

FOR SALE

WAREHOUSE/MANUFACTURING

1381 Air Rail Avenue
Virginia Beach, VA 23455



ABOUT PROPERTY

- ± 40,300 square feet
- 875 SF Office
- 39,425 SF Warehouse
- 2.86 acre Parcel
- 12'-27' Clear Ceiling Height
- Loading:
 - (1) Dock Door 10' x 8' with edge-of-dock leveler
 - (5) Dock Doors 8' x 8' with edge-of-dock levelers
 - (3) Grade Doors 15' x 12', 10' x 10', 8' x 10'
- Partially Wet Sprinkler System
- 800 amp, 480/277, 3-Phase Electrical System
- Ventilation Fans
- Building Meets Food Grade Requirements
- Truck Scale
- Zoned I1 (Light Industrial)
- Foreign Trade Zone #20
- REDUCED PRICE: \$3,990,000 \$3,250,000**



For more information:
BOBBY BEASLEY, III, SIOR
757.640.8241
BobbyBeasley3@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

PHOTOS | 1381 Air Rail Avenue | Virginia Beach, VA 23455



OFFICE



WAREHOUSE D



WAREHOUSE C



WAREHOUSE B



WAREHOUSE A



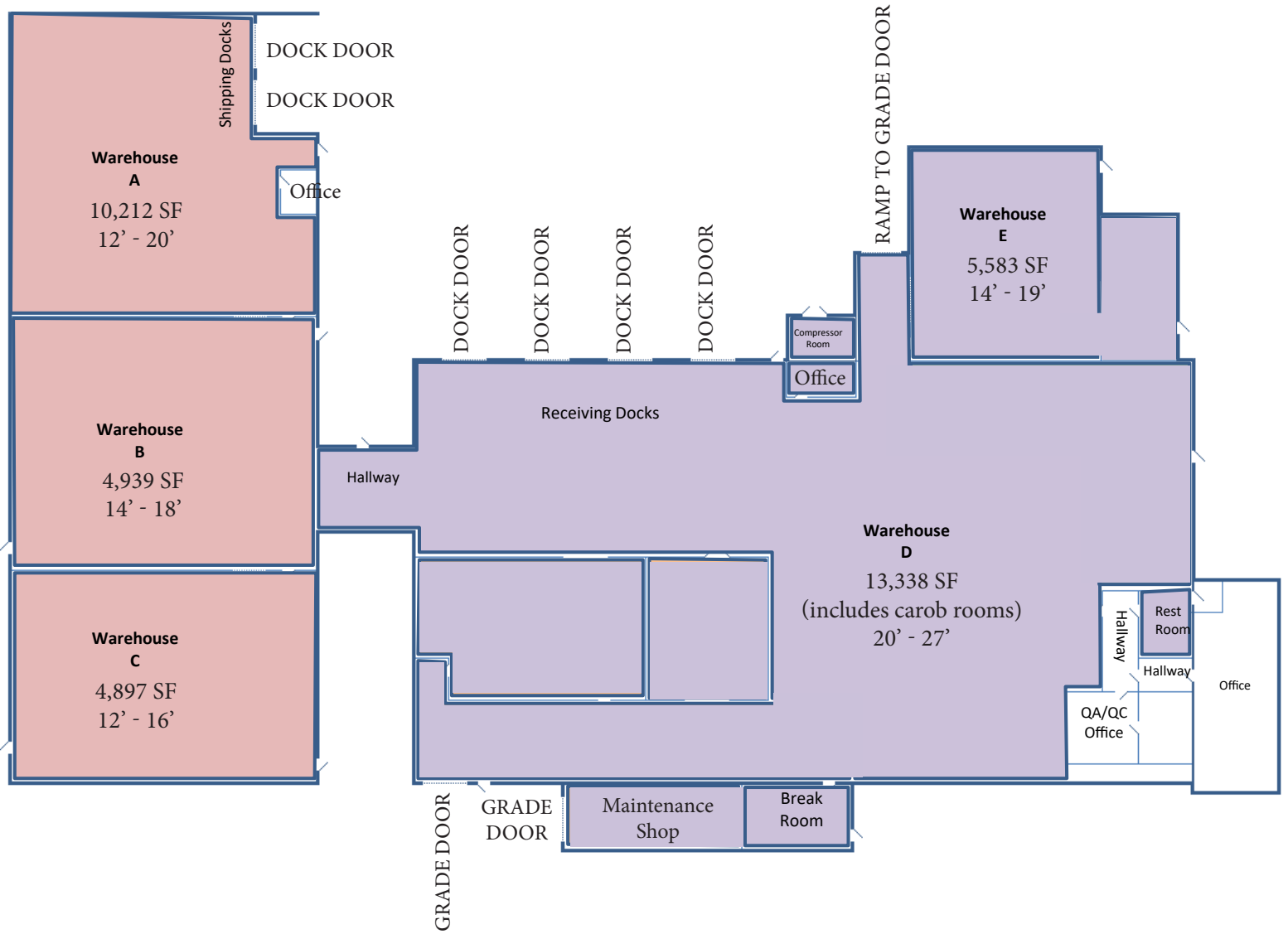
WAREHOUSE E

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FLOOR PLAN | 1381 Air Rail Avenue | Virginia Beach, VA 23455



LOCATION MAP | 1381 Air Rail Avenue | Virginia Beach, VA 23455



FORT MONROE

NAVAL STATION NORFOLK

JOINT EXPEDITIONARY BASE
LITTLE CREEK-FORT STORY

FORT STORY

planet fitness
Walmart

SITE

FIRST LANDING STATE PARK

NORFOLK INT'L AIRPORT

ODU

DOWNTOWN NORFOLK

Walmart
Wegmans
Office DEPOT
Pet Paradise
SEN-TARA

TARGET
KOHLS
FLOOR DECOR
FRESH
rack
LATITUDE

RUTH'S CHRIS STEAK HOUSE
Hilton Garden Inn
APEX
The Cheesecake Factory
BARNES & NOBLE
Funny Bone

TARGET
Lowe's
THE HOME DEPOT
WELLS FARGO
B.J.'S WHOLESALE CLUB
Walmart
Burlington
FOOD LION

PEMBROKE SQUARE

TOWN CENTER

LYNNHAVEN MALL

NAVAL AIR STATION OCEANA

DAVE & BUSTERS
Chick-fil-A
JCPenney
BATH & BODY WORKS
BARNES & NOBLE
Apple Store
OLD NAVY
DICK'S SPORTING GOODS

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

DISTANCE TO PORTS (APPROXIMATE)

Norfolk International Terminal	± 10.2 Miles
Portsmouth Marine Terminal	± 14.9 Miles
Virginia International Gateway (former APM)	± 16.5 Miles
Newport News Marine Terminal	± 28.4 Miles
I-64	± 3.0 Miles

