111,195 SF INDUSTRIAL FORLEASE

725 CITY CENTER BLVD

NEWPORT NEWS, VIRGINIA 23606



725 CITY CENTER BLVD

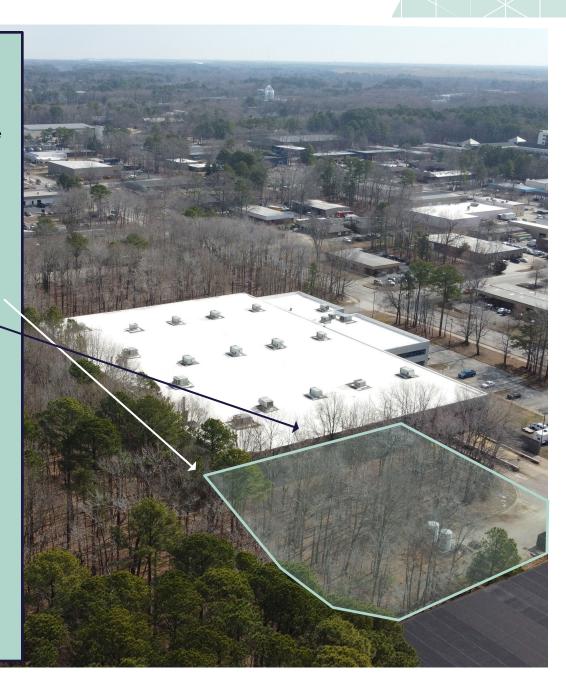
Newport News, VA

On behalf of Box Equities, Cushman & Wakefield | Thalhimer is pleased to present, for lease, 111,195 square feet at 725 City Center Blvd. This existing manufacturing space offers a turn-key leasing opportunity, with the flexibility to easily convert the space to serve logistics and distribution users in the market. The property is centrally located in the Oyster Point submarket of Newport News, a premier industrial and manufacturing hub conveniently positioned along the Interstate 64 preferred path of commerce.

Ownership plans to enhance the asset by <u>expanding the truck</u> <u>court</u> and by adding <u>three (3) to five (5) dock doors</u> along the west side of the building. As highlighted in the adjacent aerial, the expanded truck court will be a great space for users requiring outdoor storage space or additional loading capacity.

This property features:

- Heavy Power 3-Phase | 4,000 AMP 480/277 v
- Five (5) Overhead Cranes
- Excess land for outdoor storage and additional loading capacity
- Warehouse with HVAC Infrastructure In Place
 (If Conditioned Space is Required)



