

5816

EIMSKIP  
GRAND BRANDS  
ACLARA SGS

For Lease

\$7.50  
PSF, NNN

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## Airport Industrial Park

5816 Ward Ct., Virginia Beach, VA 23455

### Dock Served Warehouse only 8.9 miles from NIT:

Located in the popular Airport Industrial Park. With easy access to I-64, Route 13, and the Chesapeake Bay Bridge Tunnel, the property also is convenient to the Norfolk Naval Base, Norfolk International Terminals, Norfolk International Airport, and numerous military bases.

- Building Area: ±189,995 SF
- Available Size: ±90,865 SF - 107,953 SF (Section 1)
- Site Area: ±9.18 Acres
- Ceiling Height: 23'6" to 21'7"
- Column Spacing: 34' wide x 42' deep
- Zoning: I1 (Light Industrial)
- Available: October 2024

# Specifications

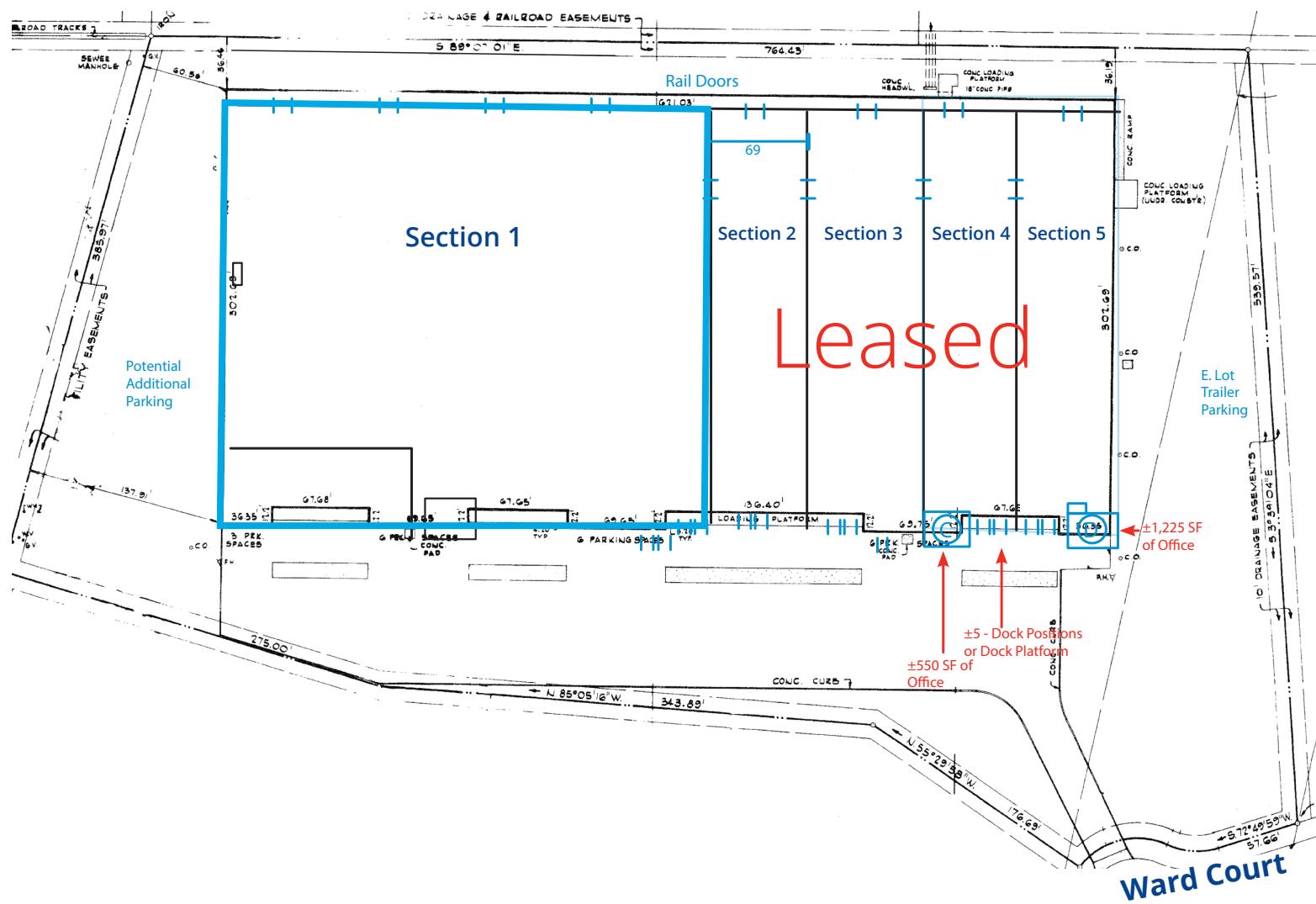
## Section 1 Space Details

Section 1	1st Floor Warehouse Office: ±1,350 SF Warehouse: ±89,515 SF Total with 1.5% Office: ±90,865 SF
Section 1 with Optional Office	1st Floor: ±10,026 SF 2nd Floor: ±7,062 SF Available/Optional Office: ±17,088 SF Total with 17% office: ±107,953 SF
Sprinkler	Wet system
Dock Doors	Eight (8) - 10' x 10'
Trailer Parking	15 trailer spots at E. lot
Truck Court	Heavy asphalt with ±129' (dock to curb)
Column Spacing	34' x 42'
Warehouse Lighting	Efficient Fluorescent Tube & LED lights, some on motion sensors
Clear Height	23'6" - 21'7"
Electric	3 phase 120/208/480/600 V
HVAC	Natural Gas Heaters in warehouse
Ventilation	Air exchange via wall ventilation fans
Rail	±800' of rail spur with two (2) 10'x10' rail doors with NS service
Parking	Ample car parking and room to expand at west end of building



