2501

CUSHMAN & WAKEFIELD | **THALHIMER**

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±23,700 SF

FULLY CONDITIONED
WAREHOUSE

COMPLETED
IMPROVEMENTS

Recent Landlord Improvements Completed April 2025

Roof replacement; TPO membrane with 20-year warranty

Improved building signage

Exterior painting and repairs

Parking lot resealed and striped

PROPERTY FEATURES

Building Size:	±23,700 SF Total
	• 3,965 SF Office
	• 19,735 SF Fully Conditioned Warehouse
Site:	±2.06 Acres
Year Built:	1986
Construction:	Masonry
Roof:	TPO membrane installed April 2025
Zoning:	BC-O (Business and Commerce Park – Office)
Permitted Uses:	Distribution center, industrial services, manufacturing, assembly or fabrication, warehouse, wholesale, contractor's business, and others
Clear Height:	13' - 20'
Column Spacing:	Clear Span
Loading:	• One 10'w x 12'h grade-level loading
	• One 8'w x 10'h grade -level loading
	• Standalone dock well with pit leveler, designed for easy access & efficient loading of 53' trailers
Power:	3-Phase, 277/480v 2,400 amps
Sprinkler:	Wet System
Miscellaneous:	Fully conditioned warehouse, generator (400kW with 700-gallon reserve tank), racking in place, air compressor
Lease Rate:	**$10.95 PSF, NNN**

FLOOR
PLAN

= Landlord to demo

Planned Improvements:
- Demo mezzanine and ancillary offices in the warehouse space
- Interior office flooring and painting

PROPERTY LOCATION

NORFOLK INTERNATIONAL AIRPORT

HAMPTON / NEWPORT NEWS

INTERSTATE 64

ROBIN HOOD ROAD

VIRGINIA BEACH

MILITARY HWY

2501 ALMEDA AVENUE

2501 Almeda Avenue 30-Minute Drive Time

Poquoson

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Newport News

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Chesapeake