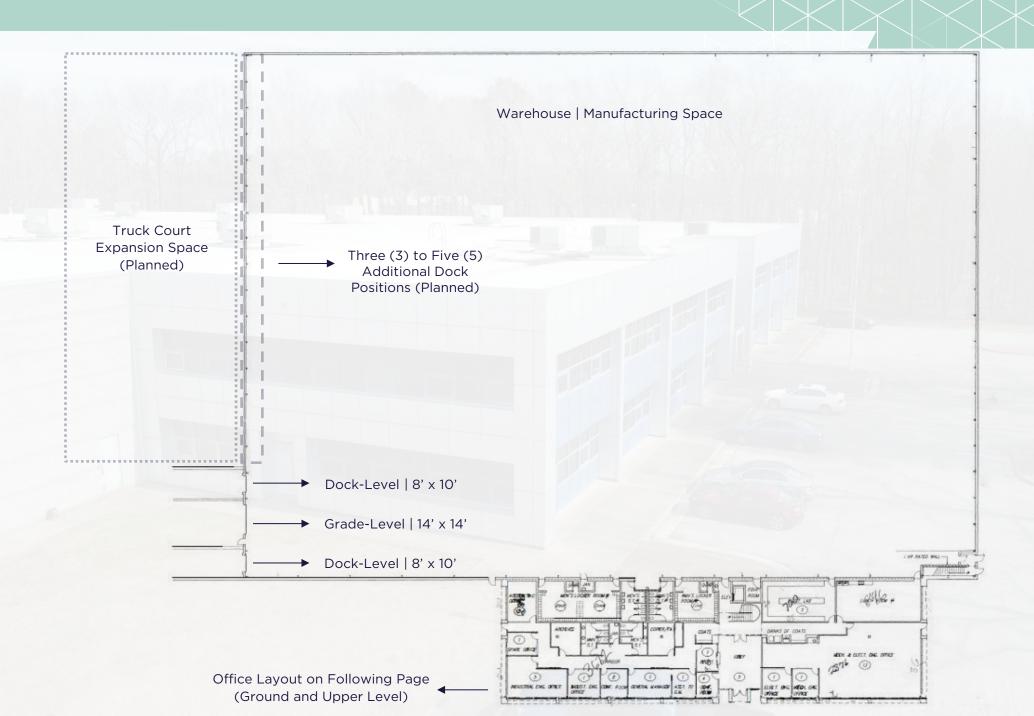
PROPERTYHIGHLIGHTS



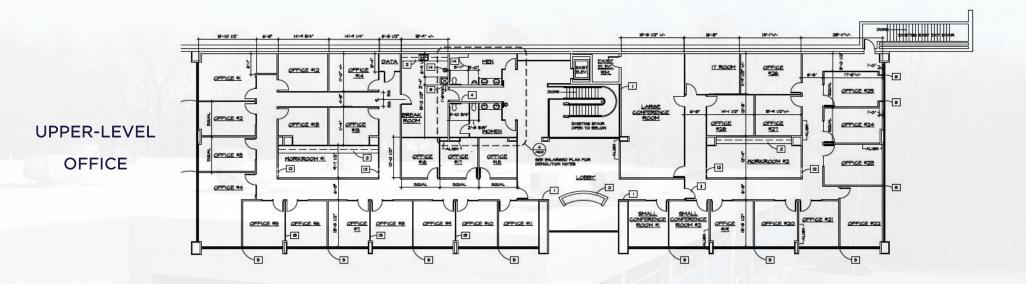
PROPERTY FEATURES

Building Size:	111,195 SF*	Year Built:	1991
Site Area:	9.4 Acres	Power:	3-Phase 4,000 AMP 480/277 v
Office Space:	21,980 SF (Two Stories with Elevator)	Floor:	7" Reinforced
Warehouse Space:	89,216 SF	Sprinkler:	Wet System
Clear Height:	25' - 27'	Cranes:	One; 5-ton Four; 2-ton
Loading:	One (1) 14' x 14' Grade-level Two (2) 8' x 10' Dock-level	Zoning:	C5, Oyster Point Business/Manufacturing
Lease Rate:	Contact Agent		* Can demise if necessary

