

HIGH BAY WAREHOUSE
19,875 SF FOR LEASE

OCEANA SOUTH INDUSTRIAL PARK
1345 TAYLOR FARM ROAD
Suites 108 - 110, Virginia Beach, VA 23453



**CUSHMAN &
WAKEFIELD**

THALHIMER

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PROPERTY FEATURES

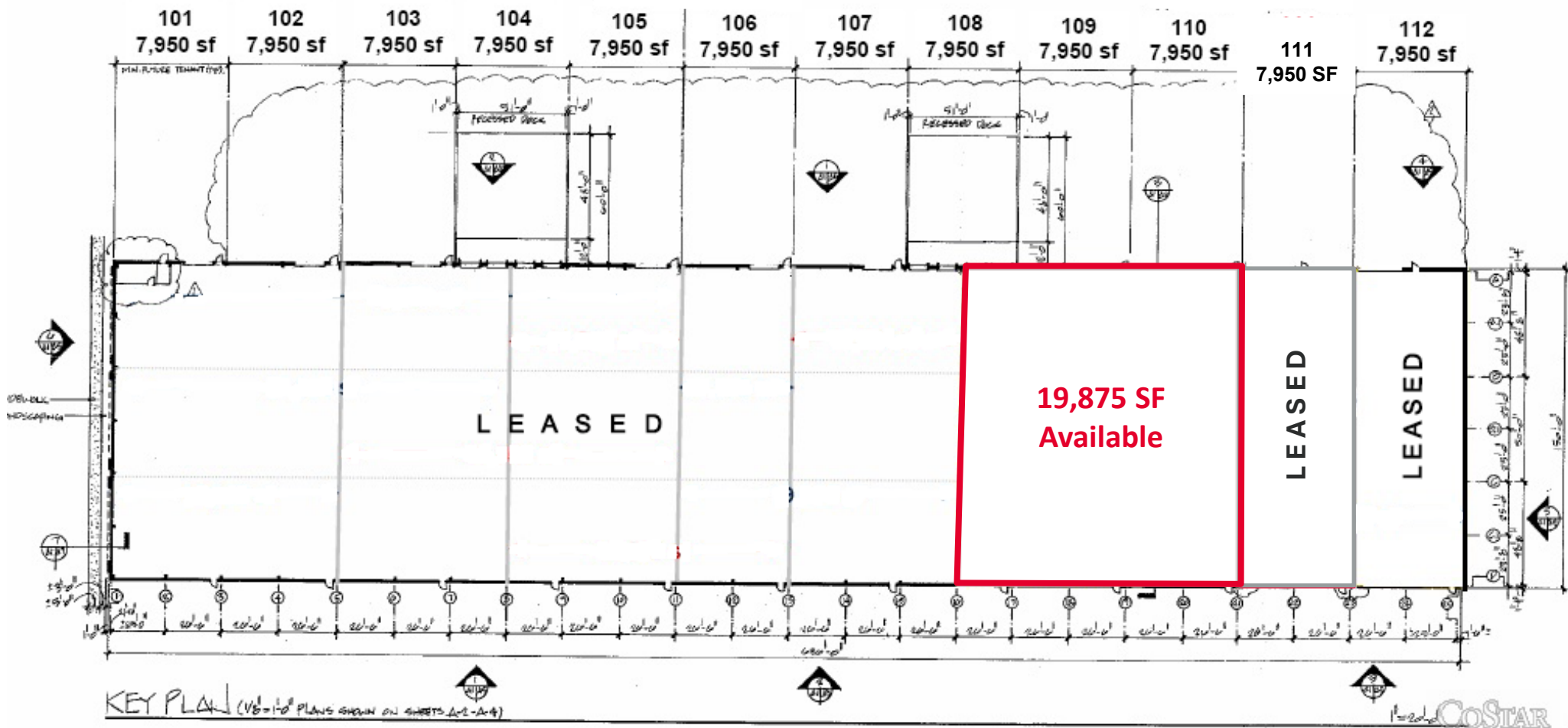
SUITE 108 - 110 | 19,875 SF

Building Size:	95,400 SF 5.30 Acres
Office:	1,543 SF
Warehouse:	18,332 SF
Year Built:	2008
Electrical Systems:	3-Phase power
Clear Height:	20' – 25'
Loading:	Two (2) 14' x 14' Drive-in doors; Two (2) Dock-level doors
Sprinkler:	Wet system
Lighting:	T5 and skylights
Parking:	Ample parking with the ability to create fenced yard space or designated trailer storage area
Slab:	6" Concrete slab floor (warehouse)
Zoning:	I-2 (Heavy Industrial); APZ-1 and Navy restrictions
Incentives:	No machine and tool tax; Incentives available through Virginia; Beach Economic Development; YesOceana.com
Lease Rate:	\$12.50 PSF, NNN

