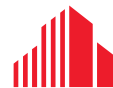




**OFFICE/WAREHOUSE | FENCED YARD**  
FOR LEASE | 5,000 SF

**725 Industrial Park Drive**

Newport News, Virginia 23608



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# // PROPERTY HIGHLIGHTS

<b>SQUARE FOOTAGE:</b>	5,000 SF
<b>YEAR BUILT:</b>	1989
<b>ACRES:</b>	0.95
<b>ZONING:</b>	M1, LIGHT MANUFACTURING
<b>CLEAR HEIGHT:</b>	16'2" - 17'3" CLEAR IN WAREHOUSE
<b>LOADING:</b>	TWO (2) GRADE-LEVEL OVERHEAD DOORS, 12' X 12' EACH
<b>UTILITIES:</b>	400 AMP, 3-PHASE, 120/240/280 VOLT ELECTRICAL SERVICE THROUGHOUT WAREHOUSE
<b>LIGHTING:</b>	SKYLIGHTS, LED LIGHTING IN WAREHOUSE
<b>MISCELLANEOUS:</b>	<ul style="list-style-type: none"><li>• SEPARATE BREAKROOM IN WAREHOUSE</li><li>• MEZZANINE AREA ABOVE BREAKROOM &amp; OFFICE</li><li>• FOUR BATHROOMS TOTAL</li><li>• FENCED LOT</li><li>• COMPRESSED AIR LINES THROUGHOUT</li><li>• NEW MARKET TAX CREDIT ZONE</li><li>• ENTERPRISE ZONE</li></ul> <a href="#">CLICK TO VIEW LOCAL &amp; STATE INCENTIVES</a>
<b>LEASE RATE:</b>	\$11.00 PSF, NNN
<b>OPEX PROJECTION</b>	\$1.88 PSF
<b>OCCUPANCY:</b>	JUNE 17 <sup>th</sup> , 2025

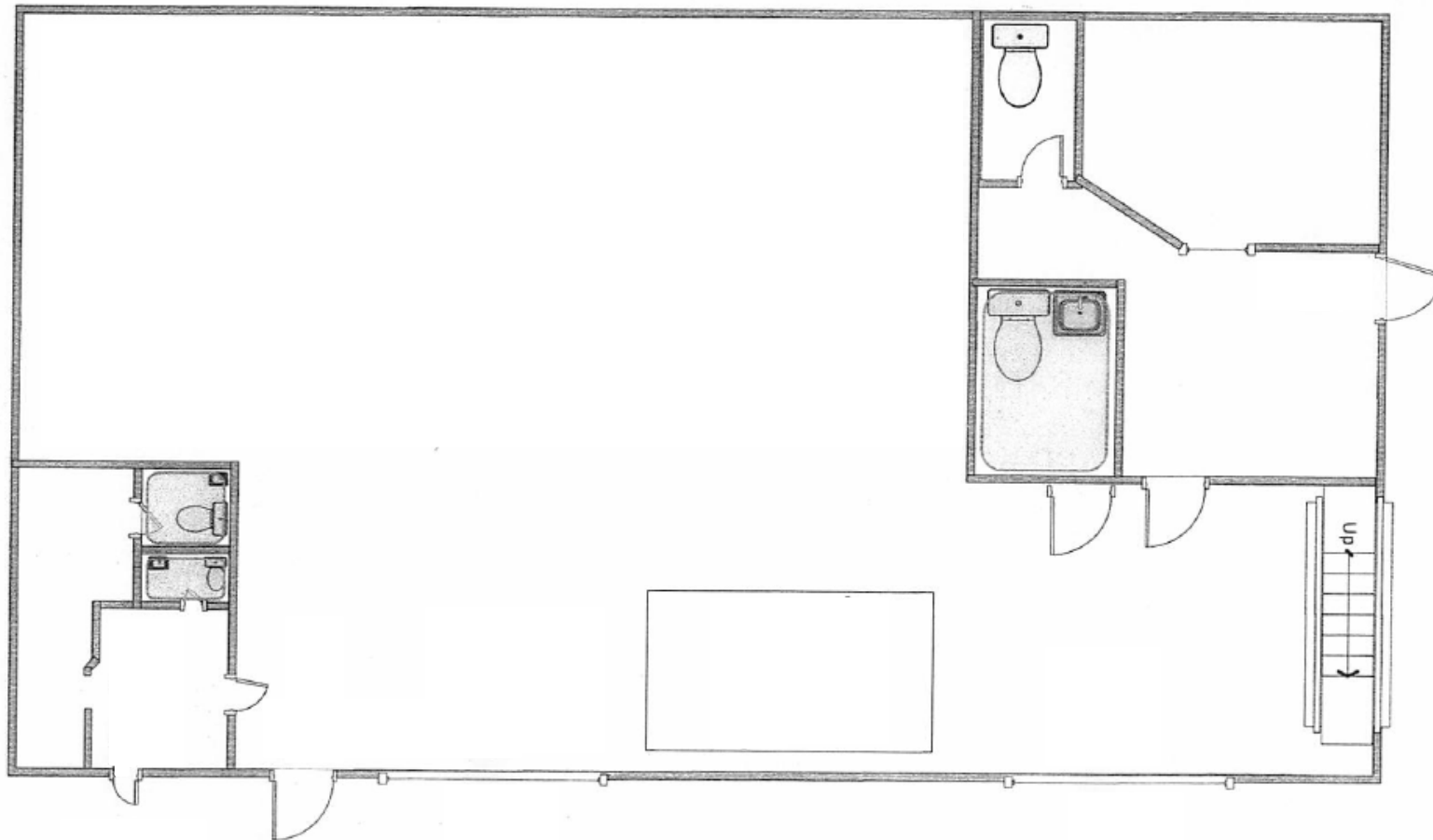




# // PROPERTY PHOTOS



# // FLOOR PLAN







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