



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

**725 Industrial Park Drive  
Newport News, Virginia 23608**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# // PROPERTY HIGHLIGHTS

**SQUARE FOOTAGE:** 5,000 SF

**YEAR BUILT:** 1989

**ACRES:** 0.95

**ZONING:** M1, LIGHT MANUFACTURING

**CLEAR HEIGHT:** 16'2" - 17'3" CLEAR IN WAREHOUSE

**LOADING:** TWO (2) GRADE-LEVEL OVERHEAD DOORS,  
12' X 12' EACH

**UTILITIES:** 400 AMP, 3-PHASE, 120/240/280 VOLT  
ELECTRICAL SERVICE THROUGHOUT  
WAREHOUSE

**LIGHTING:** SKYLIGHTS, LED LIGHTING IN WAREHOUSE

**MISCELLANEOUS:**

- SEPARATE BREAKROOM IN WAREHOUSE
- MEZZANINE AREA ABOVE BREAKROOM & OFFICE
- FOUR BATHROOMS TOTAL
- FENCED LOT
- COMPRESSED AIR LINES THROUGHOUT
- NEW MARKET TAX CREDIT ZONE
- ENTERPRISE ZONE

[CLICK TO VIEW LOCAL & STATE INCENTIVES](#)

**LEASE RATE:** \$11.00 PSF, NNN

**OPEX PROJECTION** \$1.88 PSF

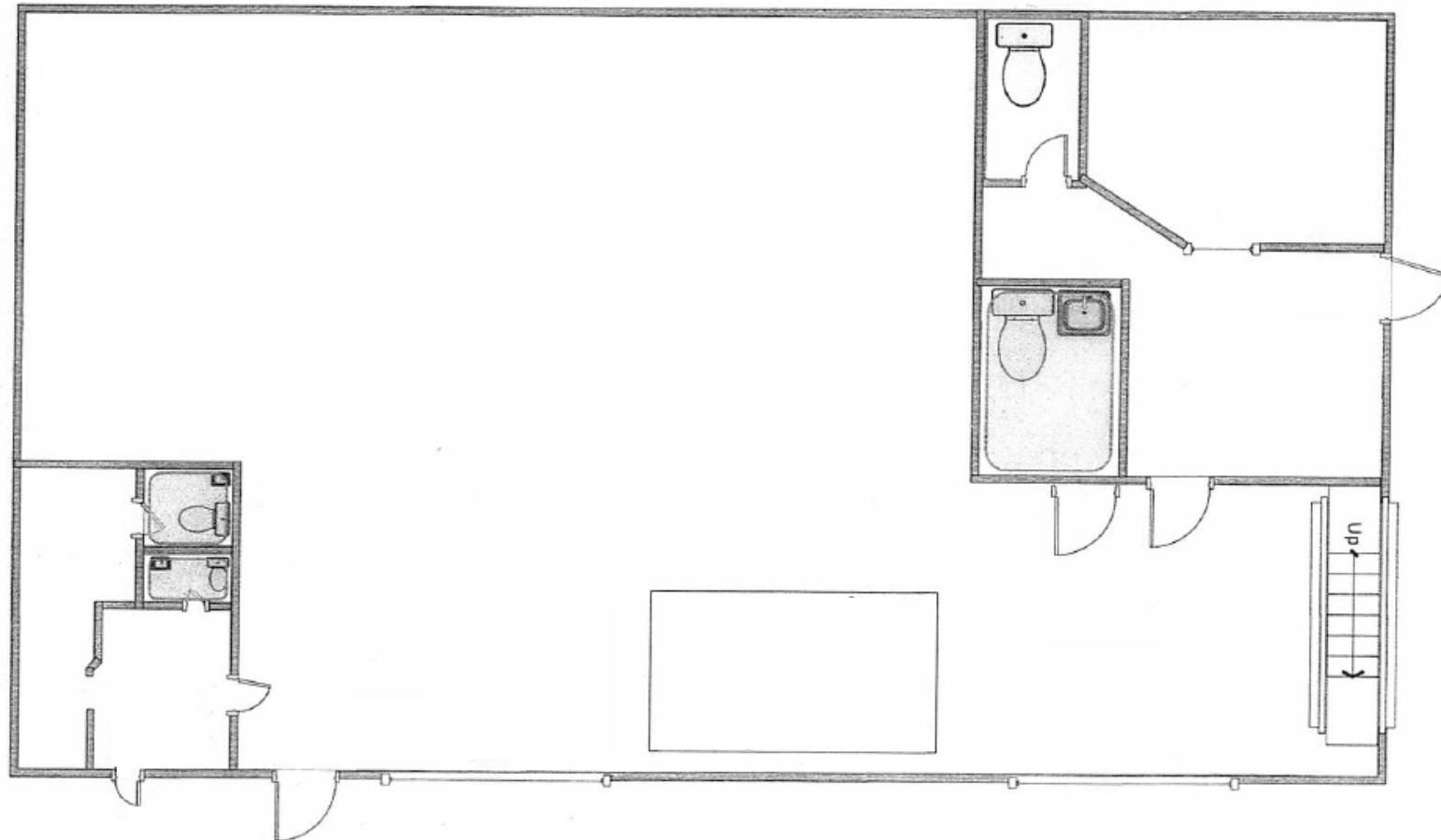
**OCCUPANCY:** JUNE 17<sup>th</sup>, 2025



# // PROPERTY PHOTOS



# // FLOOR PLAN





## CONTACT

### ELLIS COLTHORPE

Senior Associate

757 818 4307

ellis.colthorpe@thalhimer.com

### TAYLOR ANDERSON

Associate

757 213 4150

taylor.anderson@thalhimer.com

### Peninsula Office

One BayPort Way, Suite 100

Newport News, VA 23606

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.