# Property Drawing

## Section 1 Space Details

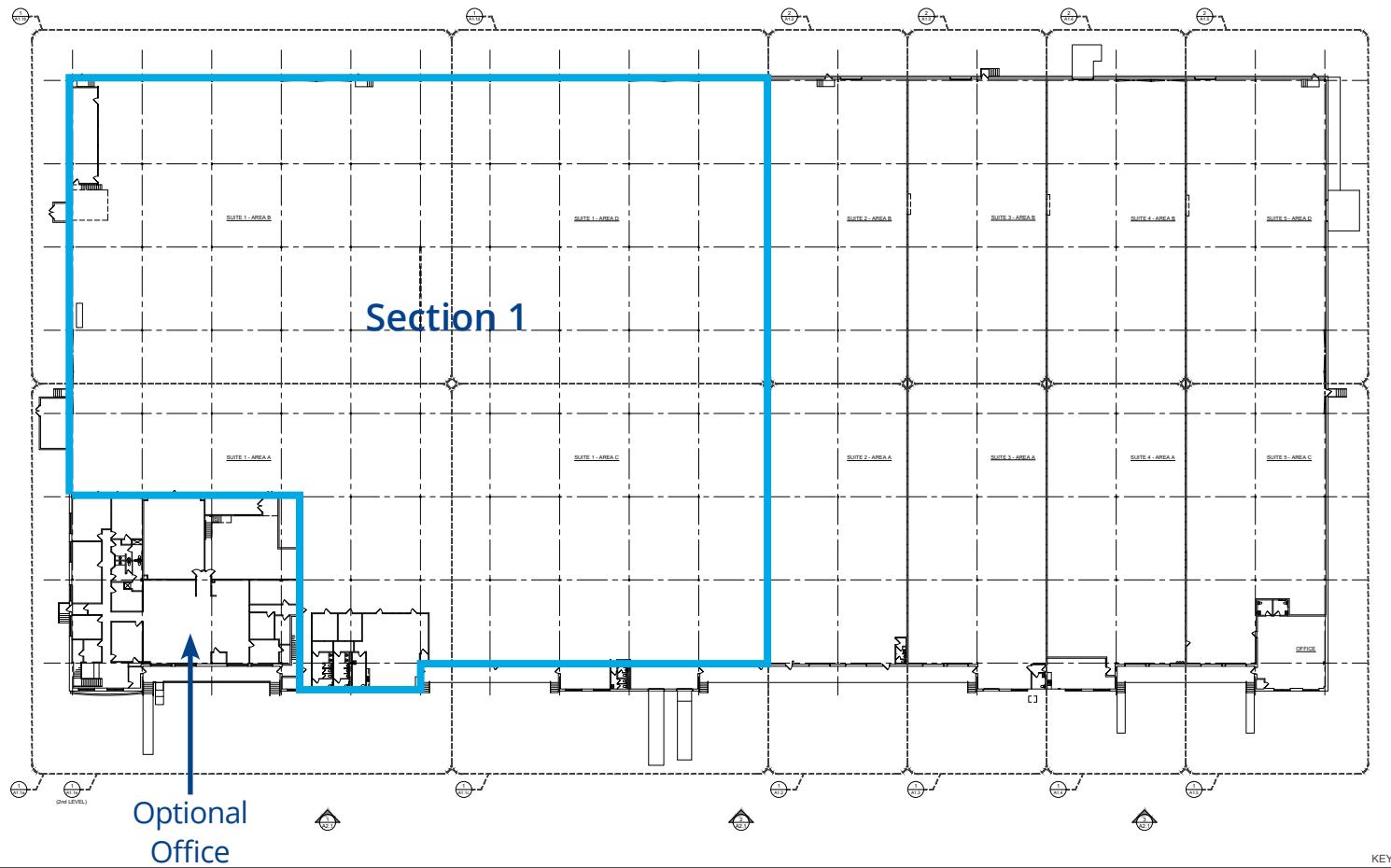


Demographics	3 mile radius	5 mile radius	15 mile radius
2023 Total Population	92,498	236,866	1,138,383
2023 Average Household Income	\$88,848	\$93,338	\$102,823
2023 Households	37,630	97,339	445,695

