



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions



For Sale – Industrial Property

Vacant – Owner/Occupant Opportunity

Main Building:
+/- 60,000 Square Feet Of Warehouse
+/-5,000 Square Feet Of Office

Shop Building:
+/-7,500 Square Feet

Acreage:
+/-19.71 Usable Acres

501 Truswood Lane & 13143 Jefferson Avenue
Newport News, Virginia 23608

For Additional Information

Michael Waldrop at 919-645-1605
michael@wp-cre.com

Or

H. Ashton Williamson at 757-288-3438
Ashton.williamson@colliers.com

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WALDROP PROPERTIES, LLC

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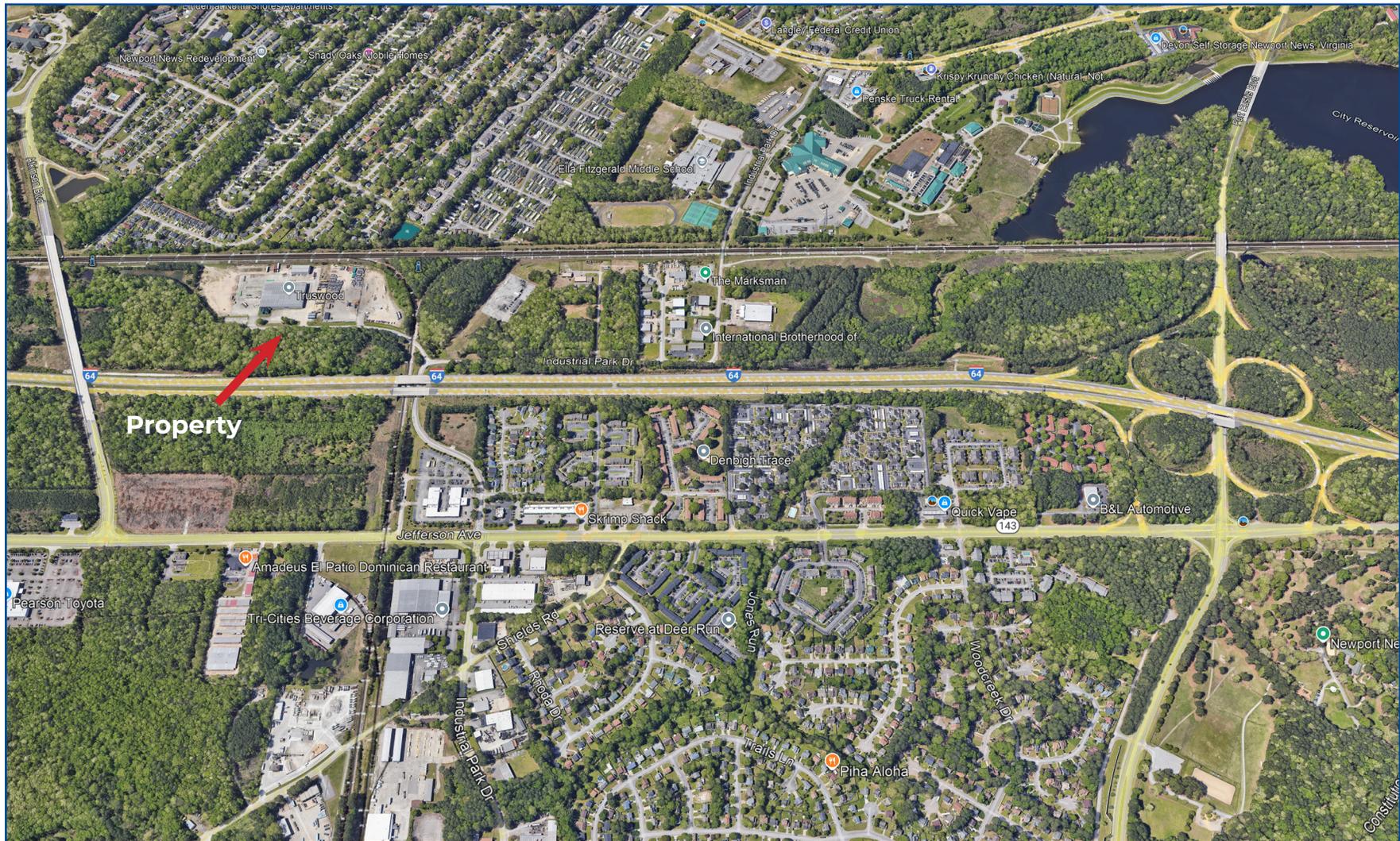
PLEASE CONTACT MICHAEL WALDROP AT 919-645-1605

