

FOR LEASE

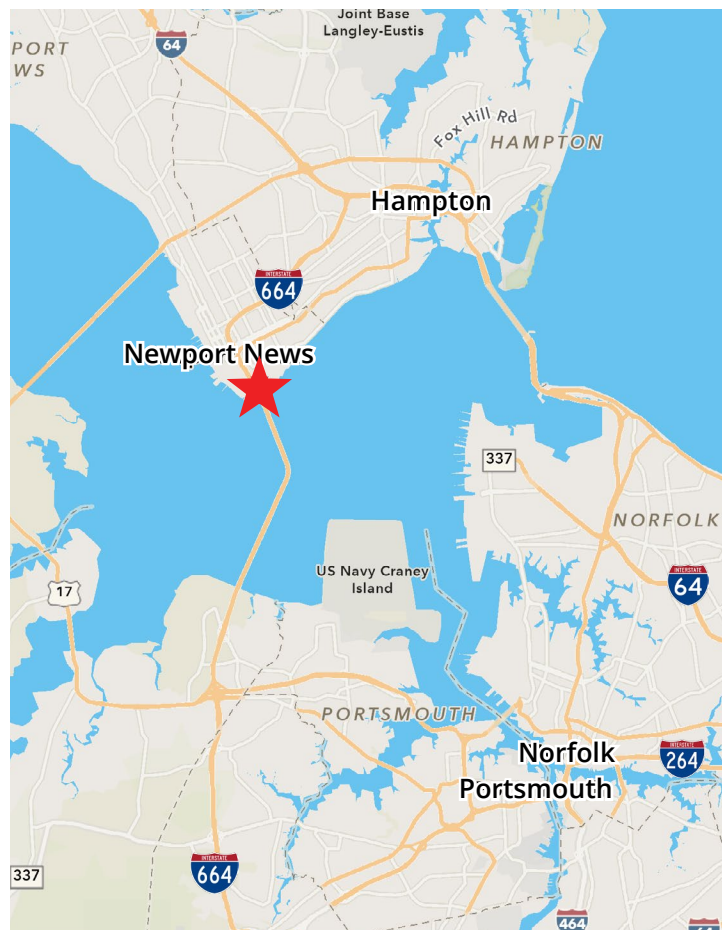
HEAVY INDUSTRIAL SITE

900 E Jefferson Avenue,
Newport News, VA 23607



ABOUT PROPERTY

- 900-E 14,400 SF **AVAILABLE**
- Lease Rate: \$7.75 NNN PSF
- NNN'S: \$1.00 PSF
- Zoned M-2 (Heavy Industrial), allows outside storage
- Dock and Grade Doors
- Full Build Out Available for Qualified Tenants
- Dry Pipe Fire Suppression System
- Located in a HUB Zone, Enterprise Zone #3, Opportunity Zone, and New Market Tax Credit Zone
- Landlord in the process of building out 2 dock height doors and internal office and bathrooms, Installing New Roof and New Siding with Insulation
- Additional Build Out for Cold Storage or Food Grade for Qualified Tenants Available Drive In At the Front



