

FOR LEASE

IDEAL MANUFACTURING FACILITY | LYNNHAVEN



524 VIKING DRIVE

VIRGINIA BEACH, VA 23452

±43,000 SF



CUSHMAN &
WAKEFIELD

THALHIMER

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524 VIKING DRIVE

PROPERTY HIGHLIGHTS

Well-located in Virginia Beach's Oceana West Industrial Park, this prime industrial facility offers a functional mix of warehouse and office space with the flexibility to accommodate a range of military and advanced manufacturing users. The property benefits from strong demographics, access to major military installations, and key regional transportation routes.

Total Building Size: ±150,136 SF

Site Size: 15.03 Acres

Available Space: ±43,000 SF

- Office: ±8,200 SF
- Warehouse: ±34,800 SF

Construction: Steel frame and block

Zoning: I-L, Light Industrial

Clear Height: 18' - 22'

Loading: One (1) dock

One (1) grade door

Ability to add additional dock and/or grade doors

Electrical Systems: 3-Phase, heavy power

Sprinkler: Fully sprinkled, wet system

Parking: +/- 75 spaces

Lease Rate: \$10.50 PSF, NNN

OPEX: \$1.75

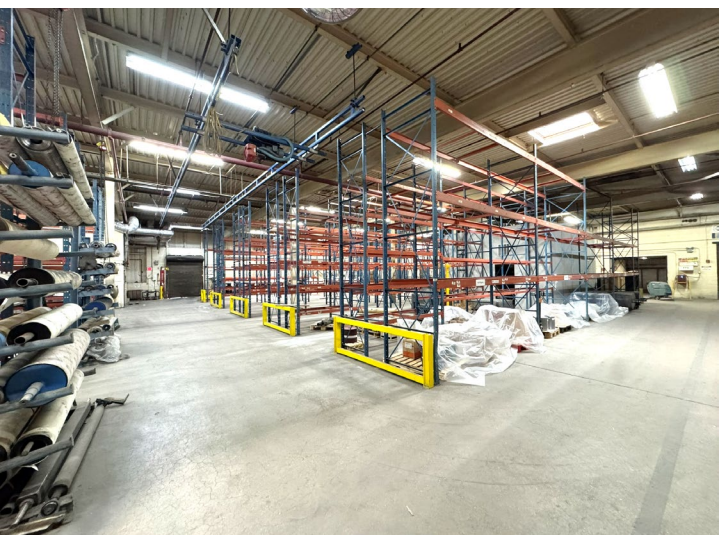
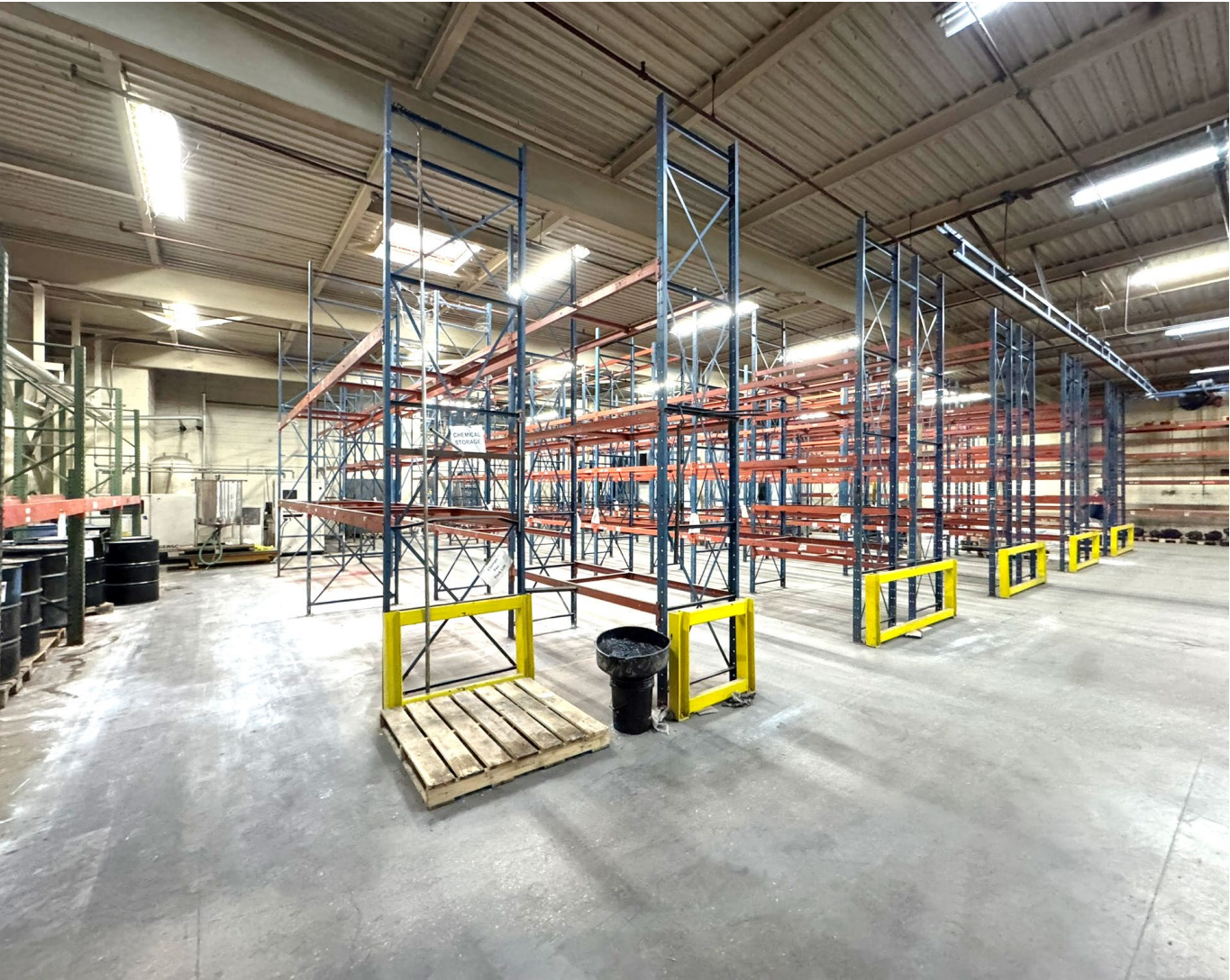
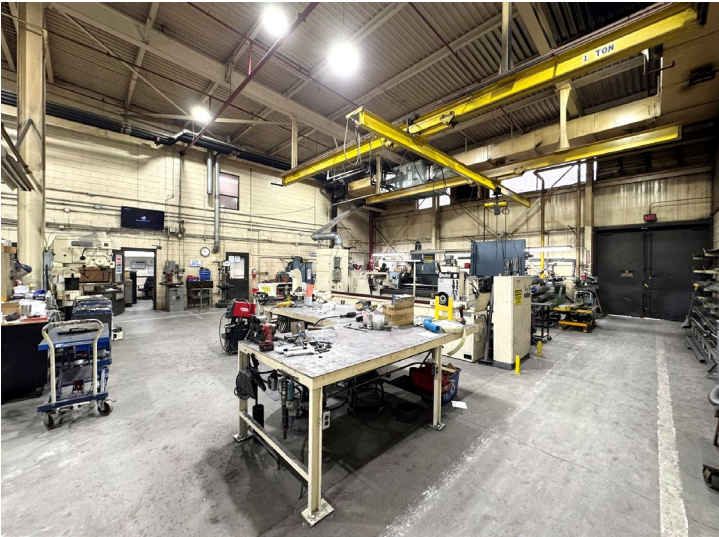
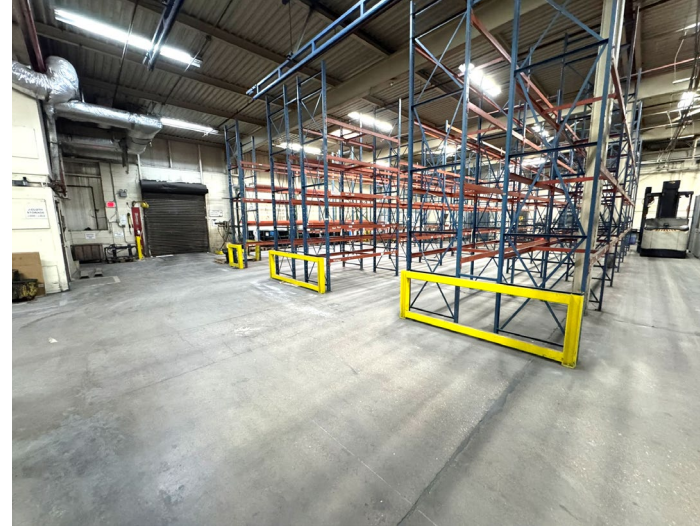
Occupancy: October 2026

