

# Office/Warehouse for Lease or Sale

**5948 Jefferson Avenue**  
**Newport News, VA**



COMMERCIAL PROPERTIES

6 Manhattan Sq., Suite 102  
Hampton, VA 23666

For more information contact:

Rich Chinappi

rac@readcompanies.com

(757) 865-6600

Cell: (757) 617-3237

- Corner warehouse facility conveniently located between the terminal area and Mercury Blvd.
- 8,500 square foot building located on .83 acre
  - ♦ 1,200 SF Office
  - ♦ 7,300 SF Warehouse
- Office area includes a reception area that can be used for customer check in or as a waiting room.
- Rent - \$4,604.17/month (\$6.50/SF)
- CAM Fees - Approximately \$956.25/month (\$1.35/SF)
- Purchase Price - \$575,000
- Fenced and secured holding area attached to the warehouse which can be expanded.
- Ample parking.
- Great marquee signage for advertising and visibility.

*Disclaimer – This information is obtained from sources believed to be reliable but is not warranted. This offer is subject to prior lease and/or sale, errors, or omissions, or withdrawal without notice.*



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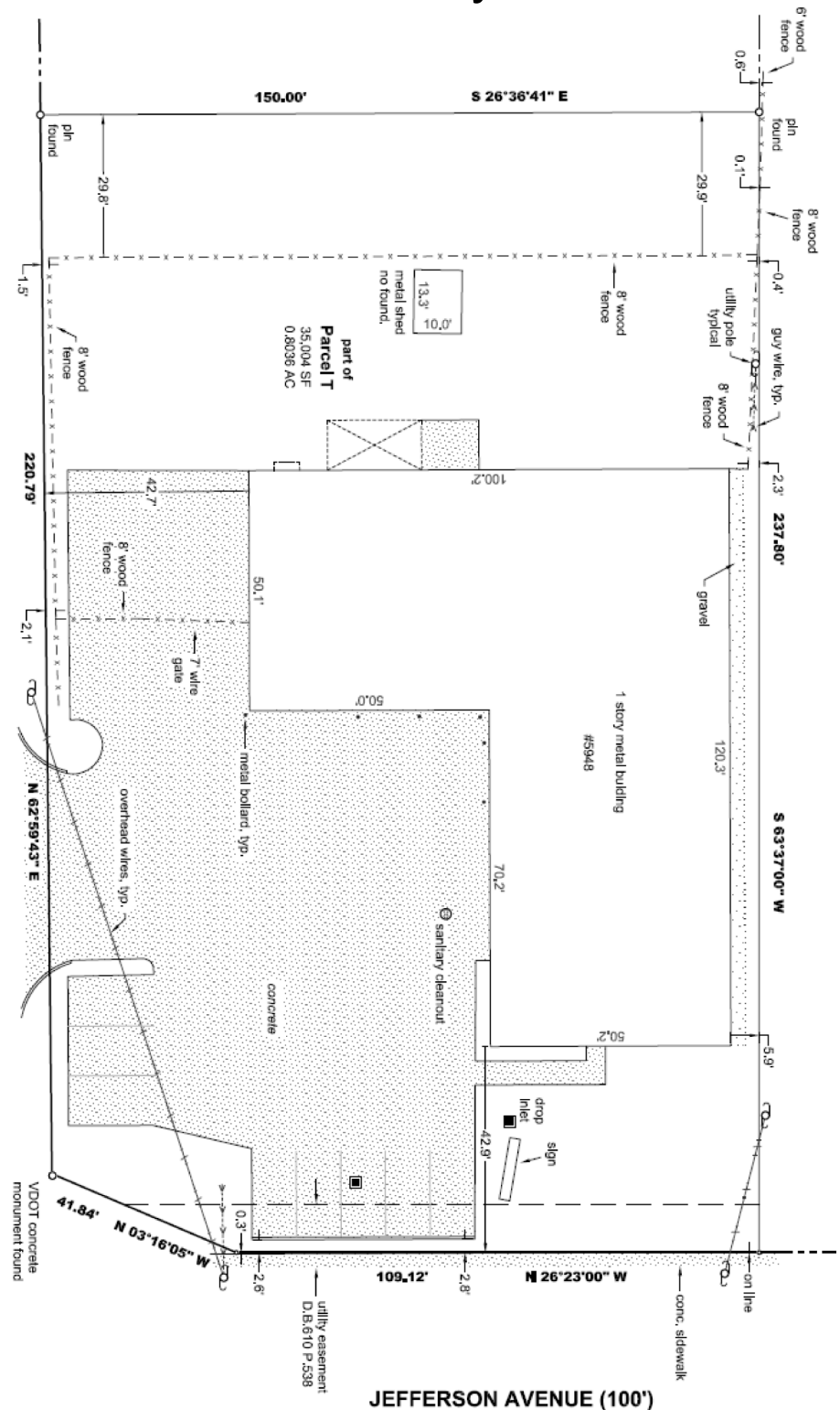
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## Survey



Drawing not to scale