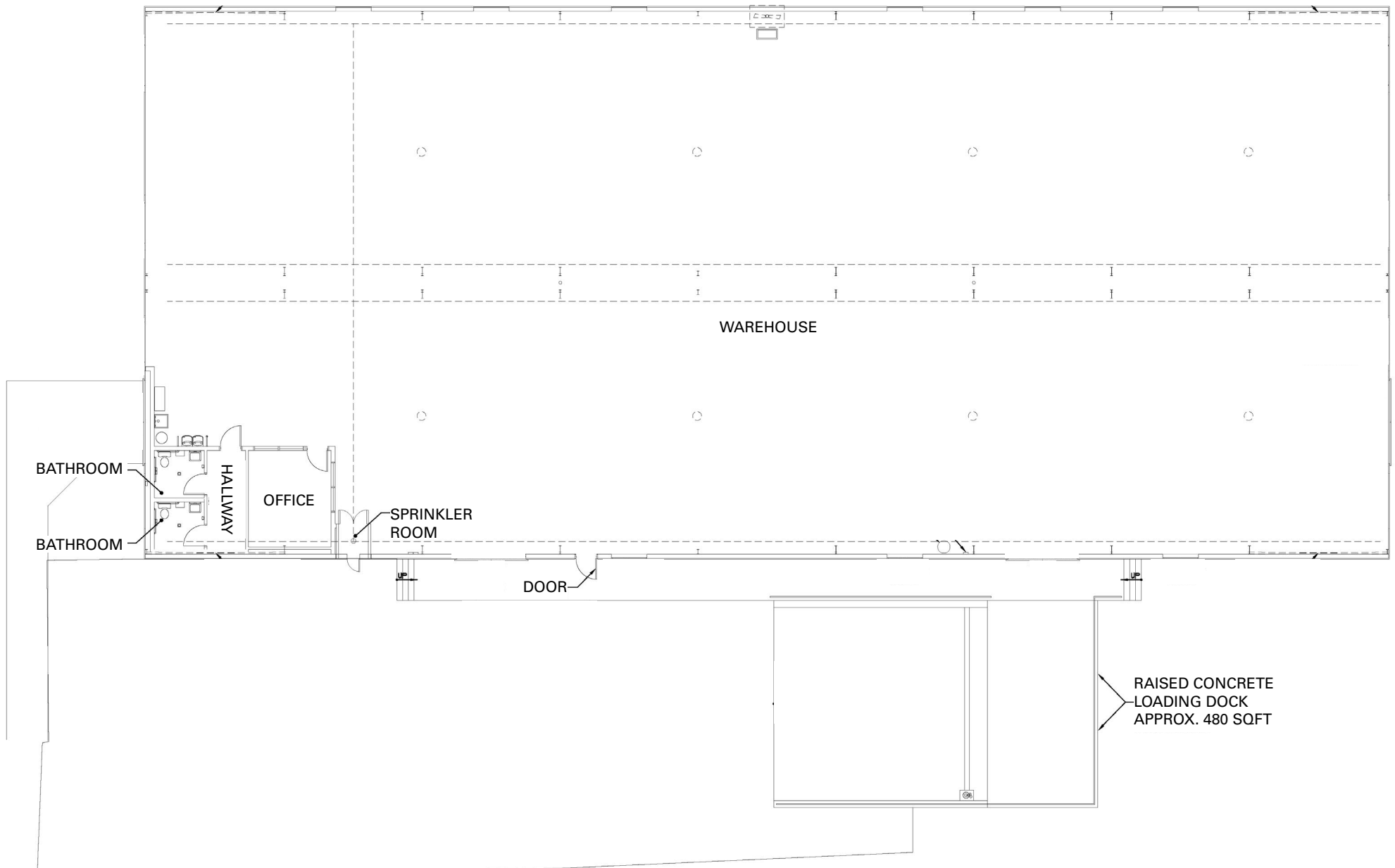
For more information:

CLARK BALDWIN, CCIM | 757.640.9290 | ClarkBaldwin@HarveyLindsay.com

MATT LEFFLER, CCIM | 757.640.9284 | MattLeffler@HarveyLindsay.com

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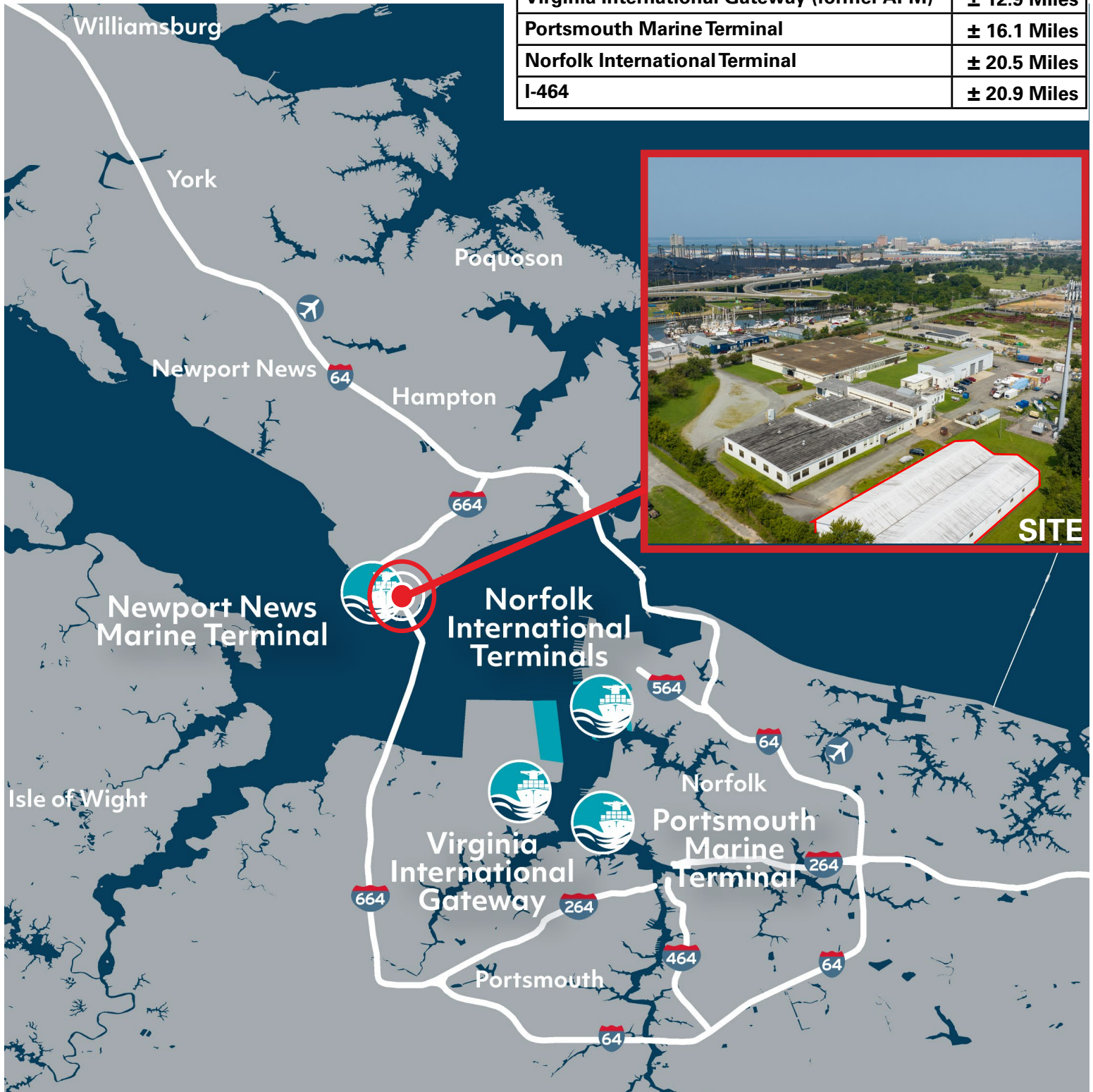
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PORT MAP | 900 Jefferson Avenue, Newport News, 23607

Newport News Marine Terminal	± 1.7 Miles
Virginia International Gateway (former APM)	± 12.9 Miles
Portsmouth Marine Terminal	± 16.1 Miles
Norfolk International Terminal	± 20.5 Miles
I-464	± 20.9 Miles



