

# FOR SALE

Office / Warehouse / Showroom

13191 Warwick Boulevard, Newport News, VA



**757.209.2990**

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# Property Summary

Office / Warehouse / Showroom



## Property Overview:

Rare Sale Opportunity!

This freestanding 6,000 square foot industrial flex building is centrally located in Newport News, Virginia. The breakdown is approximately 1,000 square feet of office/showroom and 5,000 square feet of warehouse. The property has fenced in outside storage. This well-maintained property offers numerous upgrades/amenities. A lease back opportunity is also available.

This property is located in close proximity to Interstate 64, Oyster Point, and Newport News-Williamsburg International Airport.

### Building Size

Total square footage is 6,000 SF on .45 acres

### Sales Price

\$1,100,000.00

### Zoning

01 Office District

### Real Estate Taxes

\$8,538.48 / Year (2026)

### Additional Amenities

- Ceiling height of 20 feet in center and 14 feet in the corners
- 3 - 10x10 feet grade doors
- Inferred tubular heat in ceiling
- 2 HVAC units
- Monument and building signage available
- Sprinkler system in place
- Drive through auto paint booth in unit
- 11 parking spaces - including 1 handicap space

### Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	12,416	75,305	156,784
Average HH Income	\$74,330	\$84,372	\$87,107
Daytime Population	11,036	68,802	138,877

