

HIGH BAY WAREHOUSE
7,950 SF - 15,900 SF FOR LEASE

OCEANA SOUTH INDUSTRIAL PARK
1345 TAYLOR FARM ROAD
Suites 111 & 112, Virginia Beach, VA 23453



THALHIMER

BRETT SAIN, SIOR
First Vice President
757 213 4153
brett.sain@thalhimer.com

GEOFF POSTON, SIOR
Senior Vice President
757 650 8437
geoff.poston@thalhimer.com

Town Center of Virginia Beach Office
222 Central Park Avenue, Suite 1500
Virginia Beach, Virginia 23462
757 499 2900 | www.thalhimer.com

PROPERTY FEATURES

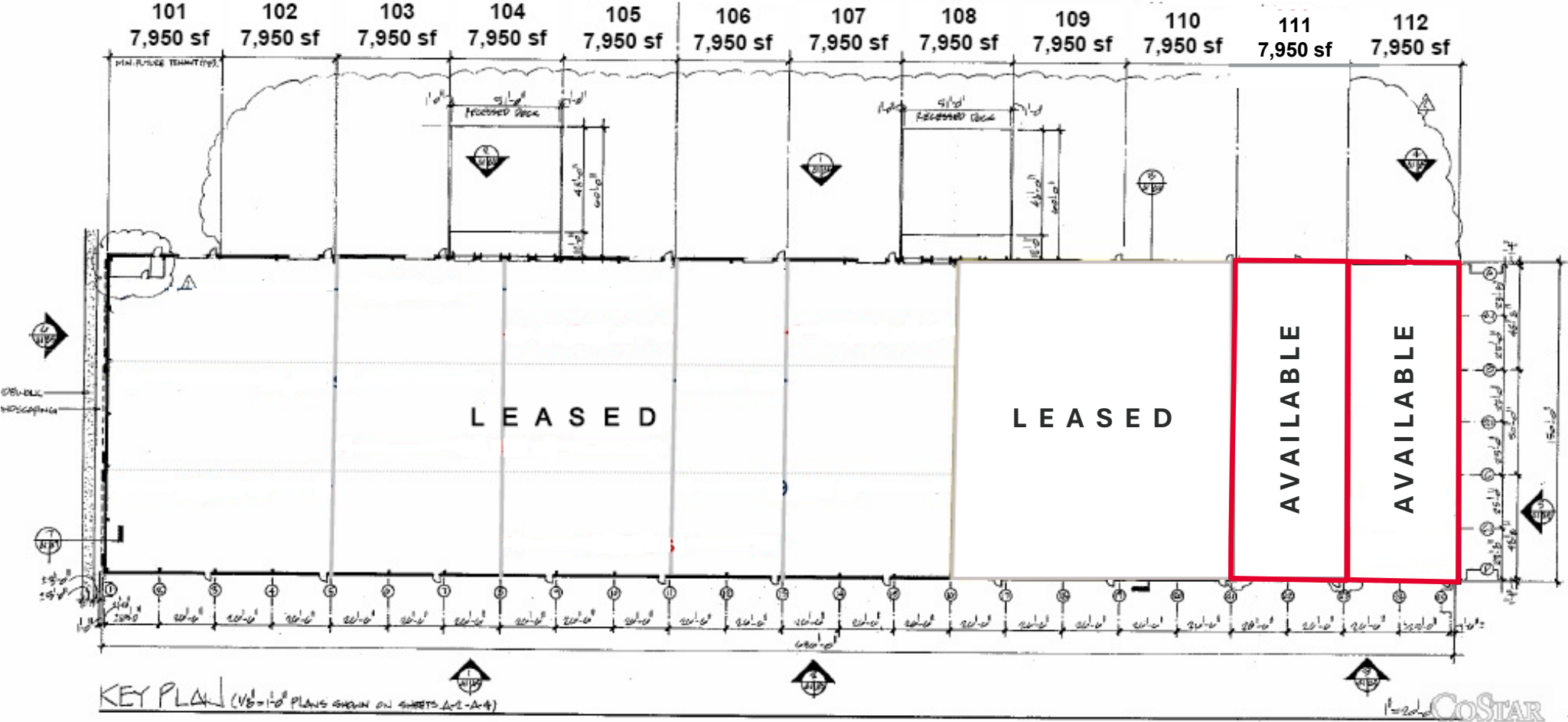
SUITE 111 - 112 | 15,900 SF

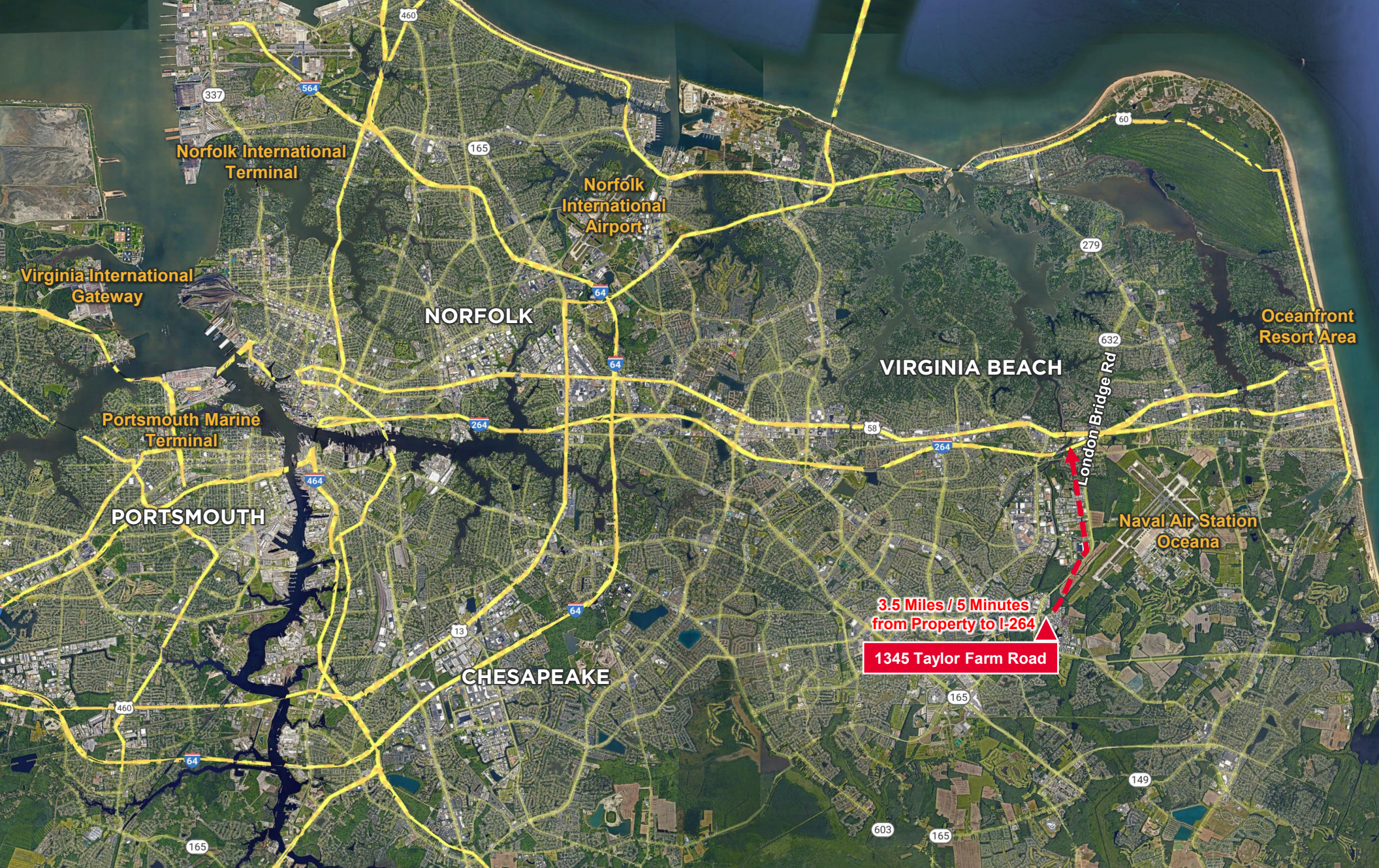
Building Size:	95,400 SF 5.30 Acres
Suite 111:	±7,950 SF total ±1,500 SF office; ±6,450 SF warehouse One (1) 20'w x 18'h drive-in door
Suite 112:	±7,950 SF total ±368 SF office; ±7,582 SF warehouse One (1) 20'w x 18'h drive-in door
	Suites 111 & 112 can be leased together for a combined 15,900 SF
Year Built:	2008
Zoning:	I-2 (Heavy Industrial); APZ-1 and Navy restrictions
Electrical Systems:	3-Phase Power
Clear Height:	20' – 25'
Column Spacing:	25' x 49' single column line
Slab:	6" Concrete slab floor (warehouse)
Sprinkler:	Wet system
Lighting:	T5 and skylights
Parking:	Ample parking with the ability to create fenced yard space or designated trailer storage area
Incentives:	No machine and tool tax; Incentives available through Virginia; Beach Economic Development; YesOceana.com
Lease Rate:	\$12.50 PSF / NNN
Availability:	May 1, 2026



SITE PLAN

SUITE 111 - 112 | 15,900 SF





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