

FOR LEASE

**20,000 SF Class A Warehouse Office**



**130 Stafford Court**  
**Williamsburg, Virginia 23185**

Rare Freestanding Industrial Building



**THALHIMER**

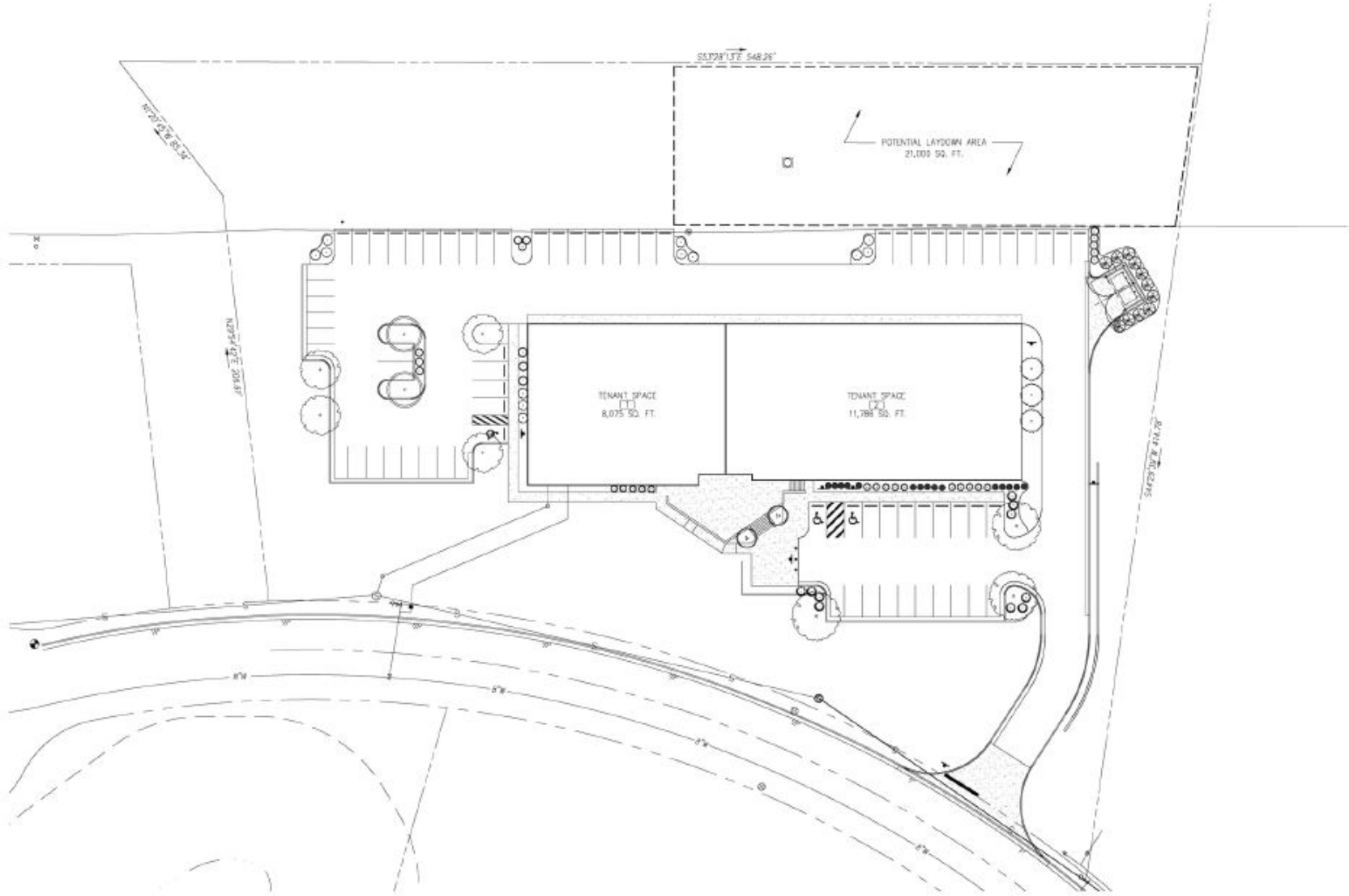
130 STAFFORD COURT

# PROPERTY HIGHLIGHTS

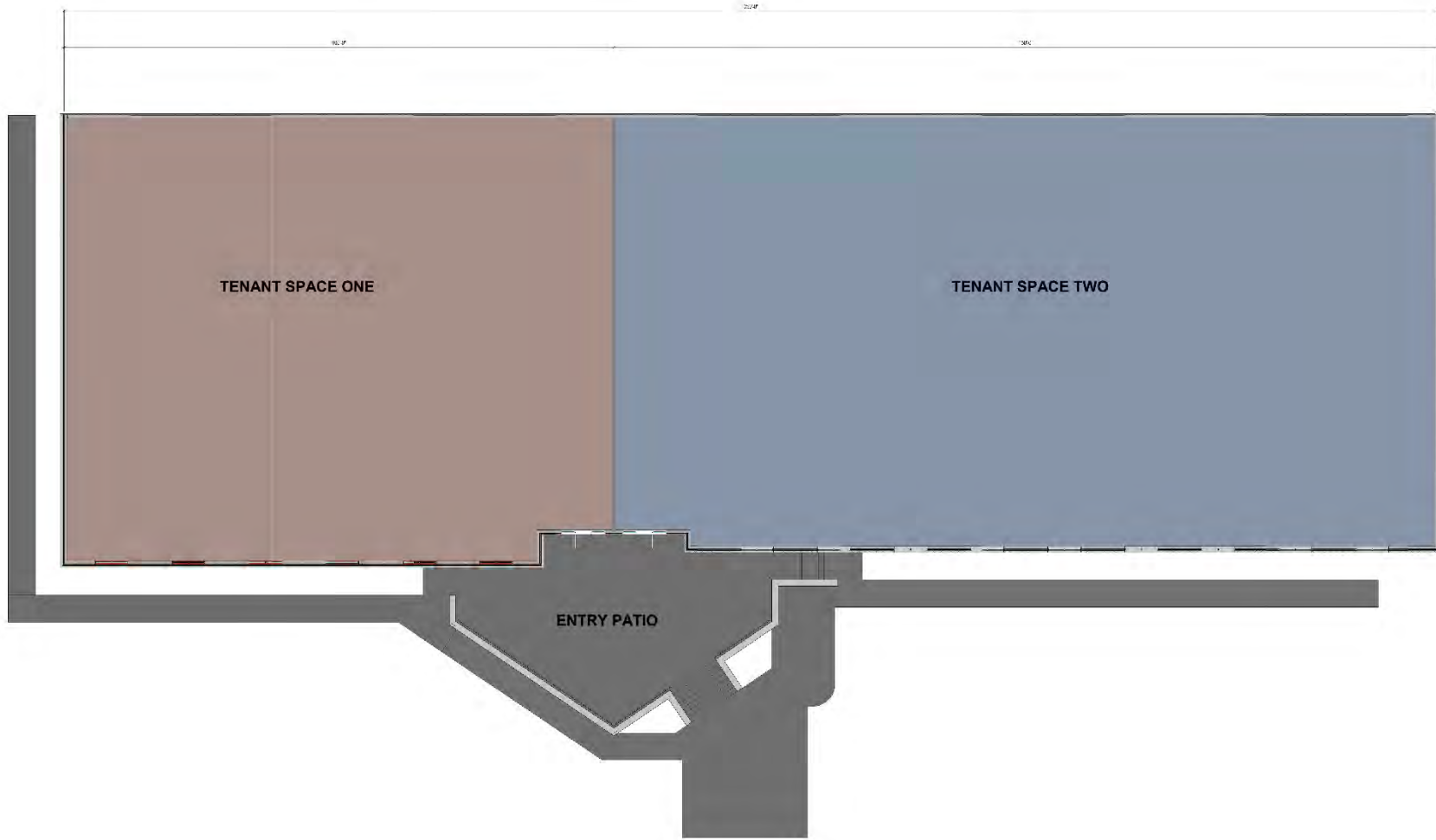
Total Building Size:	±20,000 SF building built in 2024
Multi Tenant Space Sizes:	#1 8,160 SF #2 11,840 SF
Overhead Doors:	(4) 12' x 14'
Loading Doors:	(4) On-grade level
Interior Height:	Approximately 16'±
Parking:	71 spaces (approximately 3.5 per 1,000 SF)
Electrical:	480/277 voltage, 3 phase available
Zoning:	I-1, economic opportunity
Water & Sewer:	Yes
Gas:	Yes
Lease Rate:	\$12.00/SF NNN
Tenant Build Out Allowance:	\$10.00/SF
Additional Information:	<ul style="list-style-type: none"><li>• Ideal for industrial manufacturing, warehouse, assembling and fulfillment use</li><li>• Located within master planned 104-acre Busch Industrial Park</li><li>• Other park occupants include Eaton, Kerner Group, Liberty Warehousing and Staib Instruments</li><li>• Potential “lay-down” area in the rear</li></ul>

