

Flex Office/Warehouse in Airline Business Park

Condo Units 3A, B, C, D, E

EXCLUSIVE LISTING

**FOR
SALE**



20 08
**ONE SOUTH
COMMERCIAL**

3303 AIRLINE BOULEVARD - SUITES A-E

PORTSMOUTH, VA 23701

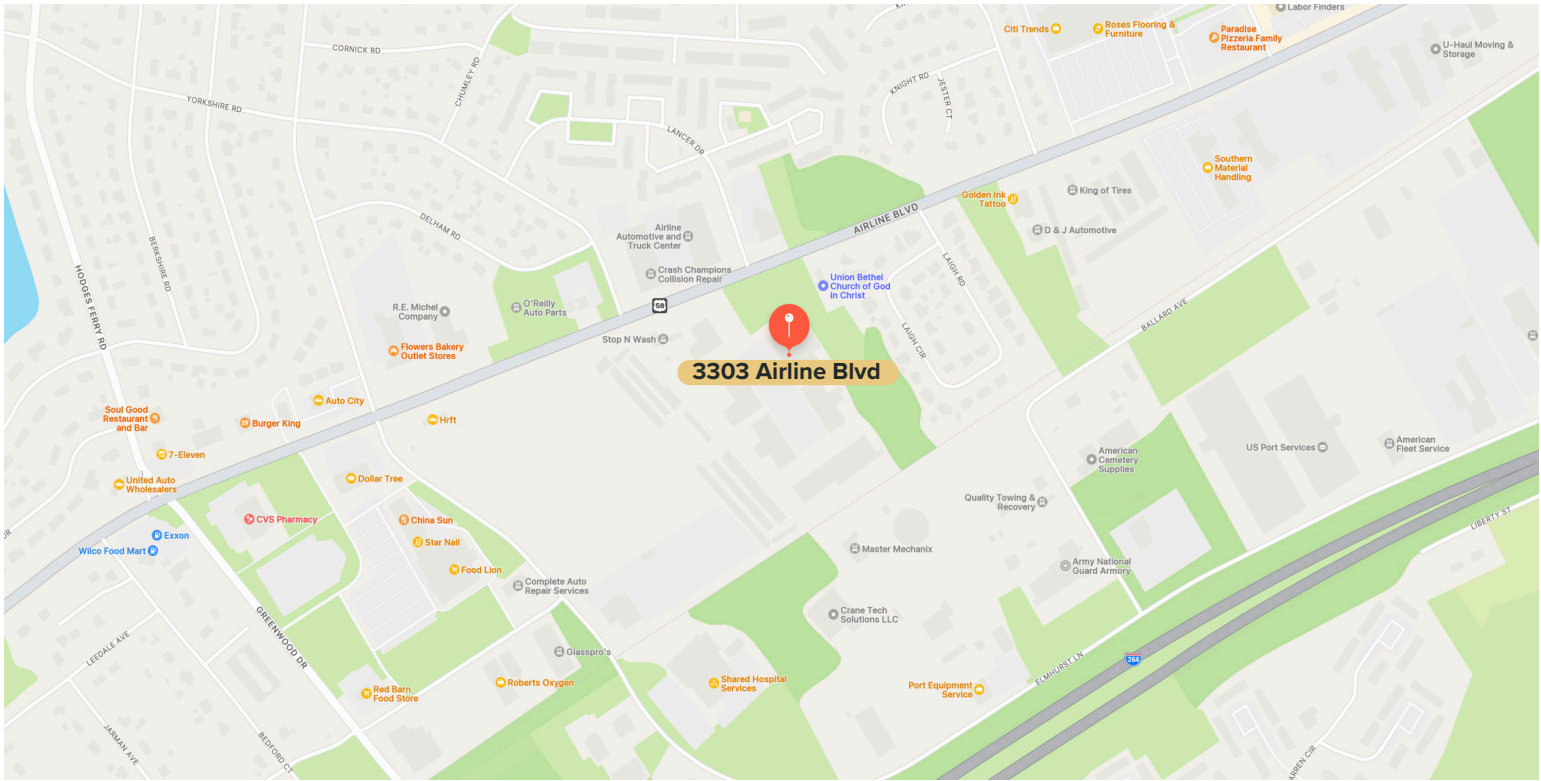


\$1,495,000

PROPERTY HIGHLIGHTS

- ✓ PRICED TO SELL AT \$87.94/SF
- ✓ TWO LOADING DOCK DOORS, ONE DRIVE IN DOOR
- ✓ 800 AMP 3-PHASE POWER
- ✓ SHOWROOM/OFFICE/WAREHOUSE

CHRIS CORRADA | 804.833.7909
chris.corrada@onesouthcommercial.com



Extremely functional industrial flex property with 7,000 SF of warehouse and 10,000 SF of office/showroom.

