

**FOR LEASE**

**1723 GEORGE  
WASHINGTON  
MEMORIAL  
HIGHWAY**



**FOR LEASE 7,500 SF**



# PROPERTY OVERVIEW

## 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

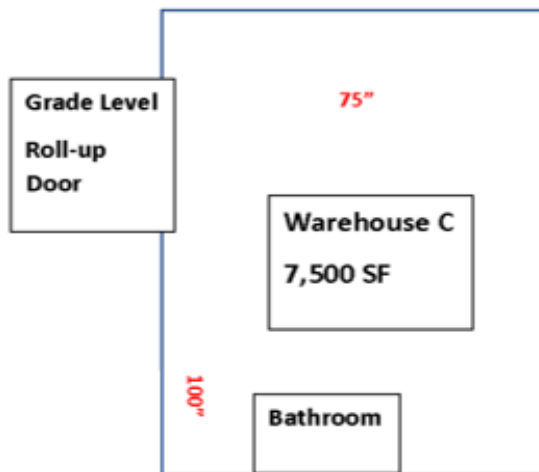
- \$7.00 PSF, NNN for warehouse space
- First month's rent and security deposit equal to first month's rent are due upon lease signature
- 5-year lease preferred
- Operating expenses estimated at \$0.60 PSF



# BUILDING 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







## CONTACT

CLAY CULBRETH  
Senior Vice President  
757 407 2424  
[clay.culbreth@thalhimer.com](mailto:clay.culbreth@thalhimer.com)

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.