# Additional Photos

13191 Warwick Boulevard, Newport News, VA



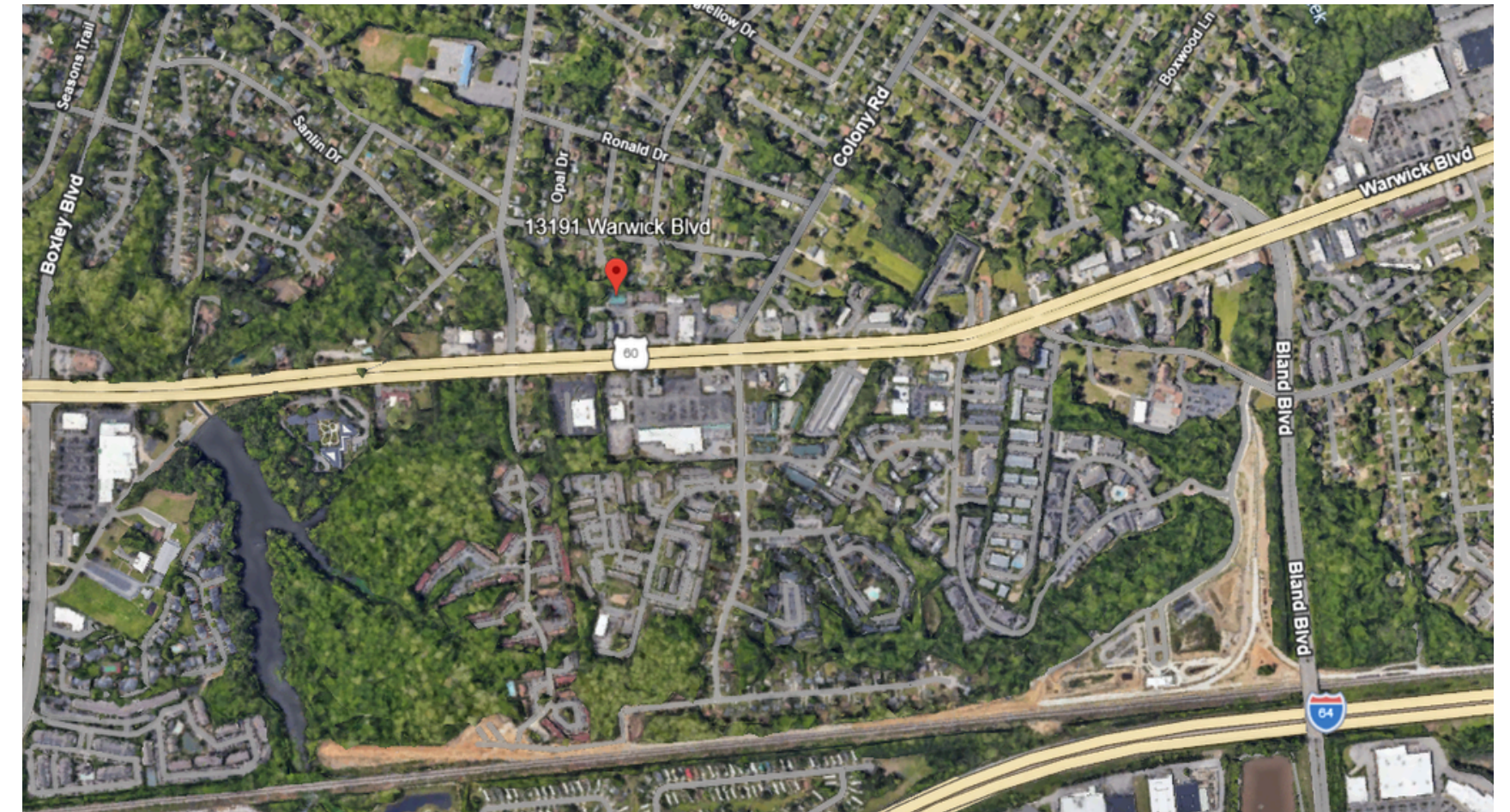
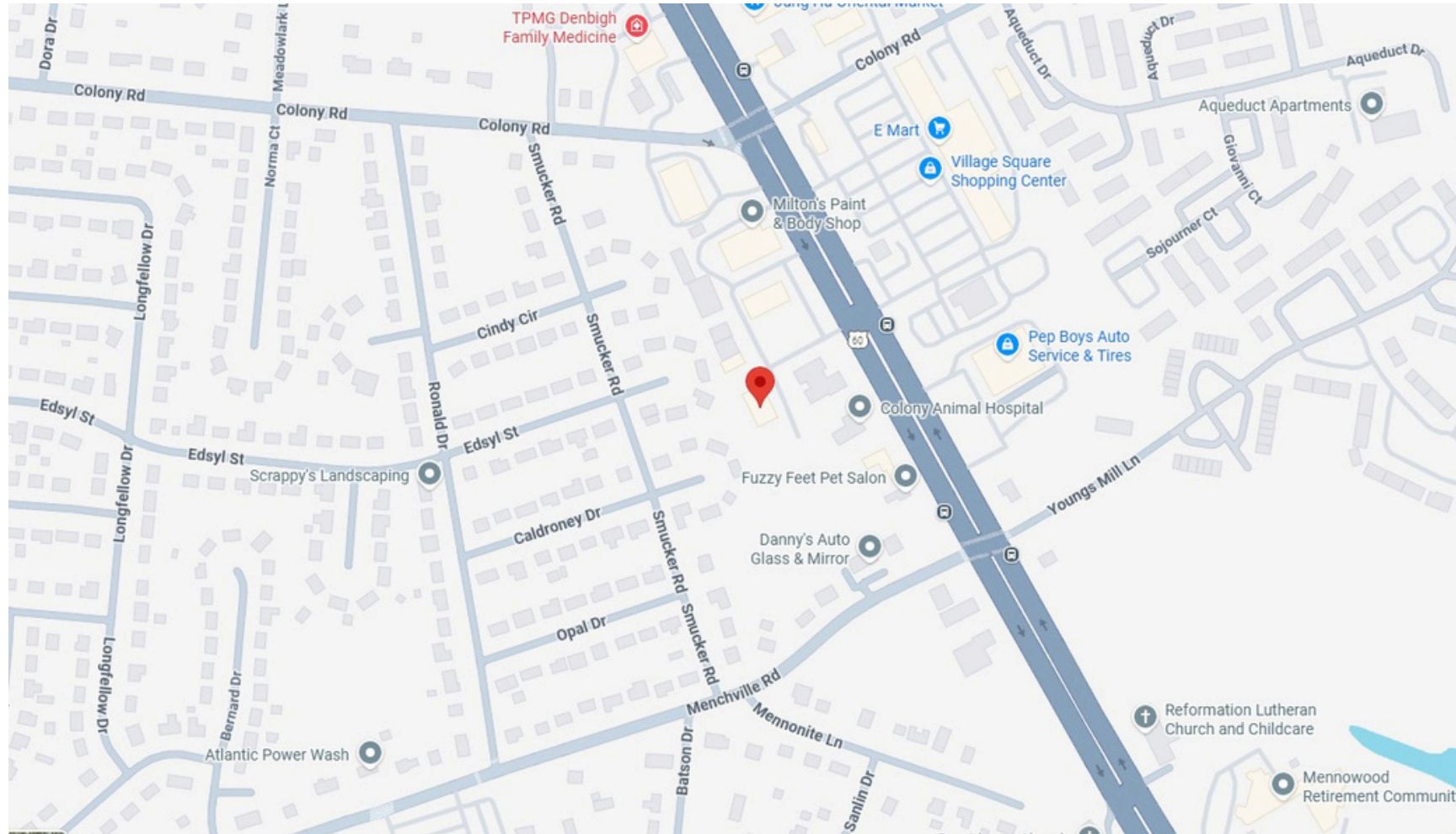
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# Location

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For More Information Contact:

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