

**OFFICE/WAREHOUSE
AVAILABLE FOR LEASE**



THALHIMER

**INDEPENDENCE BUSINESS CENTER
404 - 424 INVESTORS PLACE**
Virginia Beach, Virginia 23452



Centrally Located with Direct Access to I-264 and Town Center of Virginia Beach

BRETT SAIN, SIOR

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Town Center of Virginia Beach Office

222 Central Park Avenue, Suite 1500
Virginia Beach, Virginia 23462
757 499 2900 | www.thalhimer.com

DETAILS | AVAILABILITIES

Construction: Wood Frame Brick Exterior

Year Built: 1986

Electrical: Single-Phase

Clear Height: 12’ clear in warehouse

Loading: Grade-level doors

Zoning: I-1, Light industrial

Trash: Shared dumpsters

Parking: Ample parking

Availability: March 1, 2026

Lease Rate: \$15.00 PSF | Warehouse
\$16.00 PSF | Office



BUILDING/ SUITE	TOTAL SF	% OF OFFICE	% OF WAREHOUSE
BUILDING 420			
SUITE #101-103	3,000 SF	100%	0%
SUITE #109-110	2,128 SF	65%	30%
BUILDING 424			
SUITE #102	1,400 SF	50%	50%



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