5,500 SF BUILDING

- 1,000 SF total office area
  - Two 10' x 20' private offices
  - 30' x 20' bull pen/entrance area
  - Security system in place
- Brick and metal building constructed in 2000

.78 ACRES SITE

- Zoned II – Limited Industrial
- Water, sewer, electric and gas to the building
- 5 parking spaces, including one ADA accessible space, in front
- ±0.25 acres fenced yard area

4,500 SF SHOP

- 12'6" – 14'1" clear
- 3 grade level doors (2 – 12' x 12', 1- 10' x 10')
- Ceiling mounted gas space heaters
- Electrical service from meter appears to be three phase
- Two bathrooms in warehouse
- Tool locker room (8' x 20')
- Metal halide lighting
- Fully insulated

TERMS

- $4,000 per month, NNN
- Taxes and insurance estimated at $300/month
- Occupancy 2/1/2023

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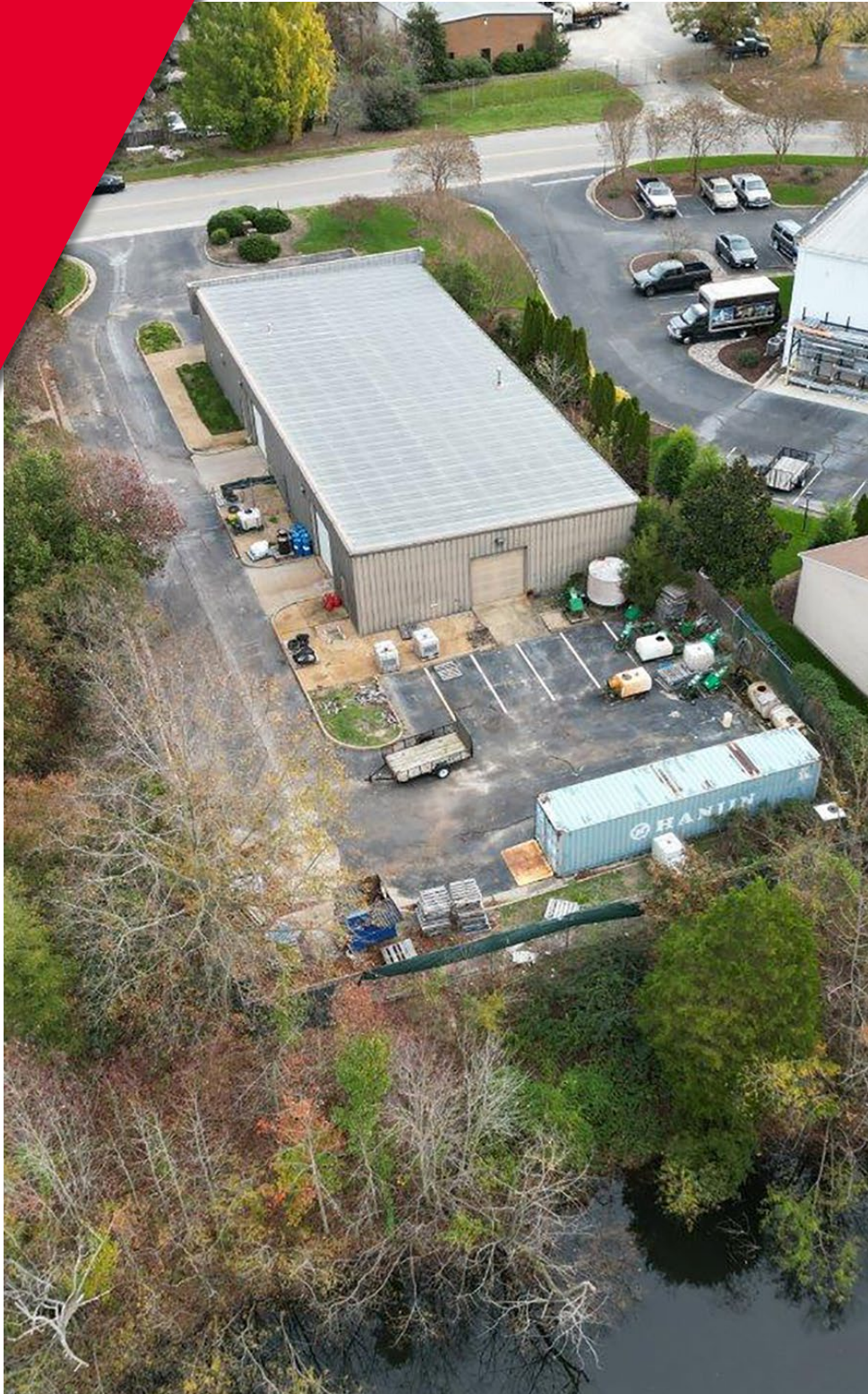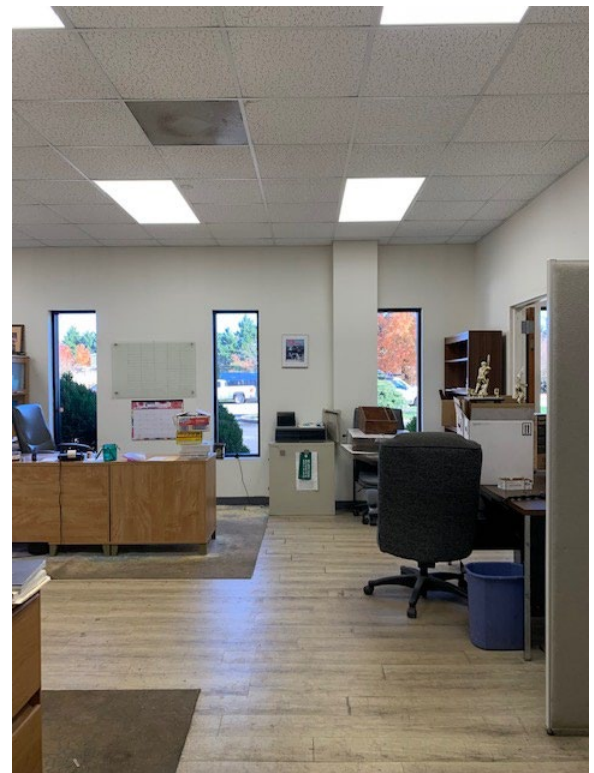757 407 2424
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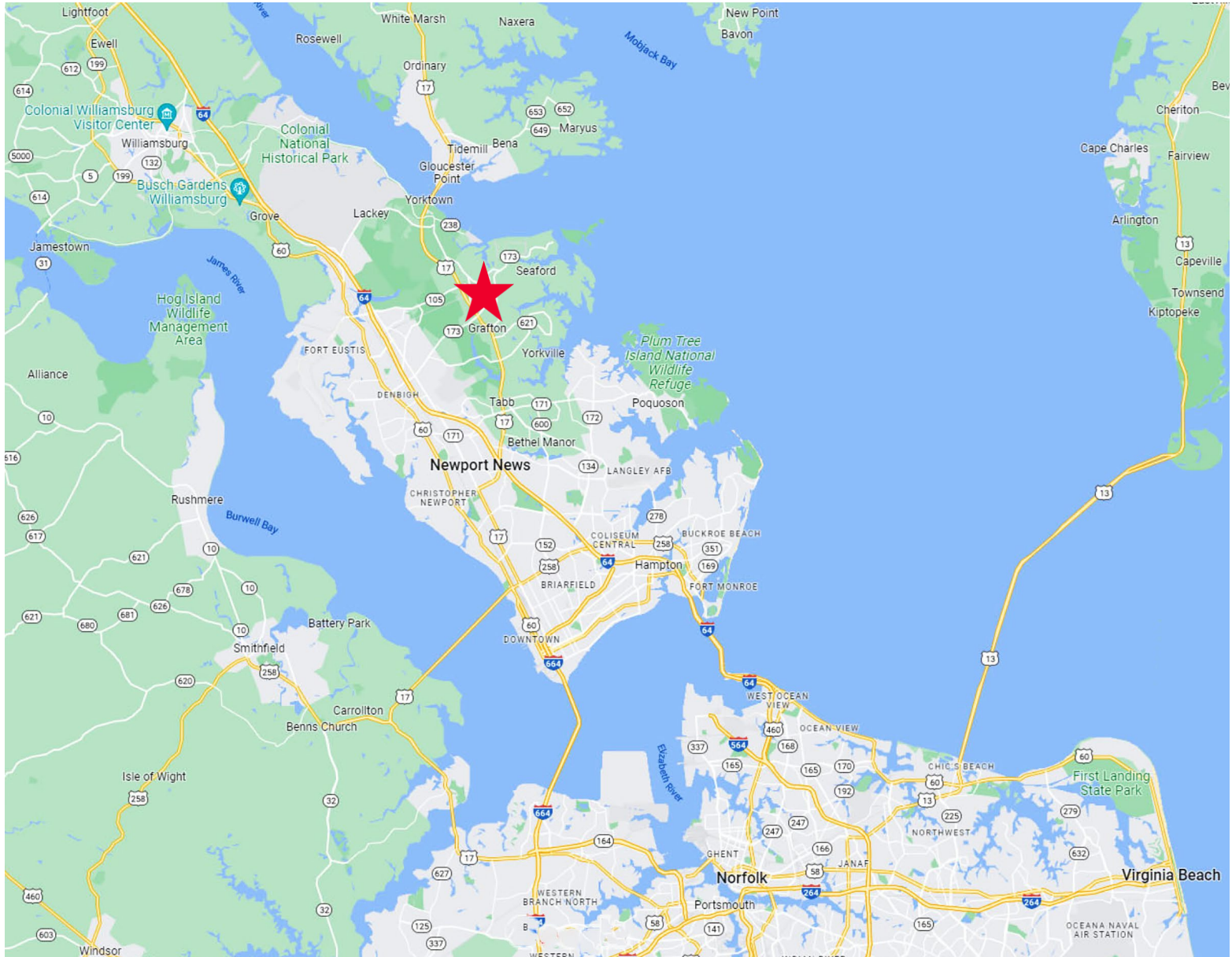Virginia Beach, VA 23462
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