

# FOR LEASE

1723 George Washington Memorial Hwy

Yorktown, VA 23693



## CONTACT

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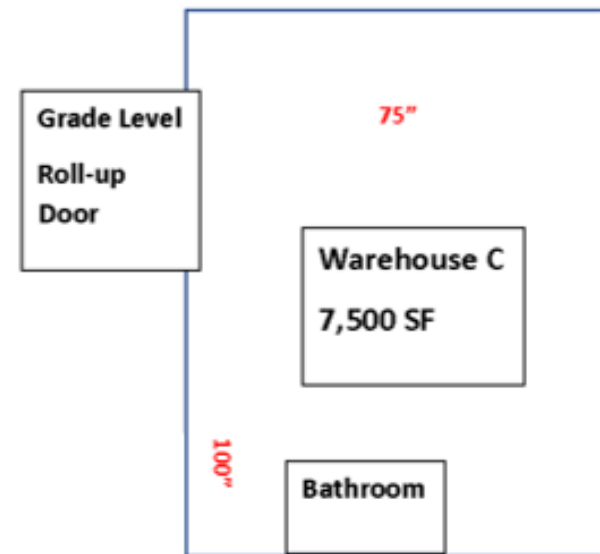


# PROPERTY FEATURES



## BUILDING

- Warehouse C
  - 7,500 SF
  - One (1) ADA restroom
  - Fully insulated
  - New LED lights recently installed
  - Wall fans
  - Large grade level door (10' w x 14' h)
  - 16' - 18' 5" clear
  - Free span



# PROPERTY HIGHLIGHTS

## SITE

- Total Acres: 2.66
- Direct exposure to George Washington Memorial Highway (Route 17)
- Zoned GB - General Business
  - Permitted use information provided upon request
- Utilities to the site – water (included in rent), electric, no gas, septic
- Ample laydown yard in rear

## LEASING INFORMATION

- \$8 PSF, NNN for warehouse space
- First month's rent and security deposit equal to first month's rent are due upon lease signature
- 5-year lease preferred
- Operating expenses estimated at \$0.60 PSF





# EXTERIOR



Ample Laydown Yard

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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