



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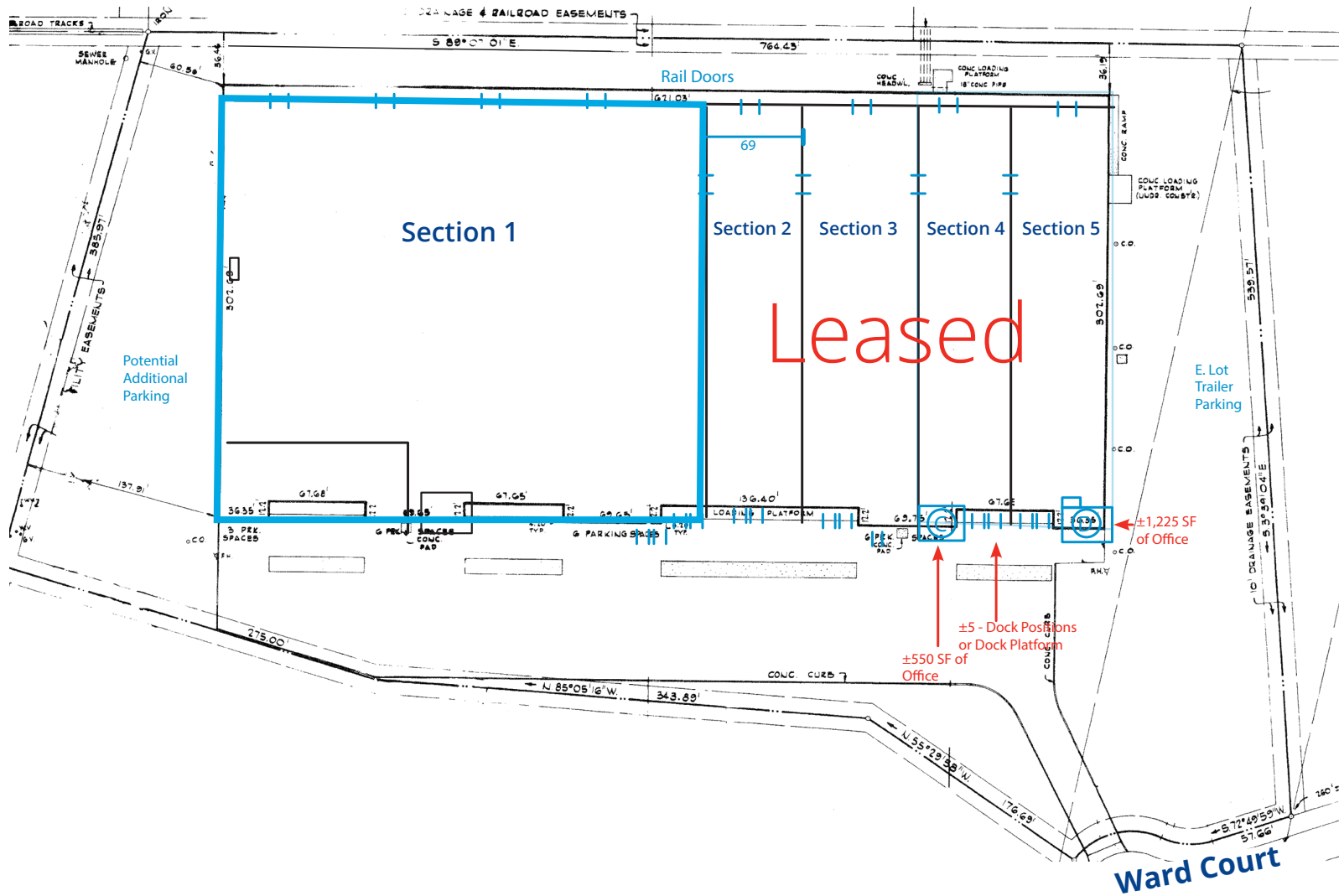
Parking	Ample car parking and room to expand at west end of building
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Property Drawing

