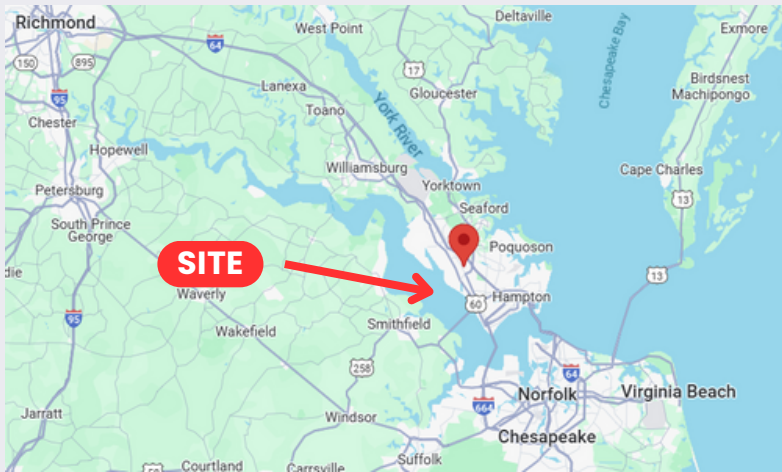


IDEAL MANUFACTURING FACILITY FOR SALE

725 CITY CENTER BOULEVARD NEWPORT NEWS, VIRGINIA



ABOUT THIS PROPERTY

- Approximately 9.5 Acres
- Centrally located on the Eastern Seaboard of the United States located in the Hampton Roads area of Virginia the property is in City Center in Newport News/Oyster Point Business District
- 111,195 Square Feet of which 21,980 Square Feet is Office space, and 89,216 Square Feet is Warehouse space
- 4,000 AMP, 480/277 Volt 3-Phase
- Concrete: 7 inch reinforced
- Loading Doors: One 14' x 14' Grade Door, Two 8' x 10' Dock Doors
- Ceiling Height: Approximately 27' Clear
- Overhead Cranes: (1) 5 ton, (4) 2 ton, & (1) 3 ton
- Powder Coating System
- Opportunity Zone & Enterprise Zone Location

Sale Price: \$10,900,000.00

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

Travis Waltz & Tom Waltz
Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

AVAILABLE

(757) 231-5516 Travis@CampanaWaltz.com Tom@CampanaWaltz.com