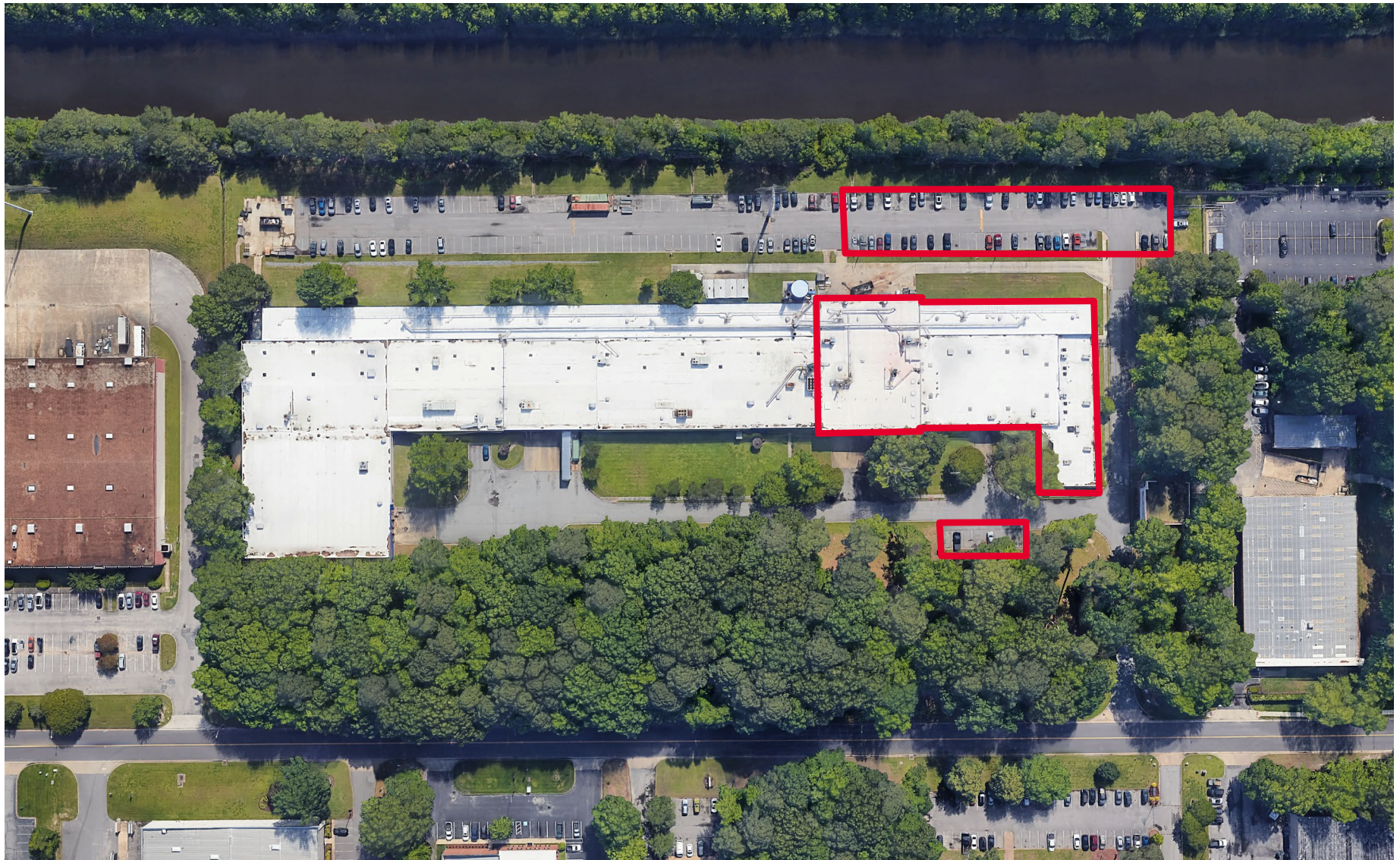


ENTRANCE

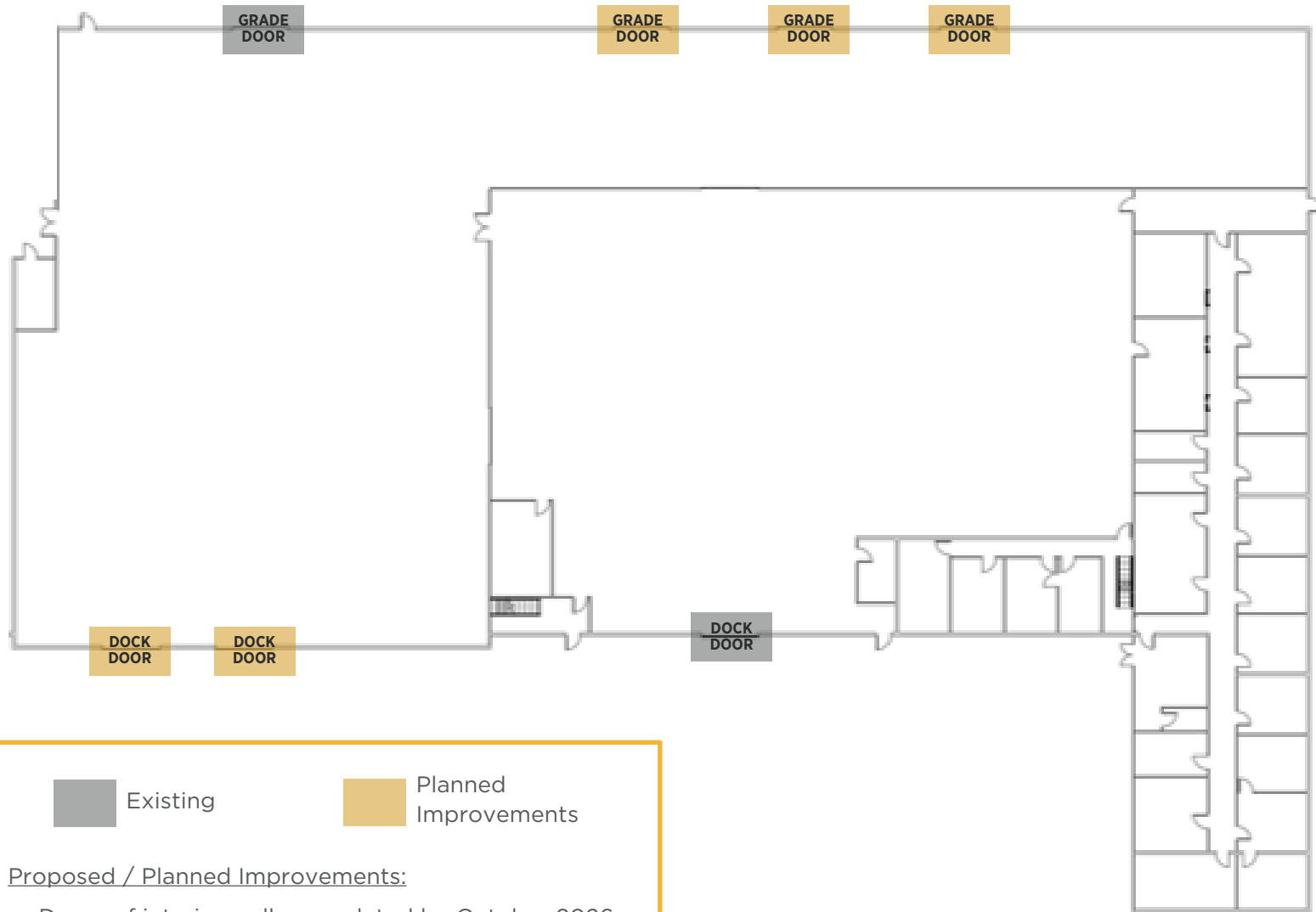


RECEPTION AREA





AVAILABLE SPACE
±43,000 SF



Existing Planned Improvements

Proposed / Planned Improvements:

- Demo of interior walls completed by October 2026
- Potential to add additional dock doors
- Potential to add additional grade level doors

FLOOR PLAN

VIRGINIA BEACH LOCATION



87,271
POPULATION
3-Miles



\$80,416
MEDIAN HHI
3-Miles



3.9%
UNEMPLOYMENT RATE
3-Miles



22.4% | 23.3%
EDUCATION
HIGH SCHOOL GRADUATE/
COLLEGE GRADUATE
3-Miles

Lynnhaven Submarket



- 

1.25 MILES TO
INTERSTATE 264
- 

5.5 MILES TO
NAS OCEANA
HOWMET DRIVE GATE
- 

7.0 MILES TO
DAM NECK
ANNEX
- 

17.0 MILES TO
LITTLE CREEK
AMPHIBIOUS BASE
- 

20.0 MILES TO
NORFOLK
INTERNATIONAL
TERMINALS

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance