

OFFICE / WAREHOUSE BUILDING FOR SALE OR LEASE

1381-1397 BAKER ROAD

VIRGINIA BEACH, VIRGINIA 23455



Brokerage with vision. Real estate with results.

Presented By:

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Associate Broker

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$9.00 PSF
Available Space:	6,700 - 7,700 SF
Building Size	43,635 SF



PROPERTY HIGHLIGHTS

- Industrial flex building built in 1984 on 2.75 acres of land and located on the hard corner of Baker Rd and Ward Ct
- Close proximity to Interstate-64, Norfolk International Airport, Norfolk Premium Outlets, Ikea, and numerous retailers and restaurants
- Great owner occupant opportunity with a long term tenant in place
- Suite A: 1,000 SF (No warehouse / two-story 1,000 SF Office)
- Suite B: 6,700 SF (3,750 SF Warehouse / 2,950 SF Office)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,793	28,388	83,984
Total Population:	6,440	76,863	224,413
Average HH Income:	\$60,197	\$64,070	\$62,938



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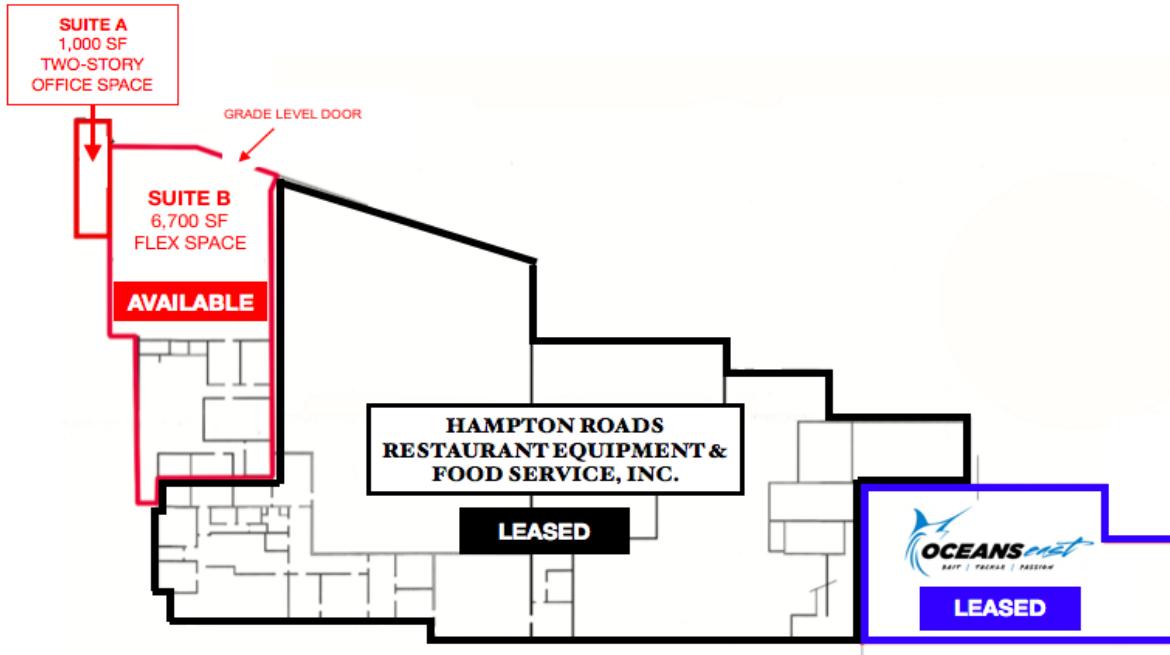
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AVAILABLE SPACE



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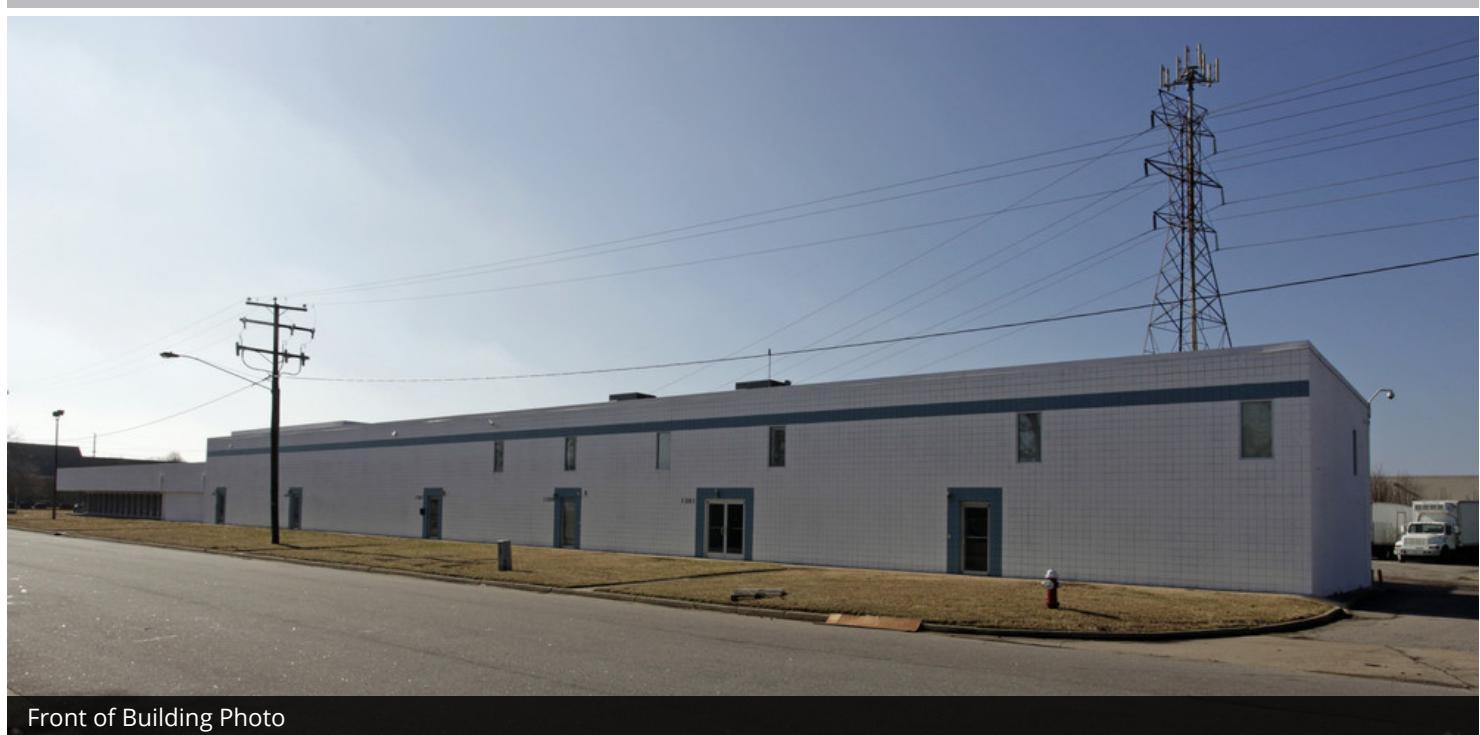
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BUILDING PICTURES