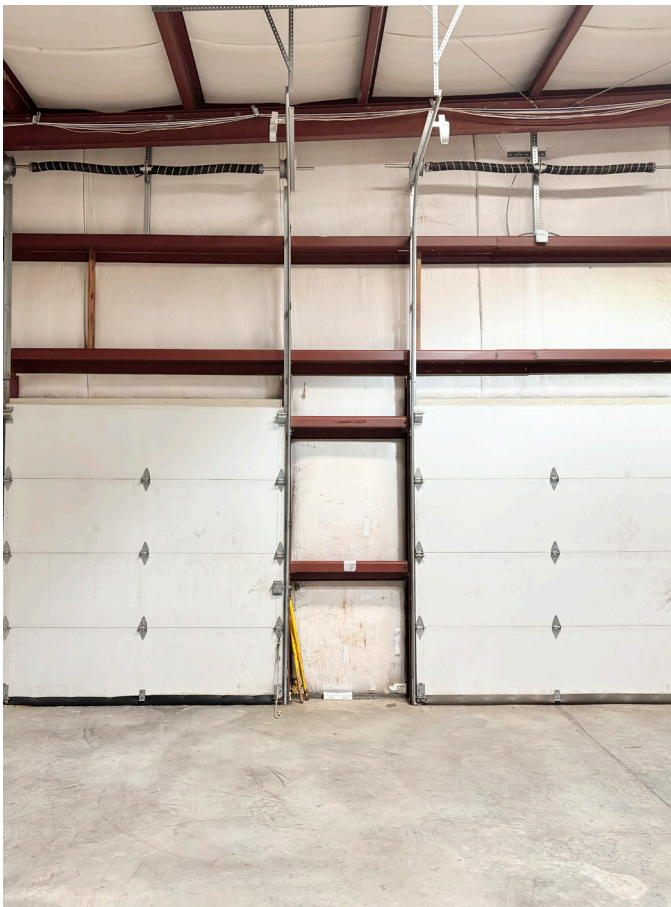
The first-floor front is ideal for a showroom, the second-floor office is very efficient and the warehouse is clean with great access.

The property has 6 separate bathrooms and three breakrooms/kitchens. The first floor is divided into two spaces and so is the second floor office. This allows an owner to occupy a portion and lease out the rest or combine it all into one space. There are many options to subdivide in different ways.