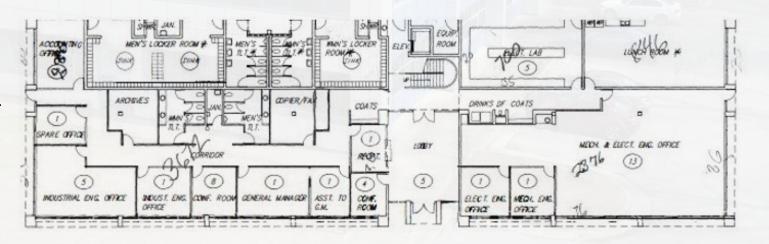
FLOOR PLAN GROUND LEVEL



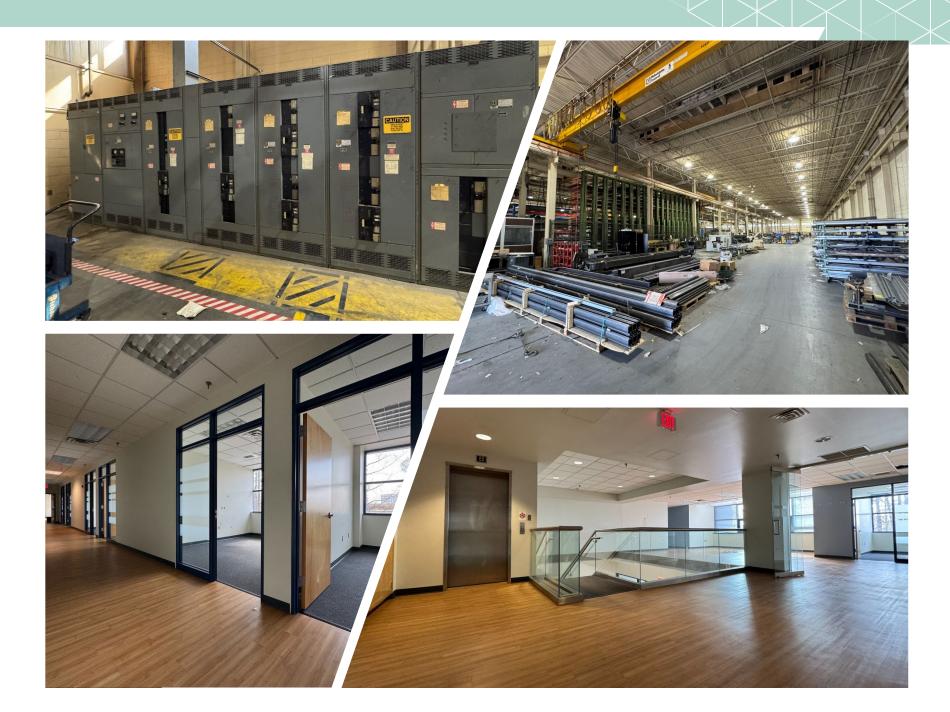
FLOOR PLAN OFFICE SPACE



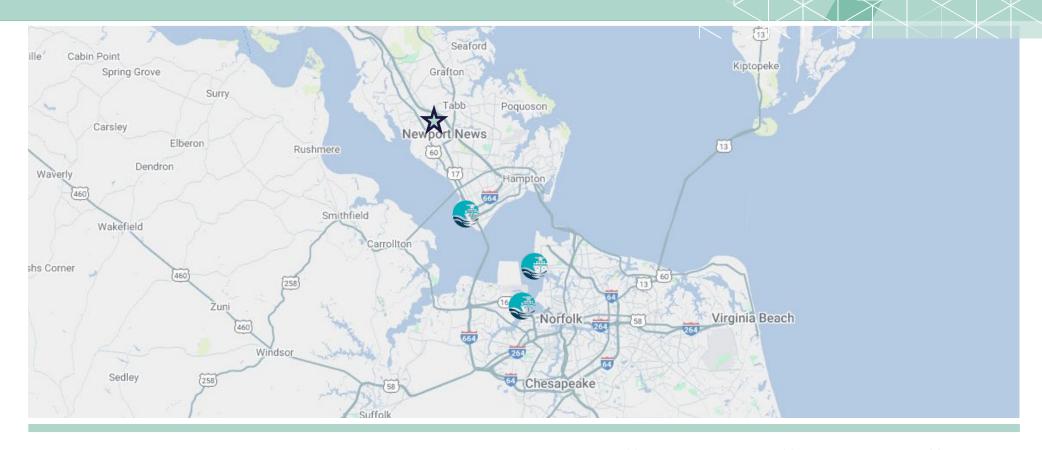
GROUND-LEVEL OFFICE



PICTURES INTERIOR



LOCATION **STRENGTHS**









88.0 Miles 50 Minutes 80 Minutes



9.0 Miles 15 Minutes







Access To I-64



Continued Investment

I-64 - Final Stages Lane Widening Underway (2027 Completion)



85

2/3RDS **US Population**

One Day's Drive



Foreign Trade Zone #20

Eligible For Additional Tax Incentives



4,000+ Military Retirees

Join Civilian Labor Force Each Year



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