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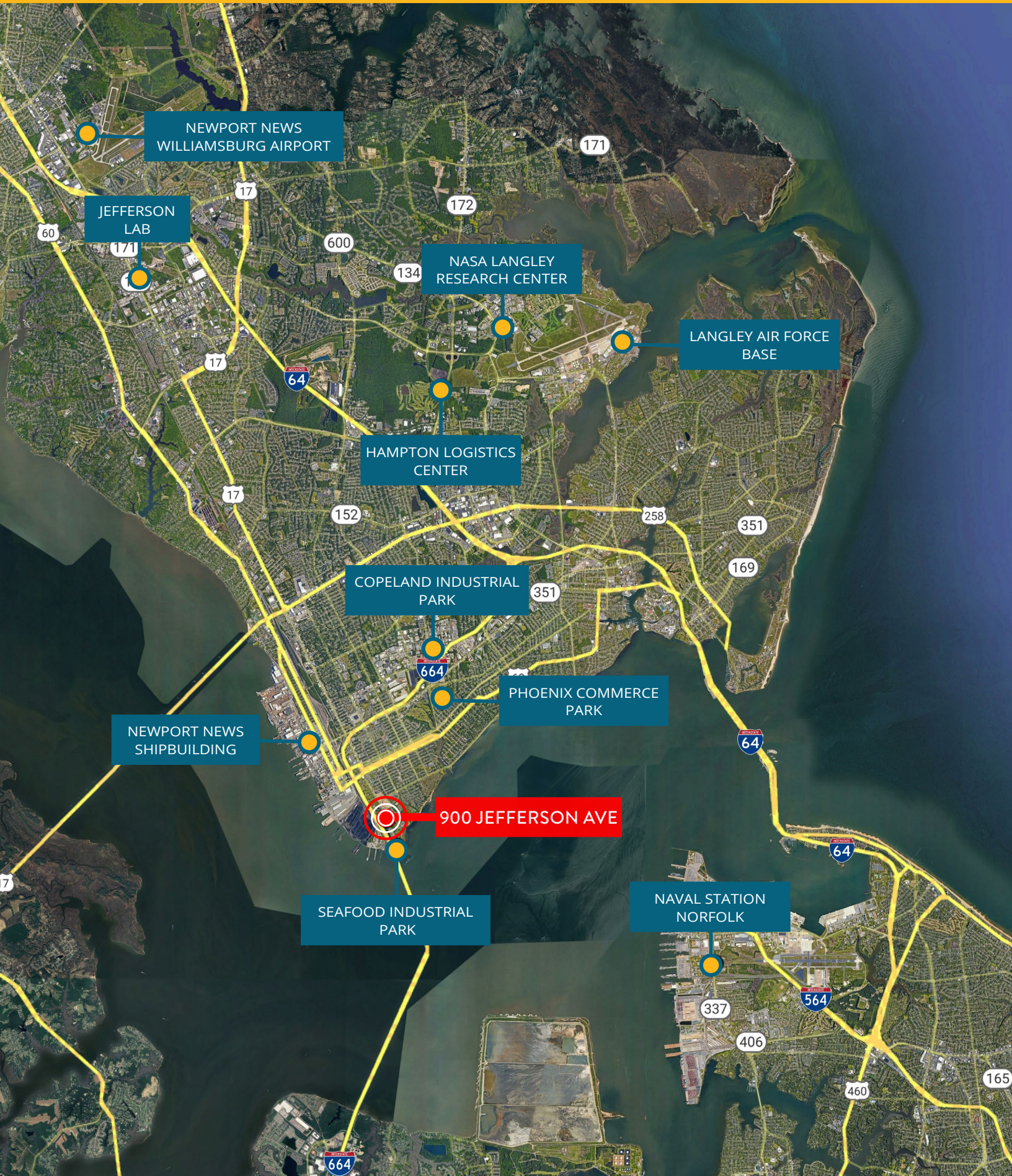
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SITE LOCATION | 900 D&E Jefferson Avenue, Newport News, 23607



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