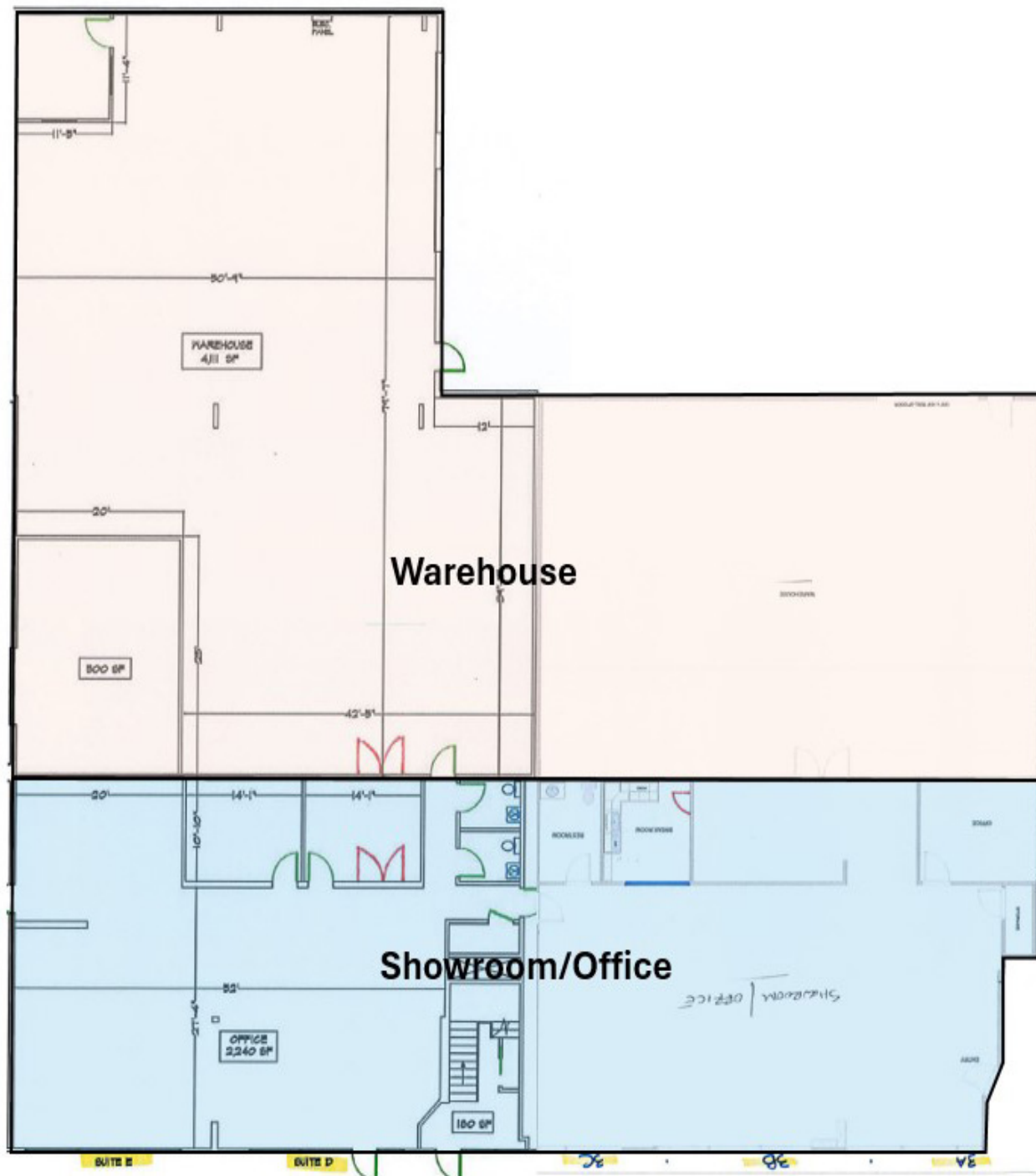
QUICK FACTS	
ADDRESS	3303 Airline Boulevard, Suites A-E, Portsmouth, VA 23701
ZONING	IL
GBA	17,000 square feet industrial flex space consisting of five contiguous condo units (3A-3E) 10,000 sq ft of office/showroom over two floors with 7,000 sq ft of warehouse space (units not sold separately)
STORES	2
YEAR BUILT	2002
SALE PRICE	\$1,495,000