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SITE PLAN



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BUILDING/PROPERTY PICTURES



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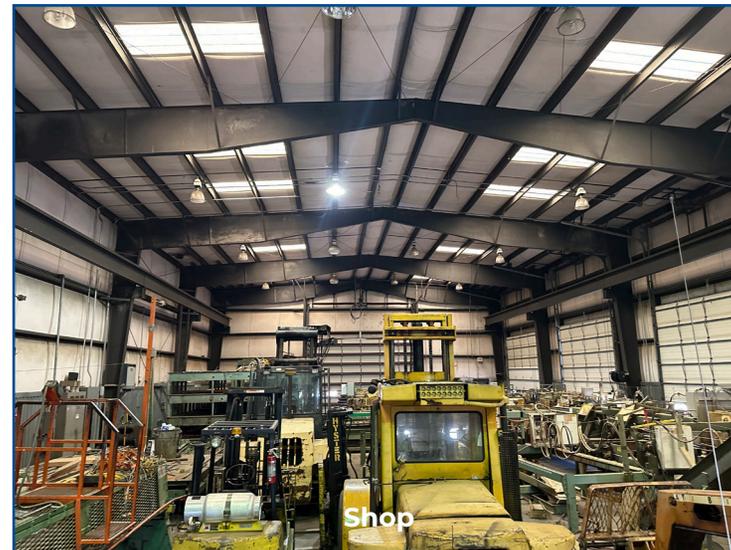
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EXECUTIVE SUMMARY

SQUARE FOOTAGE:

Main Building:

+/- 60,000 Square Feet Of Warehouse
+/-5,000 Square Feet Of Office

Shop Building:

+/-7,500 Square Feet

ACREAGE:

+/-19.71 Usable Acres

PARCEL NUMBERS:

064000104 – 13143 Jefferson Avenue
064000102 – 501 Truswood Lane

YEAR BUILT:

2001

ZONING:

M-1 Light Industrial

LIGHTING:

Mercury Sodium Vapor

FIRE SUPPRESSION:

Warehouse-Dry System

LOADING DOORS:

Warehouse, 4 – 20' (H) X 24' (W)
Shop, 4 – 16' (H) X 16' (W)
2 – 16' (H) X 22' (W)

DIMENSIONS:

Warehouse, 200' X 300'
Shop, 60' X 125'

COLUMN SPACING:

Warehouse, 25' X 80' & 25' X 120'
Shop, Clear Span

CEILING HEIGHT:

Warehouse, 20' To 25' Clear
Shop, 23' To 27' Clear

ELECTRICAL:

Warehouse, 1,200 AMP, 480/240, Volt 3-Phase
Shop, 800 AMP, 480/240 Volt, 3-Phase

CONCRETE PAD:

Approximately 4 Acres Of Concrete Pad

SHORT-TERM YARD LEASES:

All Month To Month With One Exception Which Expires On
11/30/26, With One Six Month Extension. Contact Listing Broker
For Details

PRICING:

Please Contact Listing Broker

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OFFICE FLOOR PLAN

Disclaimer: Listing Agency makes no representations as to the accuracy of the office floor plan. Buyers are responsible for confirming the configuration and the square footage.



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