

FOR LEASE

1723 George Washington Memorial Hwy
Yorktown, VA 23693



CONTACT

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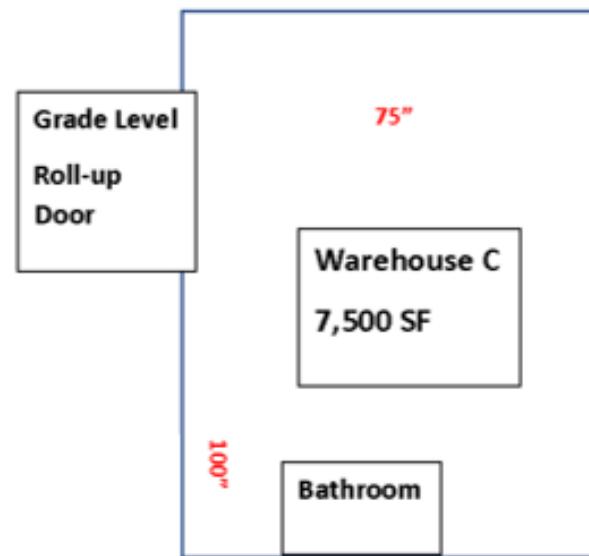
THALHIMER

PROPERTY FEATURES



BUILDING

- Warehouse C
 - 7,500 SF
 - One (1) ADA restroom
 - Fully insulated
 - New LED lights recently installed
 - Wall fans
 - Large grade level door (10' w x 14' h)
 - 16' - 18' 5" clear
 - Free span



PROPERTY HIGHLIGHTS

SITE

- Total Acres: 2.66
- Direct exposure to George Washington Memorial Highway (Route 17)
- Zoned GB - General Business
 - Permitted use information provided upon request
- Utilities to the site - water (included in rent), electric, no gas, septic
- Fenced yard - 8' chain link fence, 40' x 100", 20' opening, cleared and graded

LEASING INFORMATION

- \$8 PSF, NNN for warehouse space
- First month's rent and security deposit equal to first month's rent are due upon lease signature
- 5-year lease preferred
- Operating expenses estimated at \$0.60 PSF



EXTERIOR



Ample Laydown Yard