

**OFFICE/WAREHOUSE
AVAILABLE FOR LEASE**



THALHIMER

**INDEPENDENCE BUSINESS CENTER
404 - 424 INVESTORS PLACE**
Virginia Beach, Virginia 23452



Centrally Located with Direct Access to I-264 and Town Center of Virginia Beach

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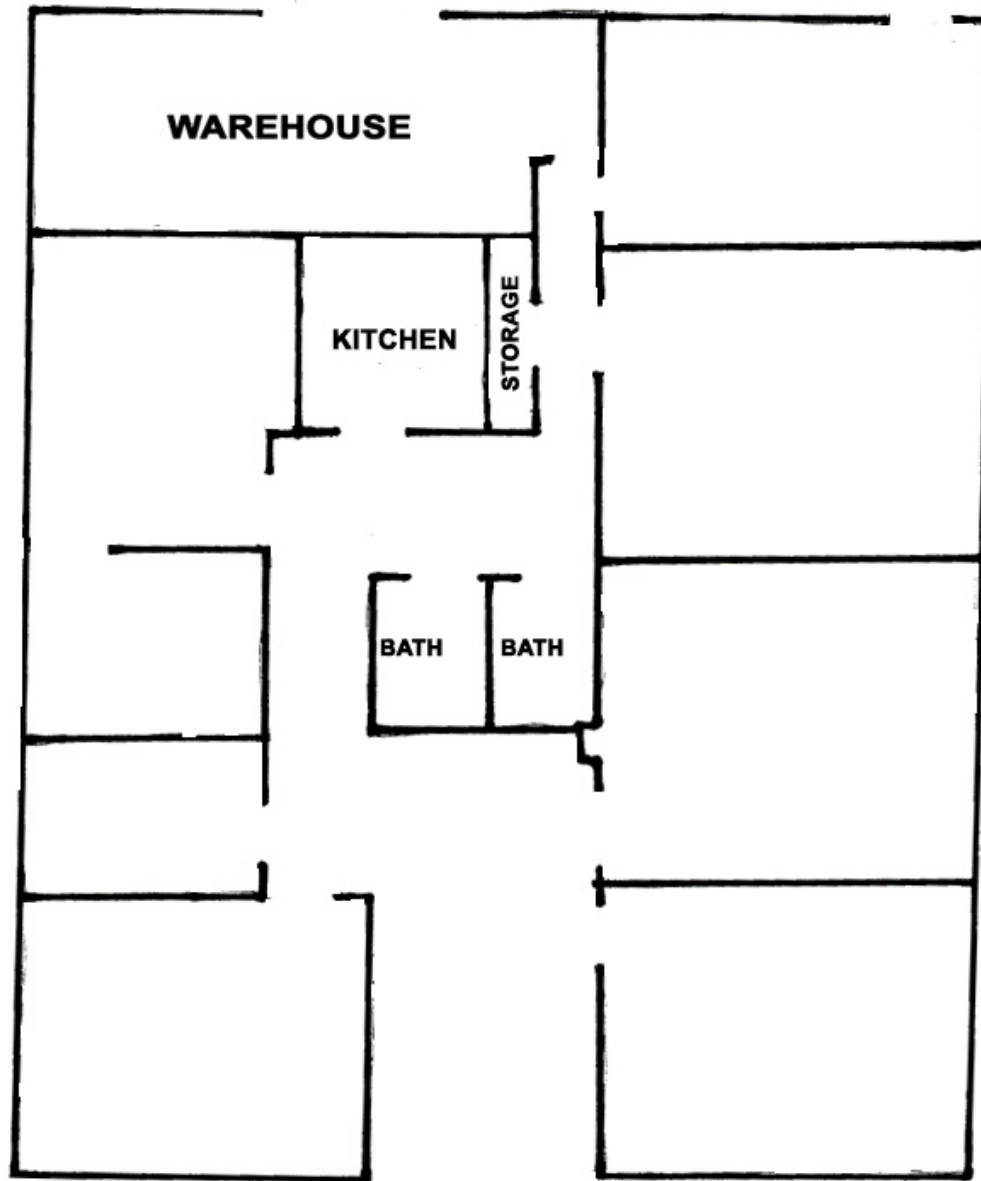
DETAILS | AVAILABILITIES

Construction:	Wood Frame Brick Exterior
Year Built:	1986
Electrical:	Single-Phase
Clear Height:	12' clear in warehouse
Loading:	Grade-level doors
Zoning:	I-1, Light industrial
Trash:	Shared dumpsters
Parking:	Ample parking
Lease Rate:	\$15.00 PSF Warehouse \$16.00 PSF Office



BUILDING/ SUITE	TOTAL SF	% OF OFFICE	% OF WAREHOUSE
BUILDING 408			
SUITE #107	2,000 SF	90%	10%

FLOOR PLAN | SUITE 107



Illustrative Purposes Only – Not to Scale



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