Perry Junction offers exceptional design flexibility for a single 20,000 SF user or may be divided to offer multi-tenant occupancy Unit #1 with 11,786 SF and Unit #2 with 8,075 SF. The building's flexibility allows for either 100% office, 100% warehouse, or a flex combination.





**SITE PLAN**  
**20,000 SF**



FIRST FLOOR PLAN - NEW



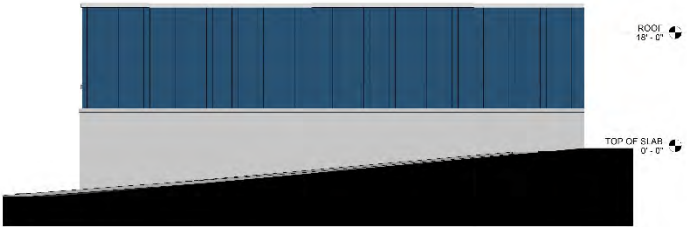
**FLOOR PLAN**  
**20,000 SF**



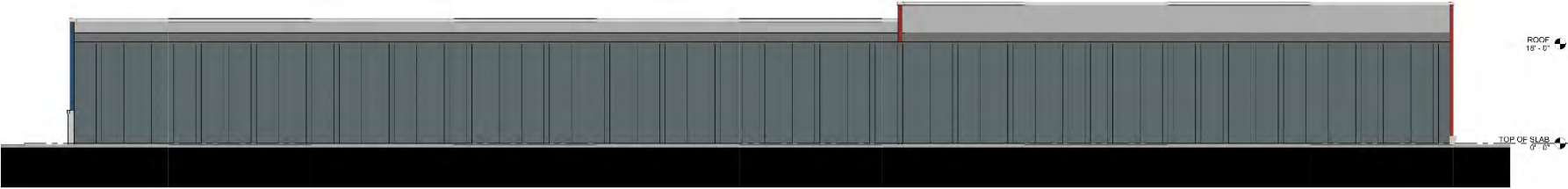
SOUTH ELEVATION - NEW



WEST ELEVATION - NEW



EAST ELEVATION - NEW

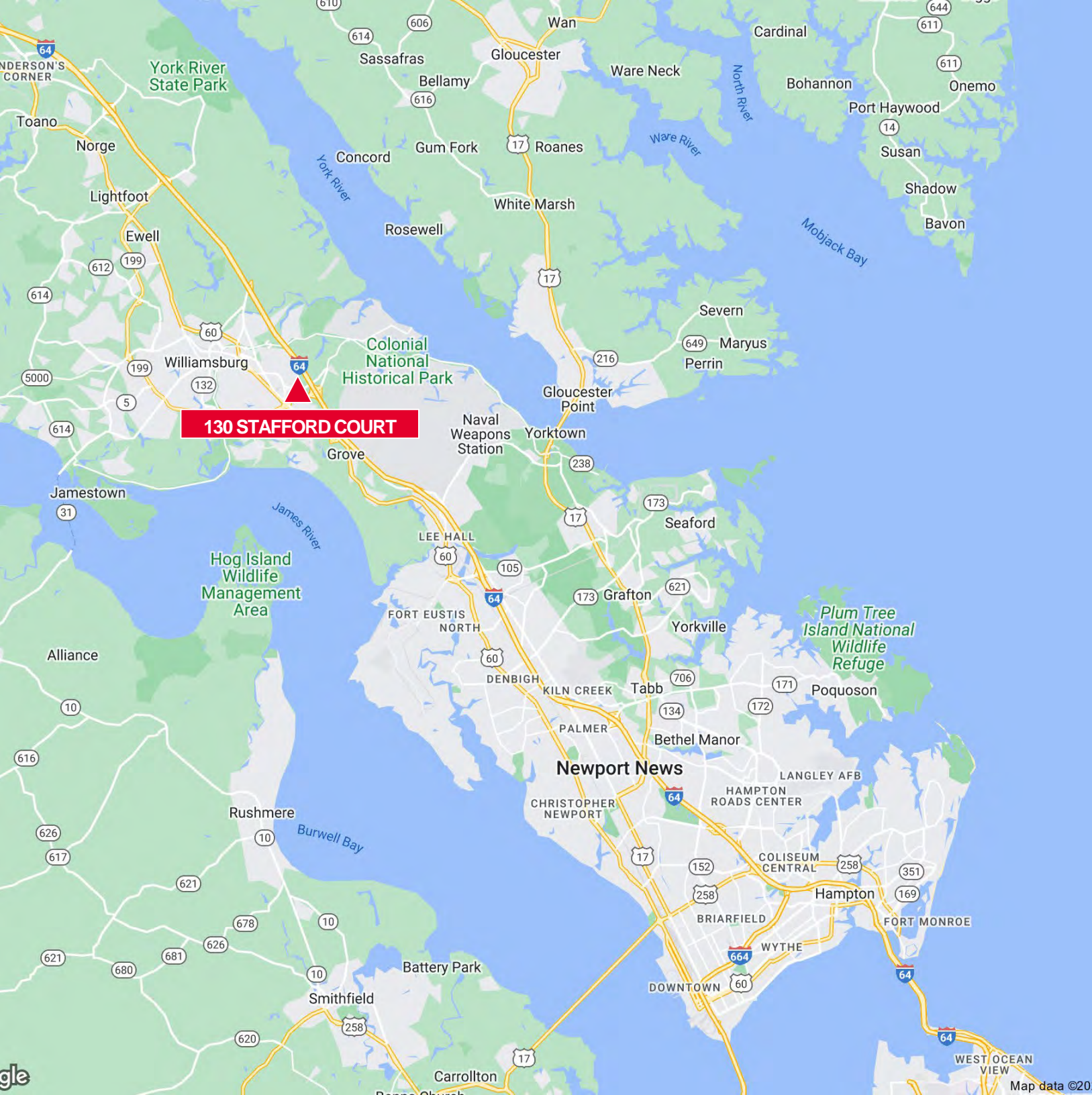


NORTH ELEVATION



# ELEVATION PLANS

**20,000 SF**



**130 STAFFORD COURT**

**1 MILE**  
TO INTERSTATE 64

**4 MILES**  
TO COLONIAL  
WILLIAMSBURG

**18 MILES**  
TO NEWPORT NEWS

**41 MILES**  
TO NORFOLK AIRPORT

**48 MILES**  
TO RICHMOND AIRPORT

**50 MILES**  
TO RICHMOND

# A DRIVING WORKFORCE

3,364  
**POPULATION**  
1 MILE

\$86,507  
**MEDIAN HHI**  
1 MILE

19,130  
**POPULATION**  
3 MILE

\$119,201  
**MEDIAN HHI**  
3 MILE

40,841  
**POPULATION**  
5 MILE

\$102,970  
**MEDIAN HHI**  
5 MILE



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