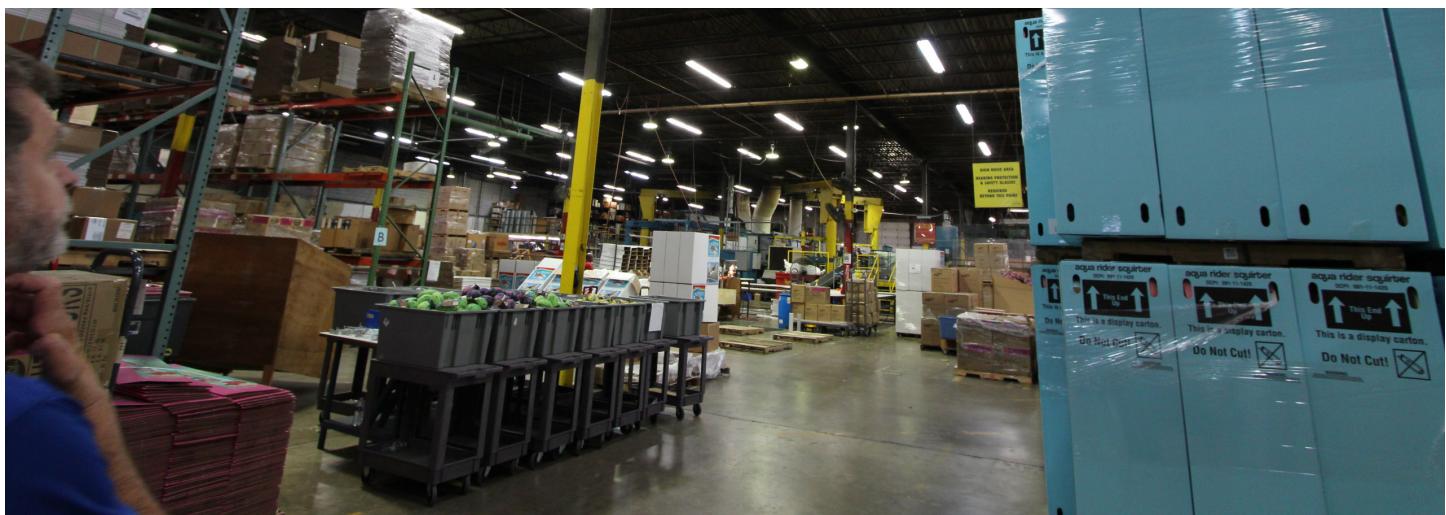
# Property Drawings



Section 1 - Floor Plan



# Property Gallery



# Military Bases

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## LEGEND

ARMY	MARINES
NAVY	COAST GUARD
AIR FORCE	JOINT SERVICES

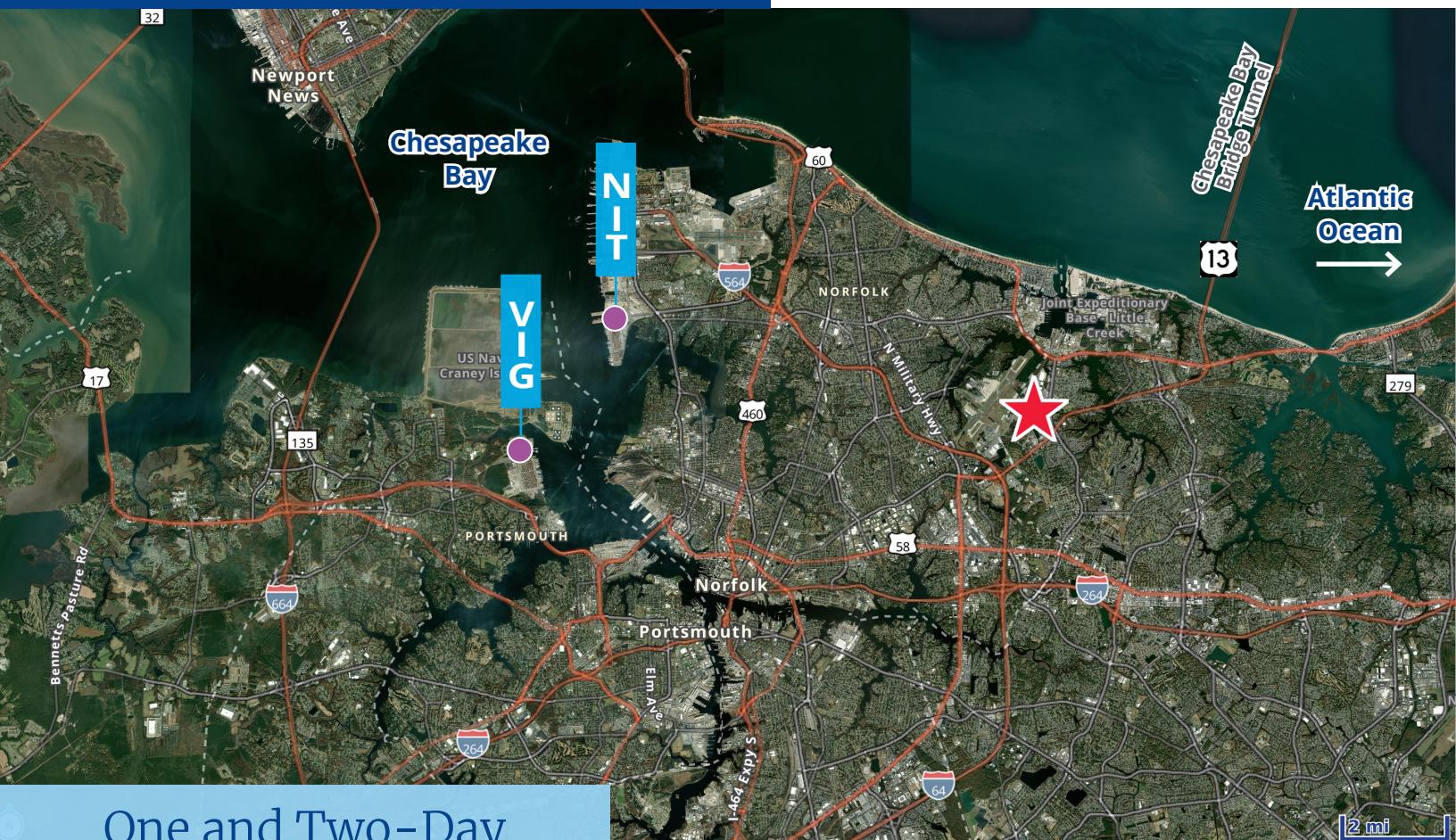
Over time, some facilities' leadership was combined, but their original names and branches are listed.

\* Fort Eustis and Langley Air Force Base are now lead jointly as Joint Expeditionary Base Langley-Eustis

\*\* Navy Amphibious Base Little Creek and Fort Story are now lead jointly as Joint Expeditionary Base Little Creek-Fort Story.

# Regional Map

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One and Two-Day Population Access

