

# FOR SALE

**238 & 324 ALEXANDER LEE PARKWAY  
WILLIAMSBURG, VA**

---



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:

Tom Waltz  
Waltz Commercial Real Estate, LLC  
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606  
☎ (757) 231-5516    ✉ Tom@WaltzCRE.com



# GENERAL INFORMATION

## ABOUT THIS PROPERTY

- +/- 300,000 SF of Warehouse/Distribution space. 238 Alexander Lee Parkway is 124,750 SF and 324 Alexander Lee Parkway is 174,365 SF.
- +/- 1,800 SF Office
- 12.79 acres of land.
- FDA approved and ASI rated Food Grade facility.
- 238 Alexander Lee Parkway building (P-1) has 28' - 32' clear ceiling height , 324 Alexander Lee Parkway building (P-2) has 27' clear ceiling height, and 324 Alexander Lee Parkway building (P-3) has 33' clear ceiling height.
- Eighteen (18) dock & three (3) grade level doors.
- 238 Alexander Lee Parkway was built in 1991 and 324 Alexander Lee Parkway was built in 1989.
- Balanced air system dramatically lowers condensation and moisture in the warehouse areas.
- Quick access to Interstate 64.
- Centrally located on the East Coast.
- Close to ports and three (3) airports.

## SALES PRICE

- **\$21,000,000.00 - NOVEMBER 2024 MAI APPRAISAL = \$25,000,000.00**
- **Price includes Public Warehousing Business**
- **The business operates daily without the principal's assistance or guidance - Turnkey operation.**

## ZONING

- Zoned EO - Economic Opportunity

[https://library.municode.com/va/york\\_county/codes/code\\_of\\_ordinances?nodeId=CD\\_ORD\\_CH24.IZO](https://library.municode.com/va/york_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24.IZO)

# APPRAISAL INFORMATION



**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

238 and 324 Alexander Lee Pkwy  
Williamsburg, York County, Virginia 23185

Report Date: November 20, 2024



### Value Conclusions

<b>Component</b>	<b>As Is - 238 Alexander Lee Parkway</b>	<b>As Is - 324 Alexander Lee Parkway</b>
Value Type	Market Value	Market Value
Real Property Interest	Fee Simple	Fee Simple
Effective Date of Value	November 7, 2024	November 7, 2024
<b>Value Conclusion</b>	<b>\$10,500,000</b>	<b>\$13,950,000</b>
	<b>\$84.17 psf</b>	<b>\$80.00 psf</b>

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

# INTERIOR PICTURES



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

# INTERIOR PICTURES



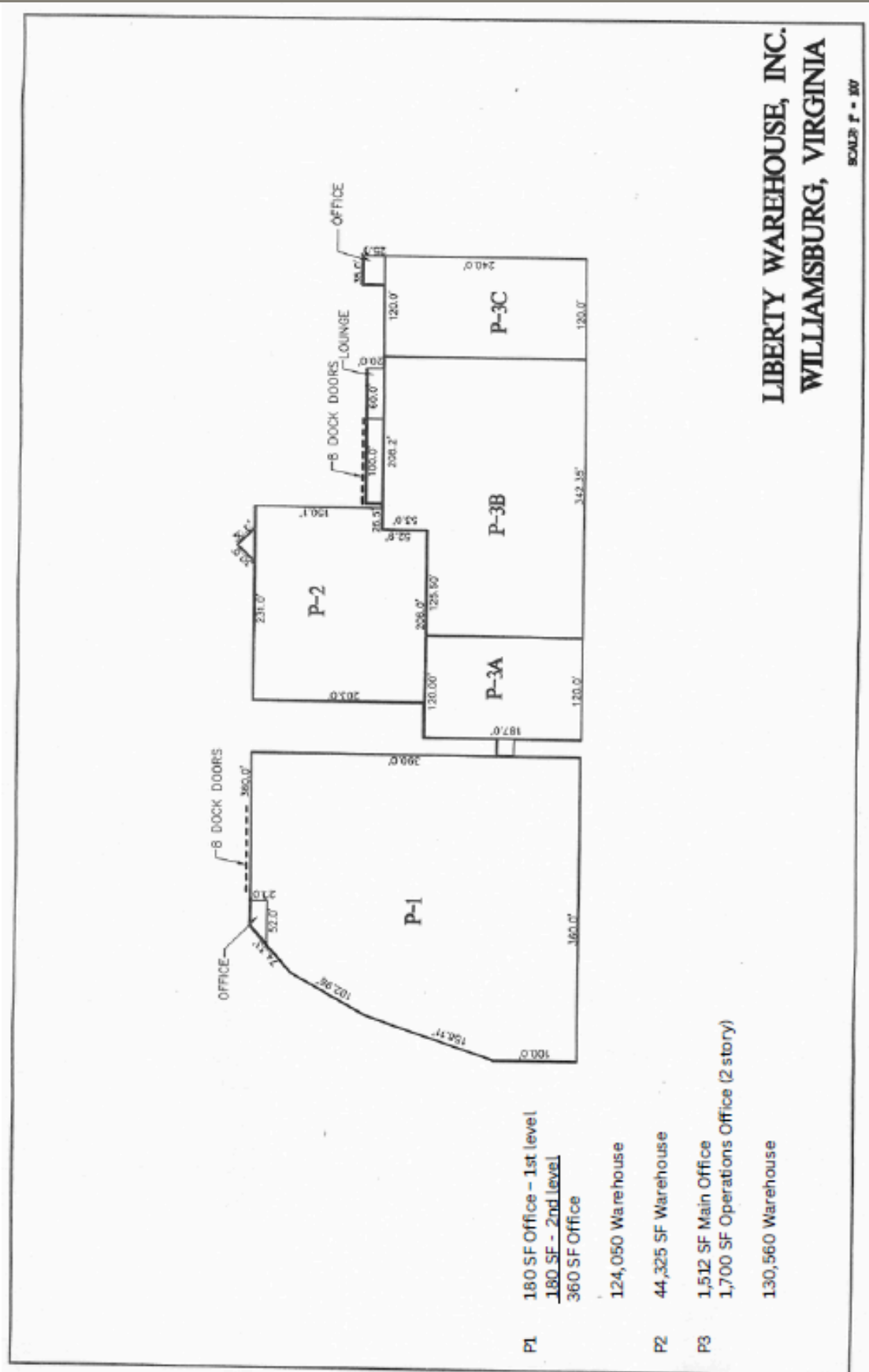
The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

# EXTERIOR PICTURE



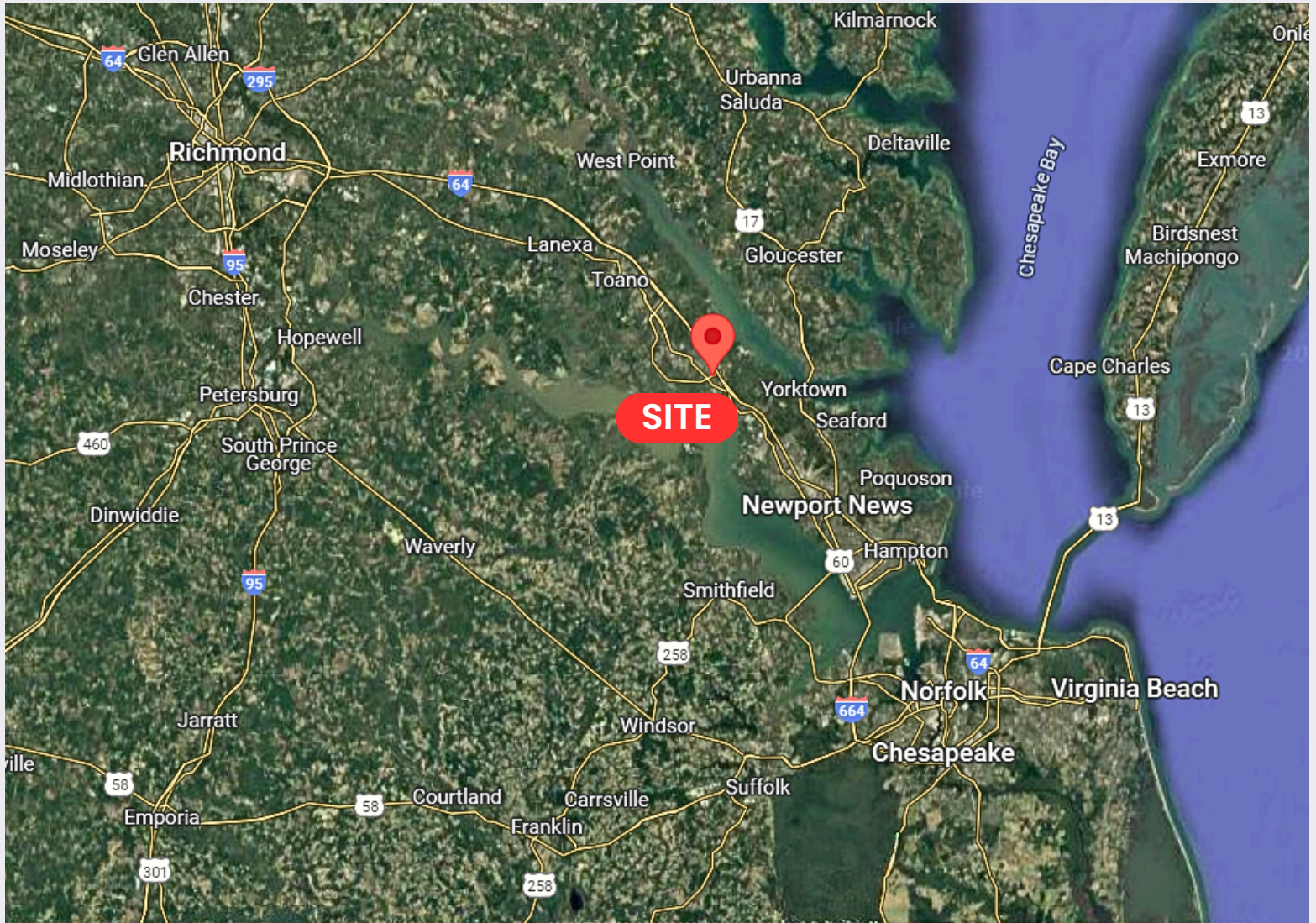
The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

# PROPERTY MAP



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

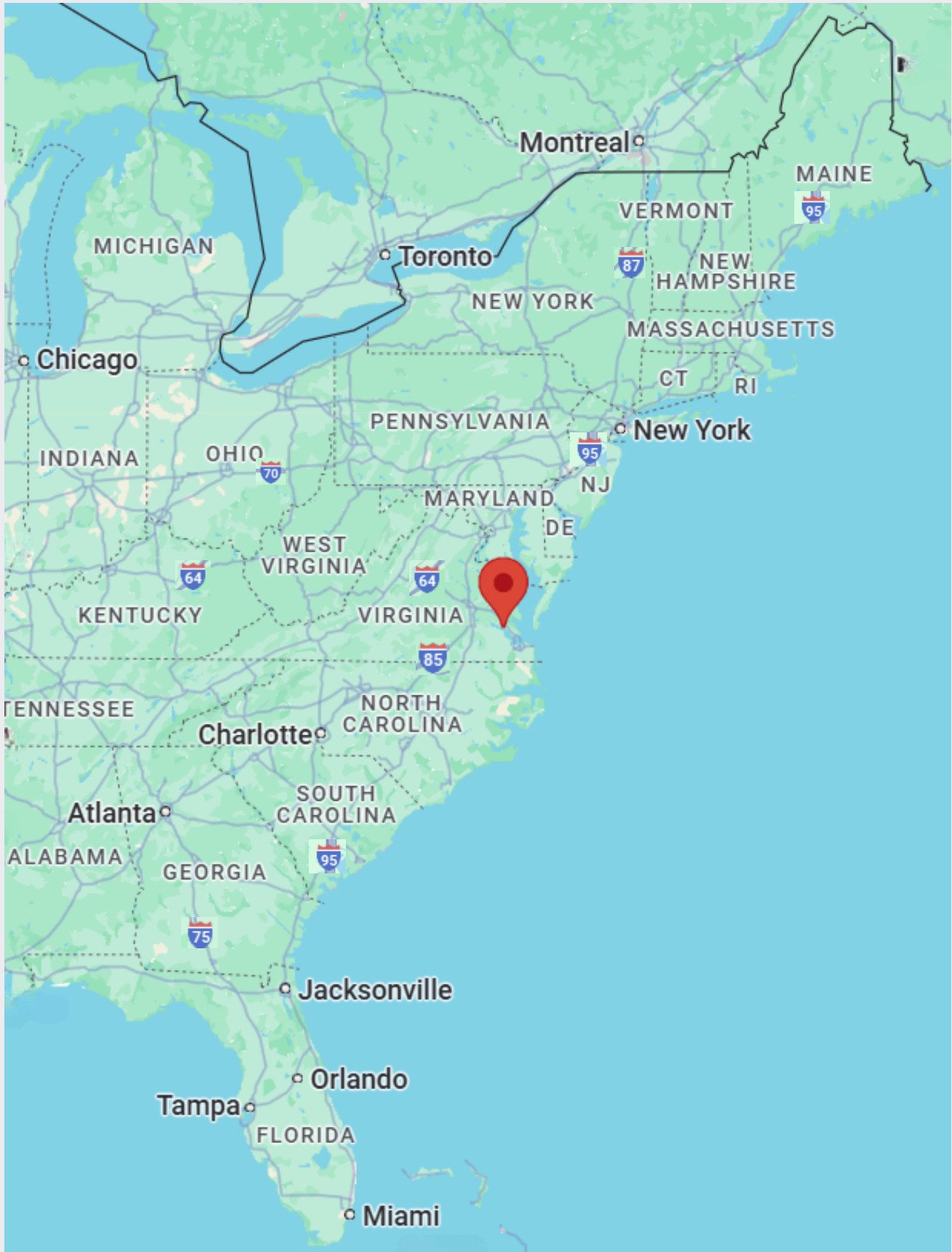
# REGIONAL MAP



- Site is under 5 minutes to Interstate 64.
- Port of Virginia is a 50 minute drive from premises.
- Located between Richmond and Virginia Beach in the Hampton Roads area of Virginia. Roughly an hour drive to Virginia Beach and 50 minutes to Richmond.

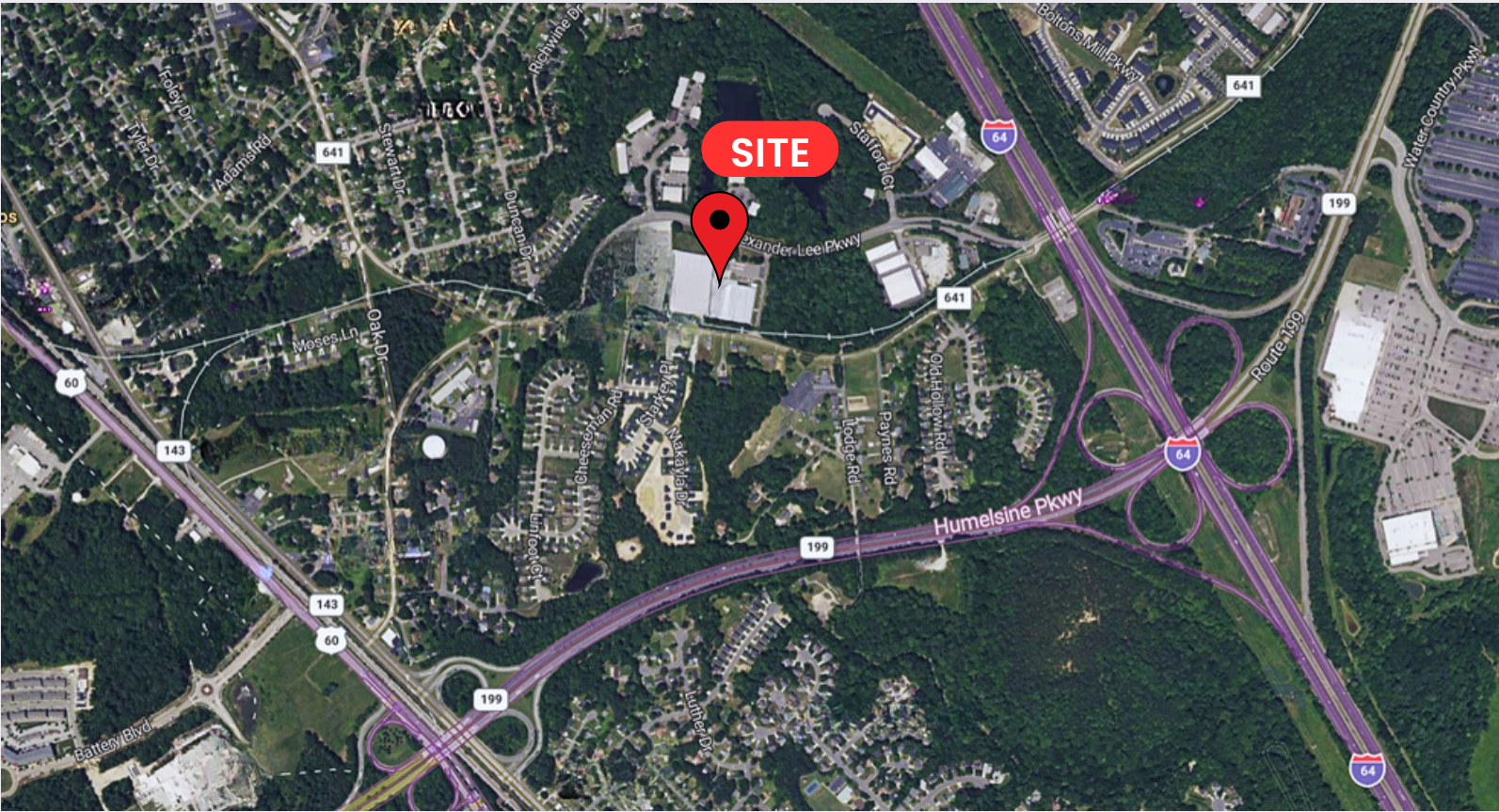
The information contained herein has been obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice

# EAST COAST MAP



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

# AERIAL



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

# AGENCY DISCLOSURE

## AGENCY DISCLOSURE

IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:

WHEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:

WHEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.

BUYER AND SELLER (ACTING AS A DUAL AGENT):

WHEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE X LISTING BROKER, \_\_ BUYER BROKER, \_\_ DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

-----

-----  
WALTZ COMMERCIAL REAL ESTATE, LLC