

**FOR LEASE**

553 S Birdneck Road

Virginia Beach, VA 23451



**THALHIMER**



# PROPERTY FEATURES



Suite 212 Warehouse



Suite 209 Office

<b>Available Units:</b>	8,775 SF (Not Contiguous)
<b>Suite 106-107:</b>	3,000 SF Fully-conditioned 50' x 60' Single-phase power
<b>Suite 209:</b>	1,650 SF Space Dimensions - 30' x 55' 400 SF Office Bonus Mezzanine Storage
<b>Suite 212:</b>	1,375 SF Space Dimensions 25' x 55' 3-Phase Power, 208Y/120 volt
<b>Suite 213-214:</b>	2,750 SF Double unit is 1,375 SF x 2 = 2,750 SF Two (2) Overhead doors 3-Phase power
<b>Zoning:</b>	I-L Light Industrial APZ-2 Opportunity Zone
<b>Clear Height:</b>	18'
<b>Power:</b>	Single-Phase, 120 / 240v
<b>Loading:</b>	Each suite has One (1) 12'w x 14'h Grade-level door
<b>Lease Rate:</b>	\$15.00 PSF + Utilities

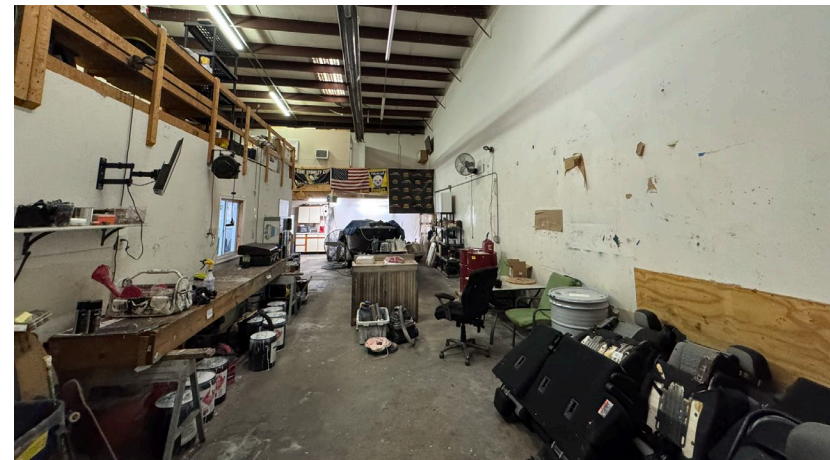


# SUITE 106-107 PHOTOS





# SUITE 209 PHOTOS





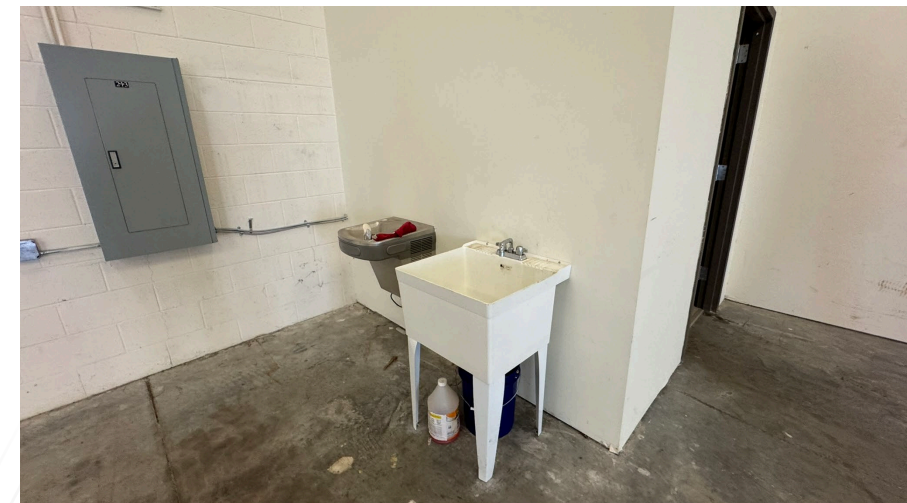
# SUITE 212 PHOTOS



\$1,800 monthly - 1,375 SF  
All Warehouse



# SUITE 213-214 PHOTOS





# PROPERTY AERIAL







## CONTACT

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