

Exceptional Industrial/Warehouse Opportunity For Sale

729 Industrial Park Dr | Newport News, VA



Property Overview

Discover a standout opportunity for industrial and manufacturing users and investors alike, located at 729 Industrial Park Dr. Newport News, VA. This 5,000 SF modern industrial building, constructed in 2005 and zoned Light Industrial (District M1), presents a strategic investment or owner/user option in an ideal industrial hub location. The building features five 12' over head doors along the front and one 12' overhead door opening to a steel pavilion for extra covered work space. Boasting a modern front reception area, employee break room with appliances, three (3) bathrooms, storage space on the main level, laundry room and extra large storage area on the mezzanine level. With seamless access to major transportation hubs, this turnkey solution offers a prime opportunity for a wide range of industrial activities. The property's favorable zoning and strategic positioning make it an attractive prospect for users or investors seeking to establish or expand their presence in the industrial and manufacturing market. With permitted uses already established for light industrial, the possibilities include distribution, automotive contractors, warehouses, manufacturing etc. Don't miss out on this exceptional investment in the heart of Newport News!

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Offering Summary:

Sale Price: \$749,000

Available SF: 5,000 SF

Lot Size: 0.9 Acres

Price/SF: \$149.80

Year Built: 2005

Zoned: Light Industrial District (M1)

Parking Spaces: 25

Market: Newport News

Submarket: Oakland

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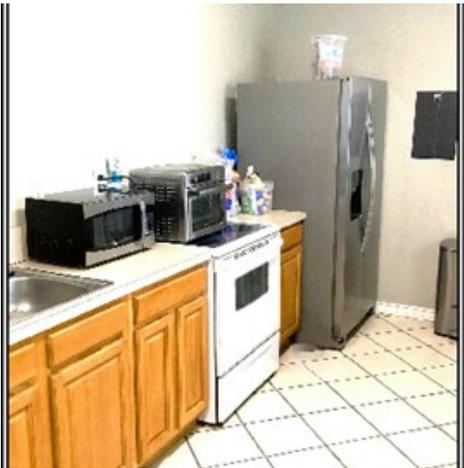
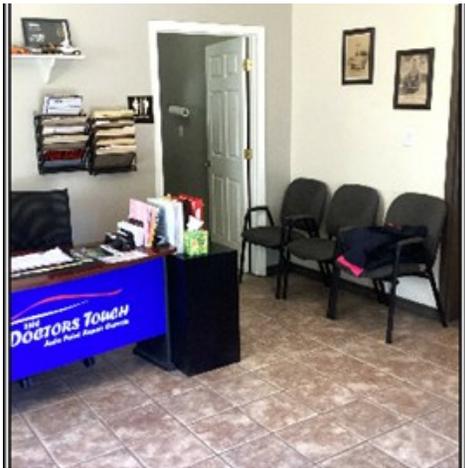
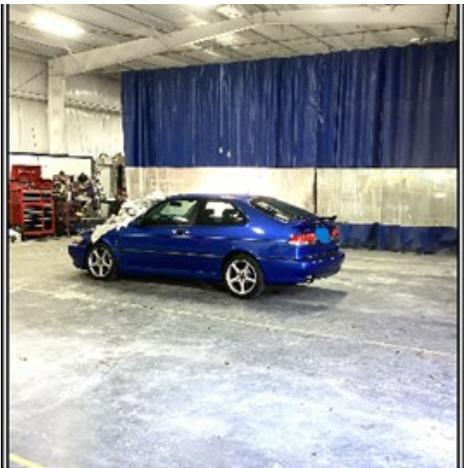
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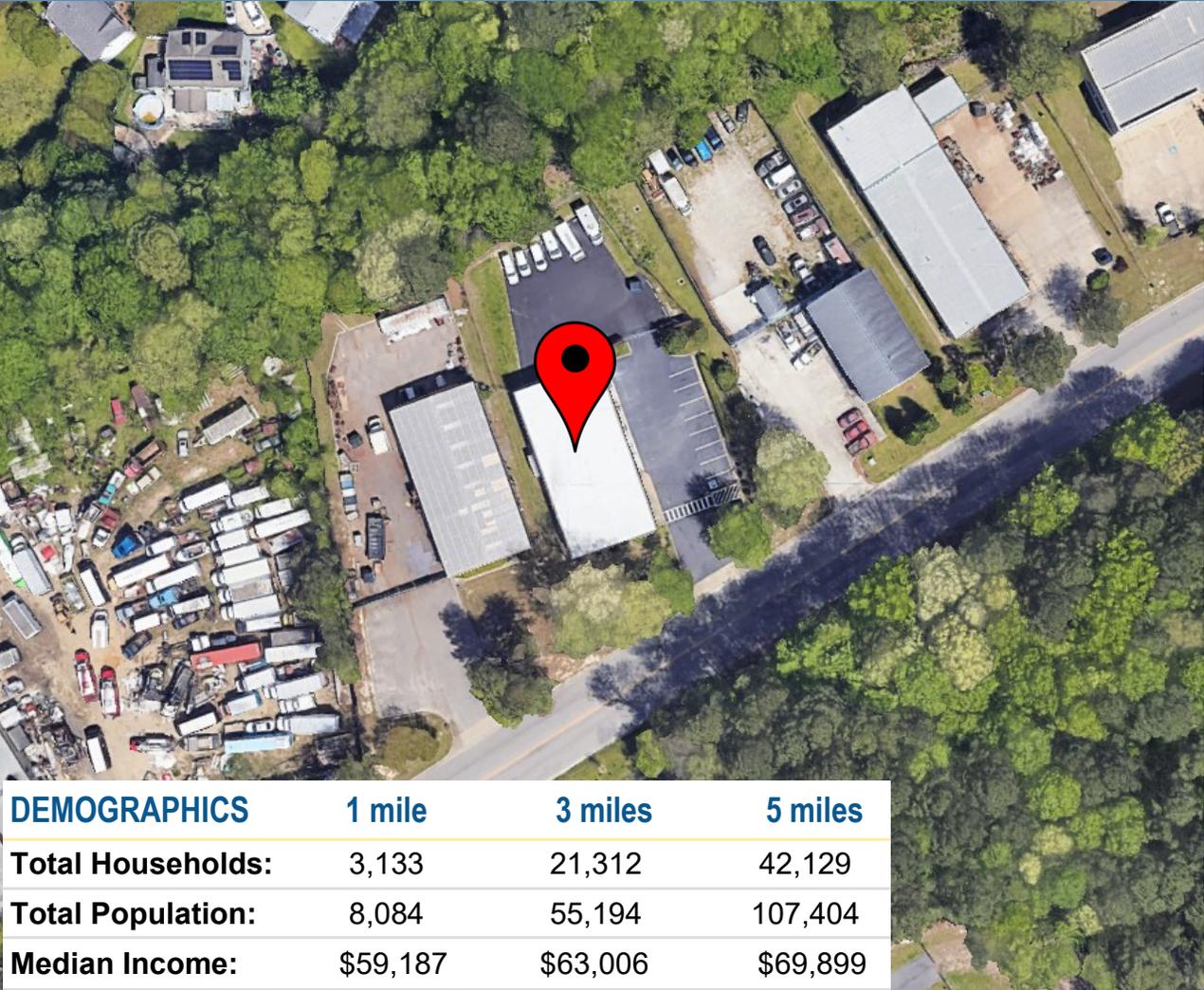
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PROPERTY HIGHLIGHTS

- 5,000 SF modern industrial building
- Constructed in 2005
- Zoned for light industrial district (M1)
- Strategic location in Newport News
- Highly accessible to major transportation hubs
- Ideal for a wide range of industrial activities
- Turnkey solution for investors
- Prime opportunity for industrial and manufacturing sectors
- Functional Steel warehouse design on concrete slab with adequate off street parking.
- 25 parking spaces, including handicap parking

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	3,133	21,312	42,129
Total Population:	8,084	55,194	107,404
Median Income:	\$59,187	\$63,006	\$69,899