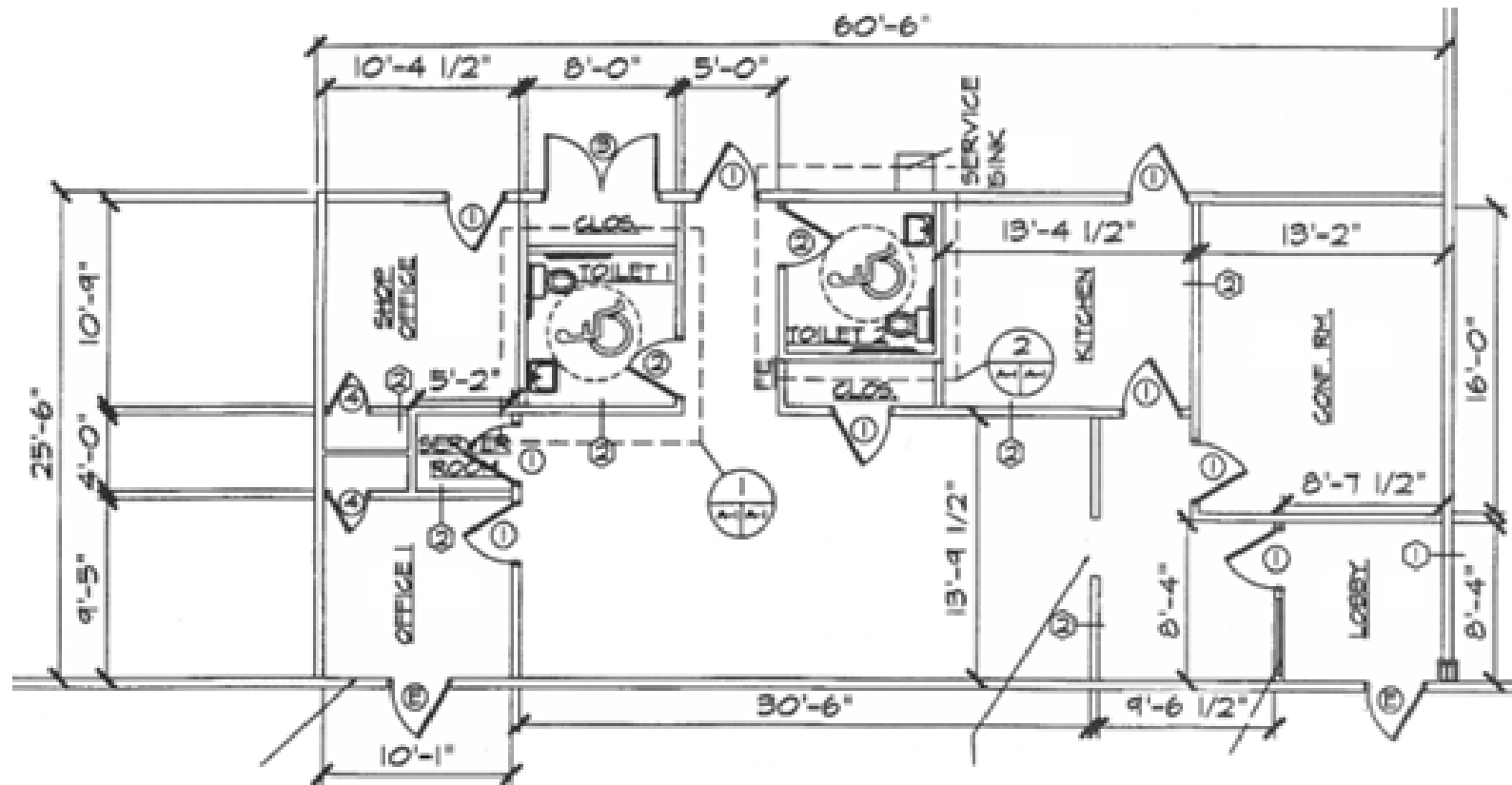


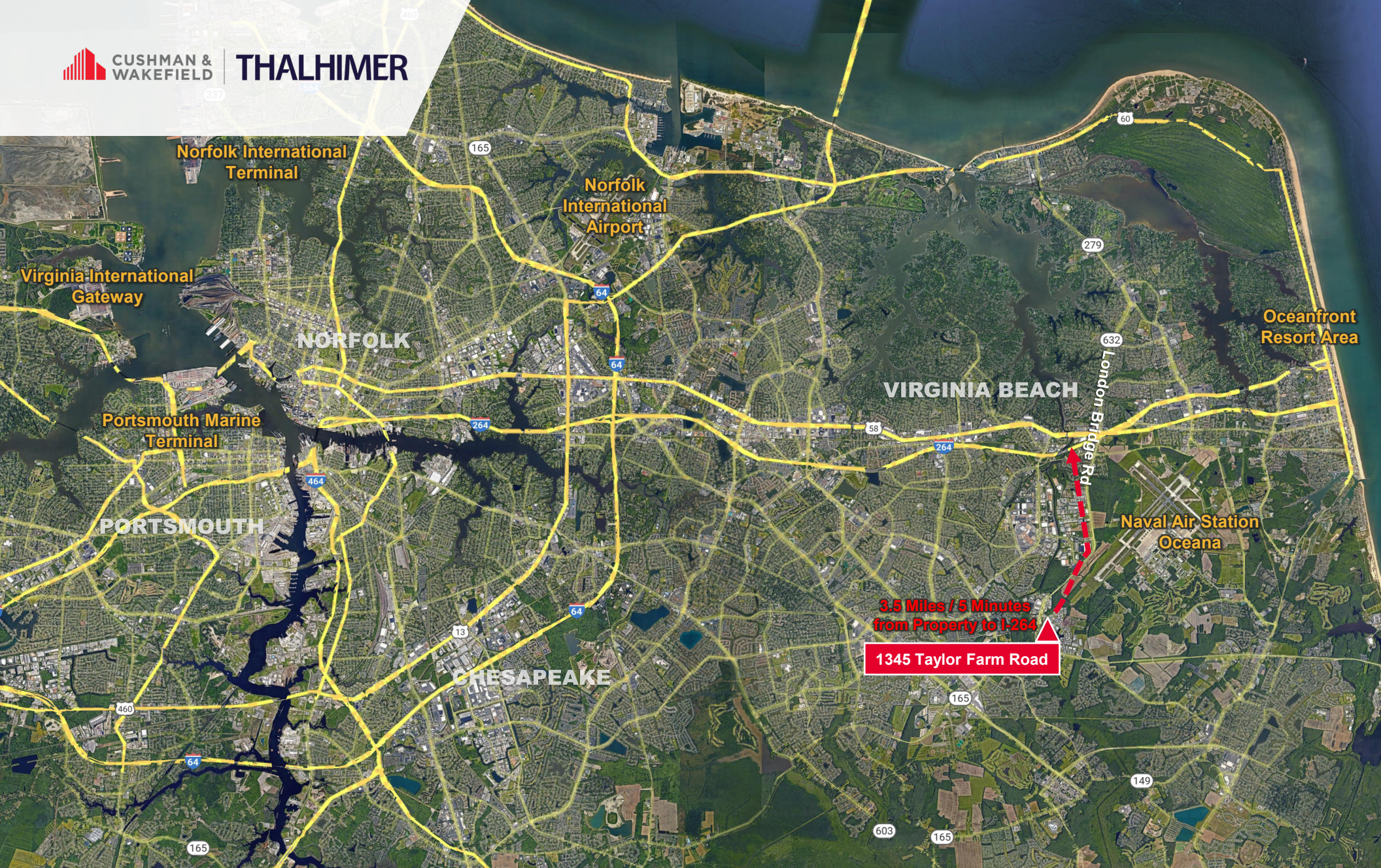
SITE PLAN

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