

**FOR LEASE ±4,000 SF**  
**619 Jack Rabbit Road, Suite 201**  
Virginia Beach, VA 23451



**Brett Sain**  
Senior Associate  
757 213 4153  
[brett.sain@thalhimer.com](mailto:brett.sain@thalhimer.com)



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# PROPERTY FEATURES

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- Office/Warehouse Available for Lease
- 4,000 SF
  - 1,200 SF warehouse (40' x 30')
  - 872 SF 1st floor office/showroom
  - 1,928 SF 2nd floor office
- Occupancy: Immediate
- 11' clear height
- LED lighting
- Power: Single phase, Four (4) 200-amp panels.
- Four (4) bathrooms
- Two 10' x 10' grade level doors
- Spray booth
- B-2 Zoning, APZ-1, Hilltop Strategic Growth Area, Opportunity Zone
- Tenant pays its own utilities
- Excellent location in desirable Hilltop area of Virginia Beach
- Convenient access to I-264
- **Base Rent: \$15.00, Modified Gross (\$5,000/month)**





# PROPERTY PHOTOS





# PROPERTY AERIAL



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