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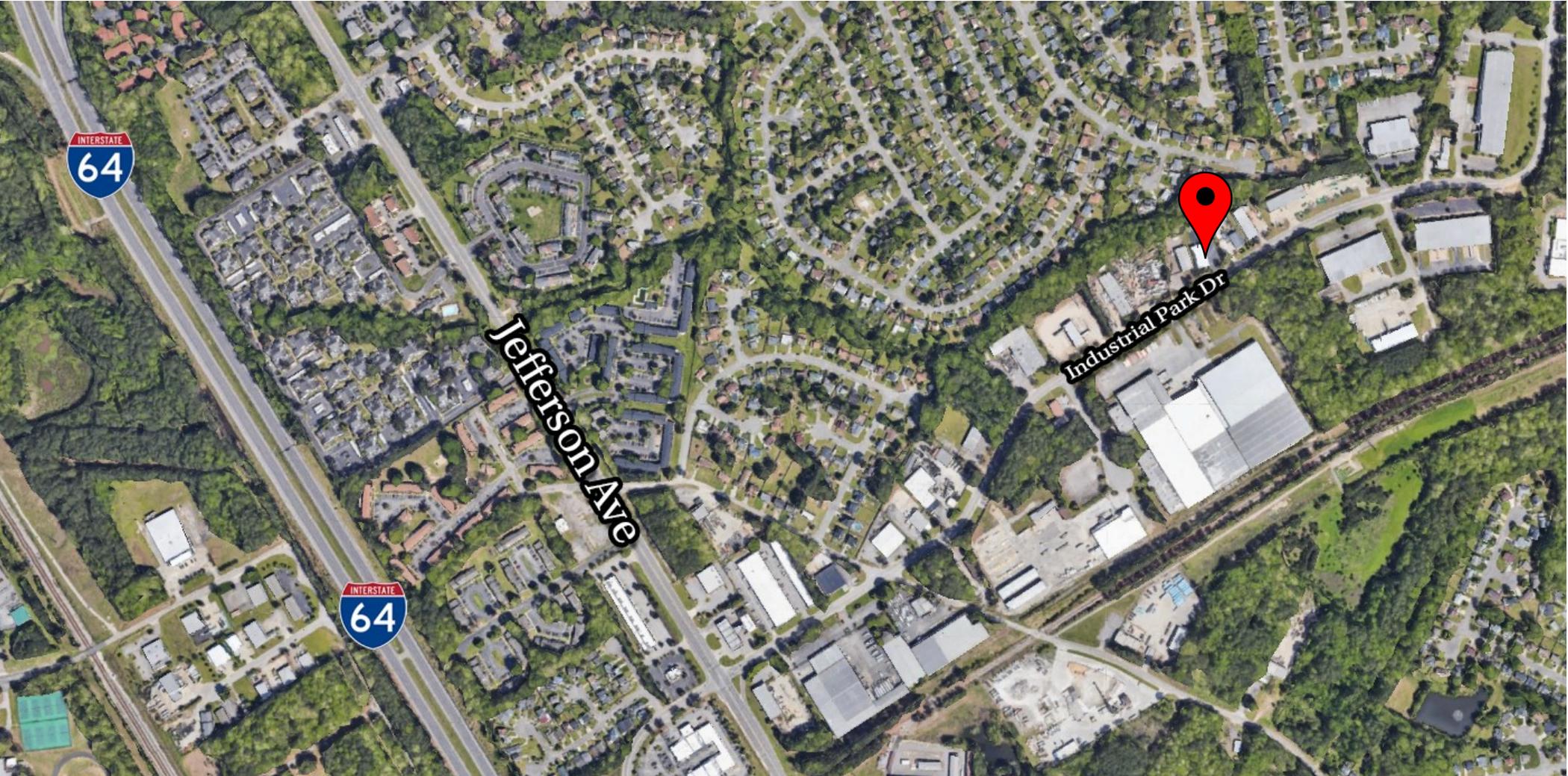
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