Section 1 Space Details

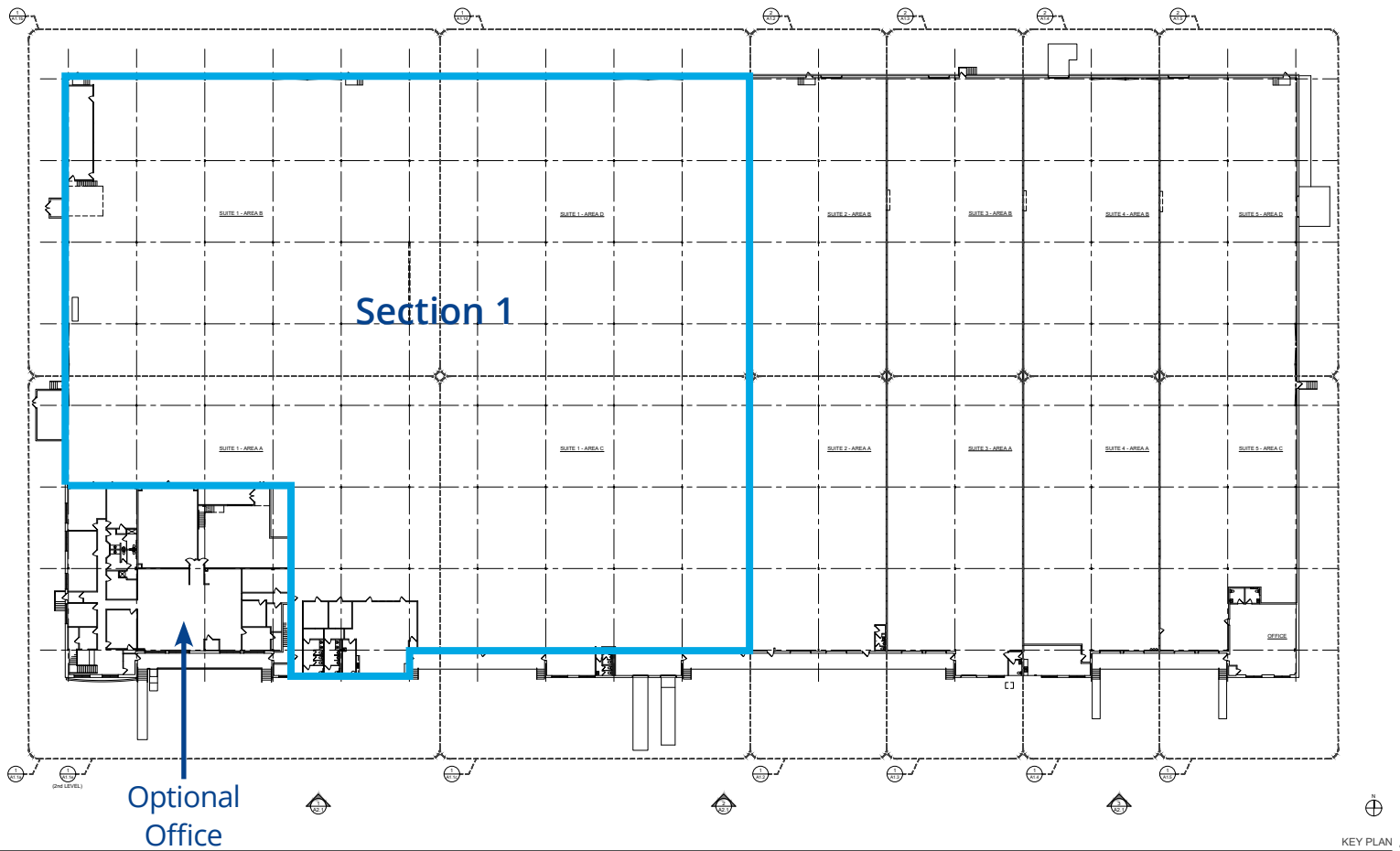


Demographics	3 mile radius	5 mile radius	15 mile radius
2023 Total Population	92,498	236,866	1,138,383
2023 Average Household Income	\$88,848	\$93,338	\$102,823
2023 Households	37,630	97,339	445,695