Front of Building Photo



Suite A Exterior Photo



Front of Building Photo



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SUITE B PICTURES



Suite B Entrance Photo



Suite B Office Photo



Suite B Warehouse Photo



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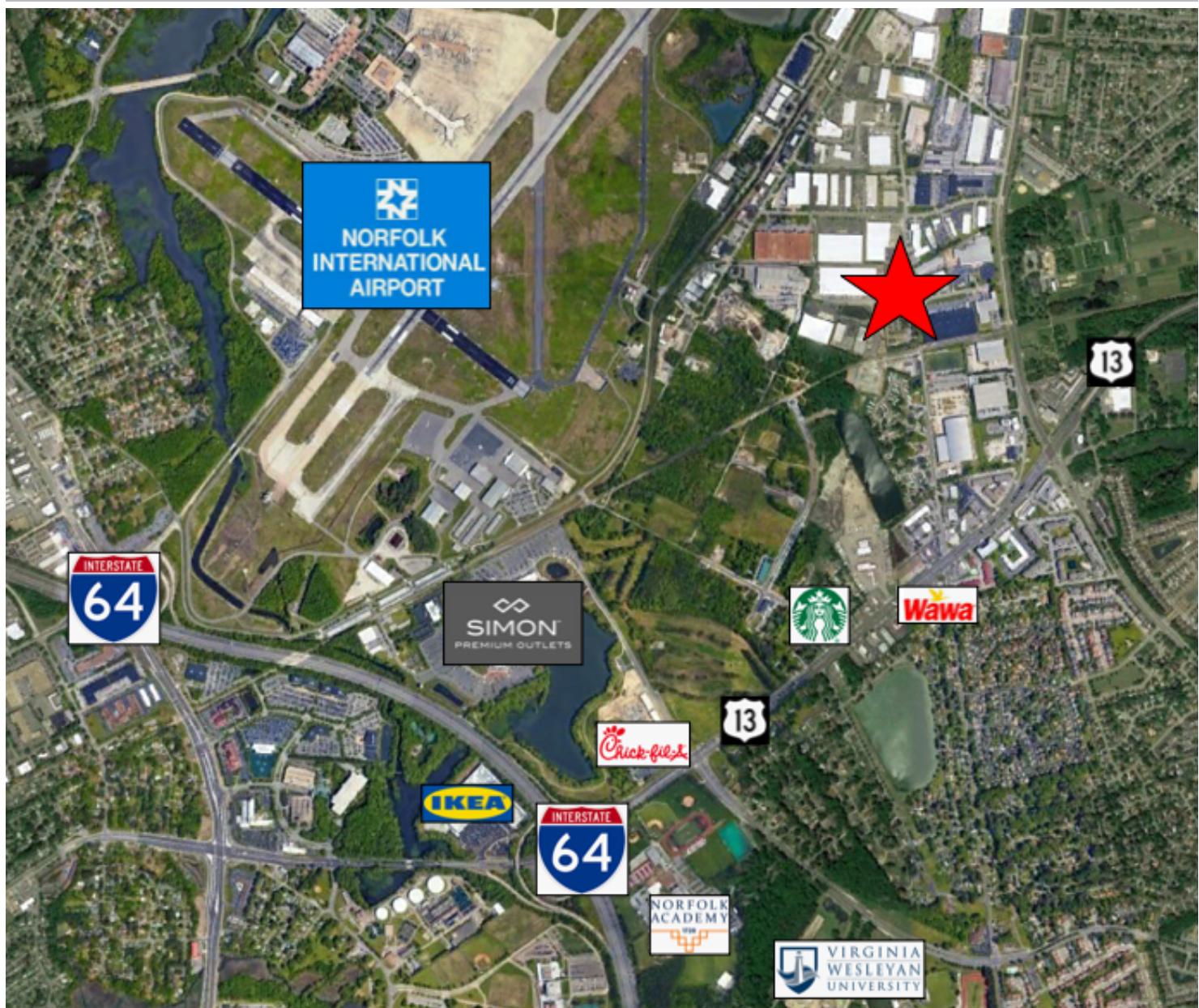
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AERIAL MAP



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