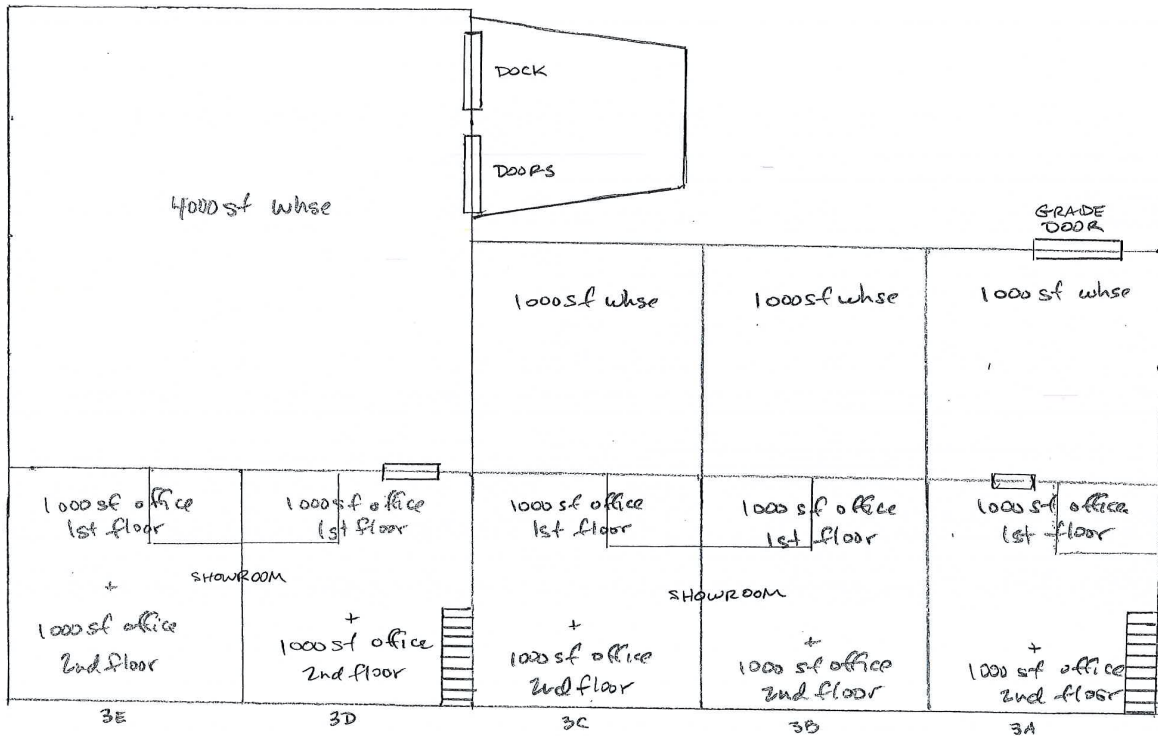
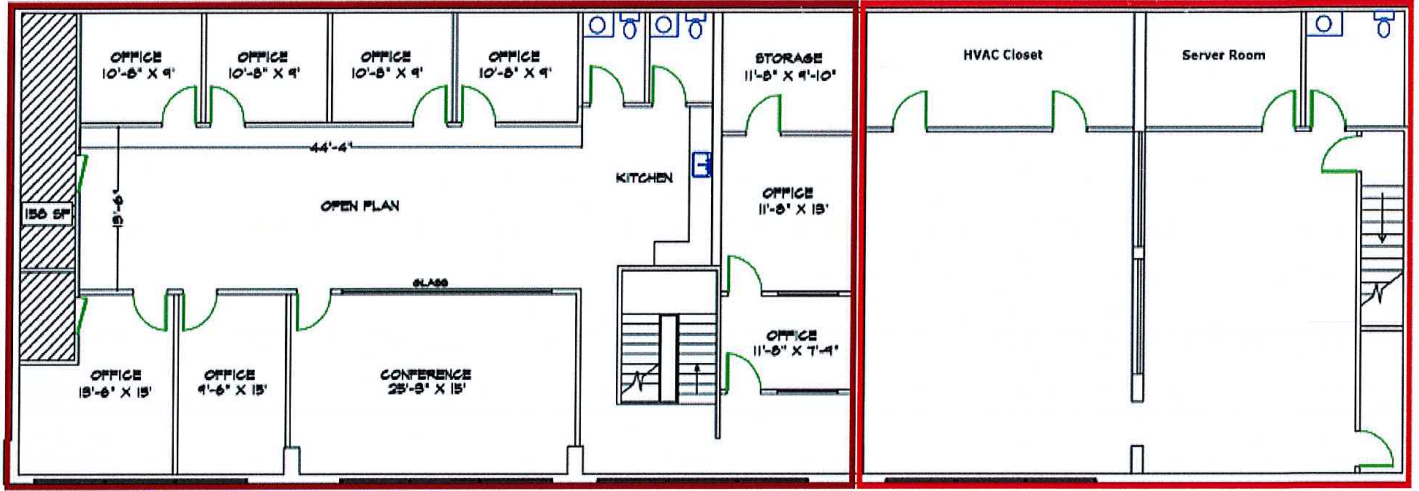






Suite 3C
2nd Floor
3,000 rsf

Suite 3B
2nd Floor
2,000 rsf





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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Chris is a Richmond native and industry veteran with extensive experience in real estate investment and development. For 13 years he served as Principal and in-house Broker with Riverstone Properties, managing and growing a diverse portfolio for one of Virginia's prominent families. This provided the opportunity to work in all sectors of commercial real estate.

Prior to joining Riverstone, Chris served as a Vice President and Project Manager with East West Partners of Virginia for 10 years. He holds an MBA with a concentration in Real Estate Development from VCU and an undergraduate degree from East Carolina University.

In 2024, Chris started his consulting company, Double C Real Estate, and joined One South Commercial as an Associate Broker to draw on his experience and help families, businesses and investors evaluate, optimize and grow their commercial real estate holdings.