Property Drawings

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Section 1 - Floor Plan



Property Gallery

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Military Bases

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LEGEND

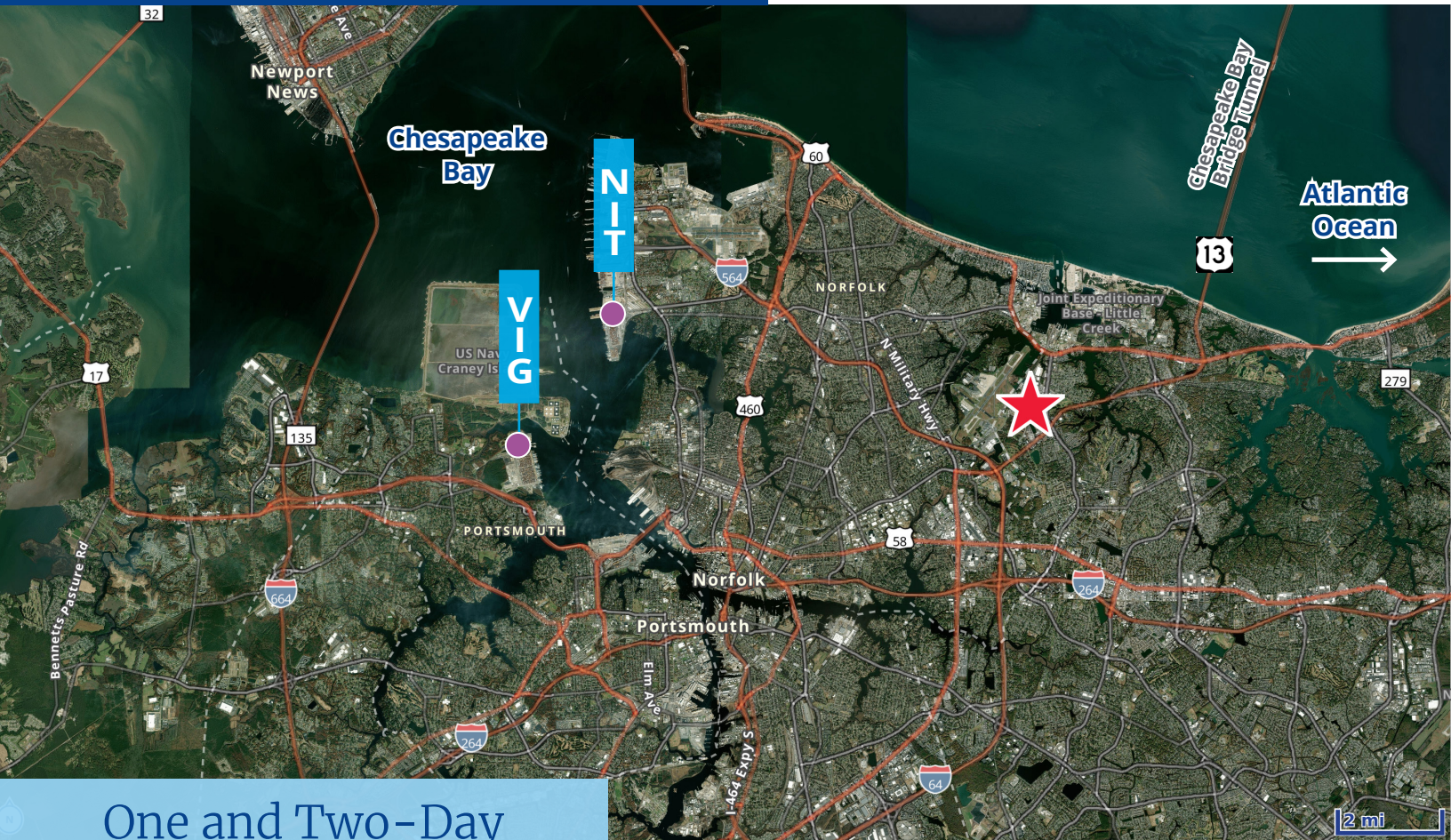
 ARMY	 MARINES
 NAVY	 COAST GUARD
 AIR FORCE	 JOINT SERVICES

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

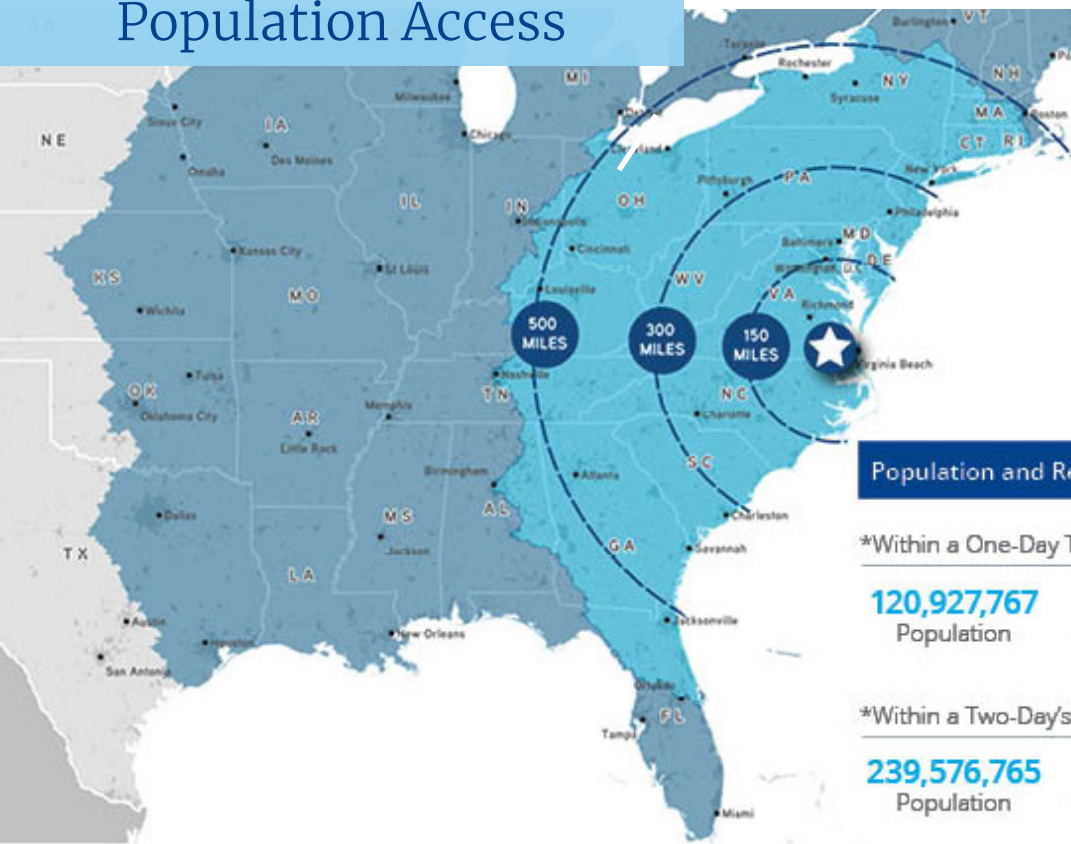
* Fort Eustis and Langley Air Force Base are now lead jointly as Joint Expeditionary Base Langley-Eustis

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

Regional Map



One and Two-Day Population Access



Population and Retail Goods Consumer Spending

*Within a One-Day Truck Drive		
120,927,767 Population	36.4% of United States Population	\$1.14B in Retail Goods Consumer Spending
*Within a Two-Day's Truck Drive		
239,576,765 Population	72.2% of United States Population	\$2.18B in Retail Goods Consumer Spending