## FOR LEASE

5595 Raby Road

Norfolk, VA 23502

Building 8 | 14,400 SF Available

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**Brett Sain** First Vice President 757 213 4153 brett.sain@thalhimer.com



Town Center of Virginia Beach 222 Central Park Avenue | Suite 1500 Virginia Beach, VA 23462 thalhimer.com

CENTRALLY LOCATED WITH CONVENIENT ACCESS TO I-64 & I-264

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## PROPERTY FEATURES

## Broker Bonus: 4% commission to Tenant's Agent

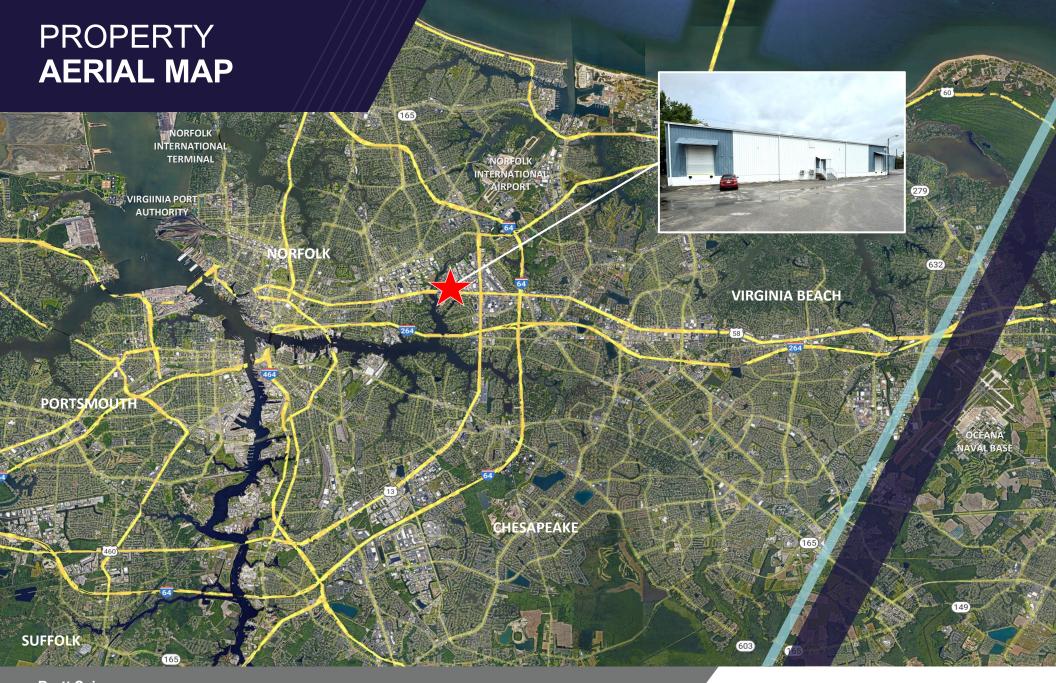
Total SF:	±14,400 SF Butler building
	> 12,400 SF Warehouse
	> 2,000 Office
Column Spacing:	50' X 25'
Electrical System:	Single Phase
Lighting:	Skylights & Metal Halide Lighting
Clear Height:	16' - 21'
Loading:	Two (2) 10'w x 12'h Dock Level Loading Doors
	One (1) Limited access 10'w x 12'h Grade Level Door
Parking:	Ample Parking
Zoning:	I-L (Light Industrial)
Lease Rate:	\$9.00 / PSF, NNN (OPEX = \$1.05 PSF)
	Minimum 3-Yr Lease Term

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