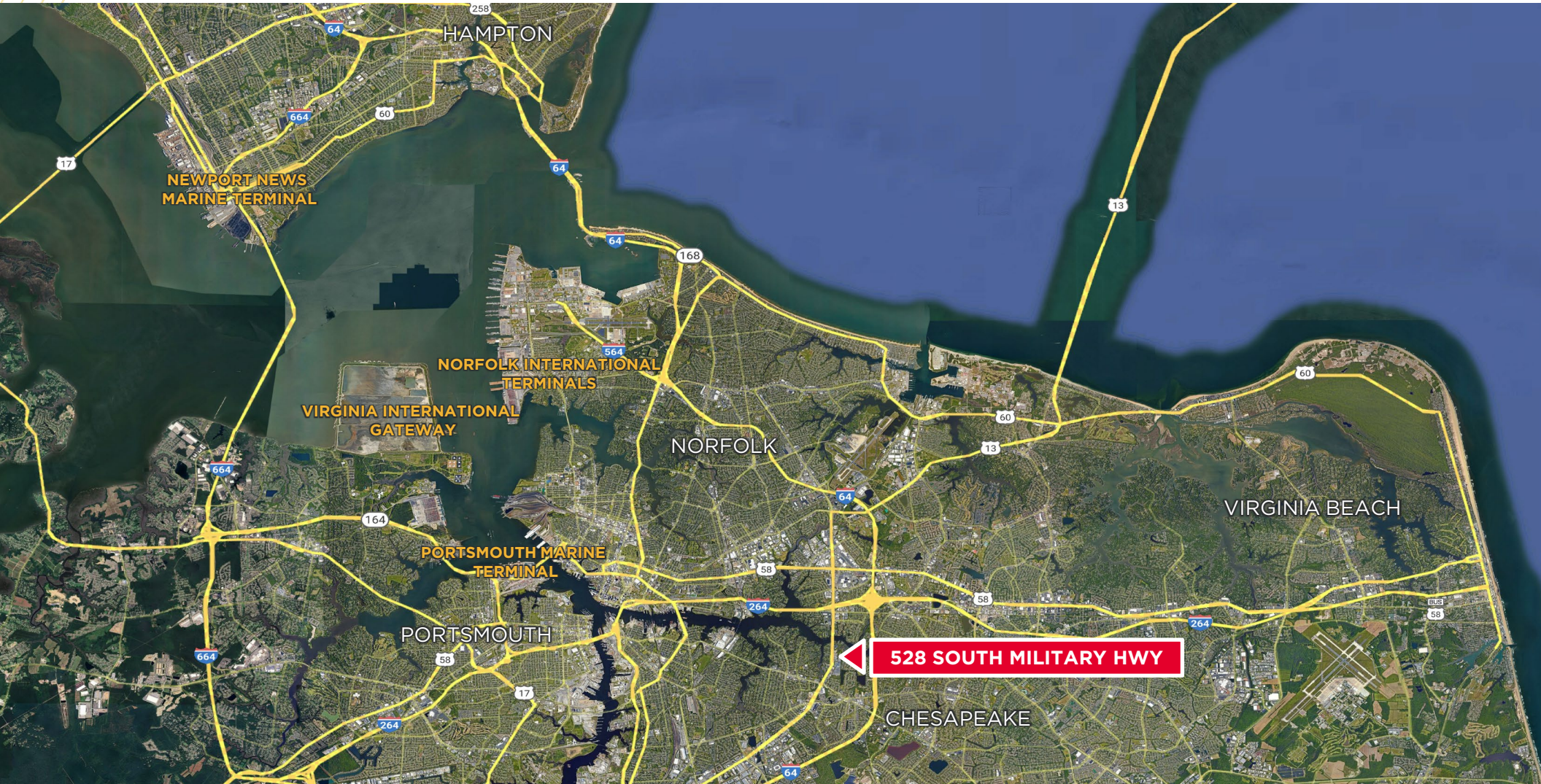


Floor plan not to scale

FLOOR PLAN

5,000 SF

LOCATION OVERVIEW



BRETT SAIN
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757 213 4153
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Town Center of Virginia Beach
222 Central Park Avenue
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