

# FOR SALE

## WAREHOUSE/MANUFACTURING

1381 Air Rail Avenue  
Virginia Beach, VA 23455



### ABOUT PROPERTY

- ± 40,300 square feet
- 875 SF Office
- 39,425 SF Warehouse
- 2.86 acre Parcel
- 12'-27' Clear Ceiling Height
- Loading:
  - (1) Dock Door 10' x 8' with edge-of-dock leveler
  - (5) Dock Doors 8' x 8' with edge-of-dock levelers
  - (3) Grade Doors 15' x 12', 10' x 10', 8' x 10'
- Partially Wet Sprinkler System
- 800 amp, 480/277, 3-Phase Electrical System
- Ventilation Fans
- Building Meets Food Grade Requirements
- Truck Scale
- Zoned I1 (Light Industrial)
- Foreign Trade Zone #20
- REDUCED PRICE: \$3,900,000 \$3,500,000**



For more information:  
**BOBBY BEASLEY, III, SIOR**  
757.640.8241  
[BobbyBeasley3@HarveyLindsay.com](mailto:BobbyBeasley3@HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)



# PHOTOS | 1381 Air Rail Avenue | Virginia Beach, VA 23455



OFFICE



WAREHOUSE D



WAREHOUSE C



WAREHOUSE B



WAREHOUSE A



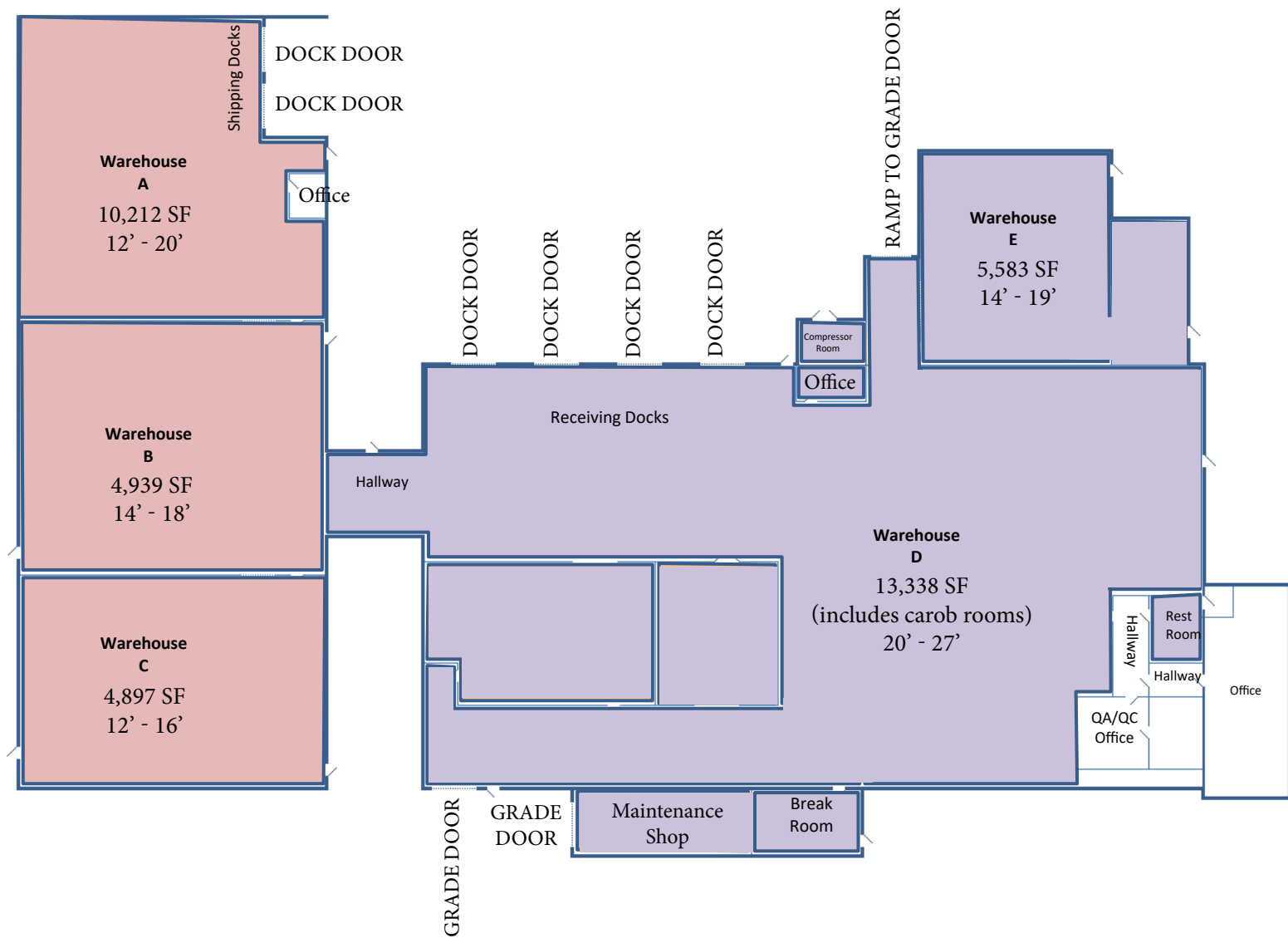
WAREHOUSE E

For more information:  
**BOBBY BEASLEY, III, SIOR**  
757.640.8241  
[BobbyBeasley3@HarveyLindsay.com](mailto:BobbyBeasley3@HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE  
[www.harveylindsay.com](http://www.harveylindsay.com)



FLOOR PLAN | 1381 Air Rail Avenue | Virginia Beach, VA 23455





# LOCATION MAP | 1381 Air Rail Avenue | Virginia Beach, VA 23455



The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

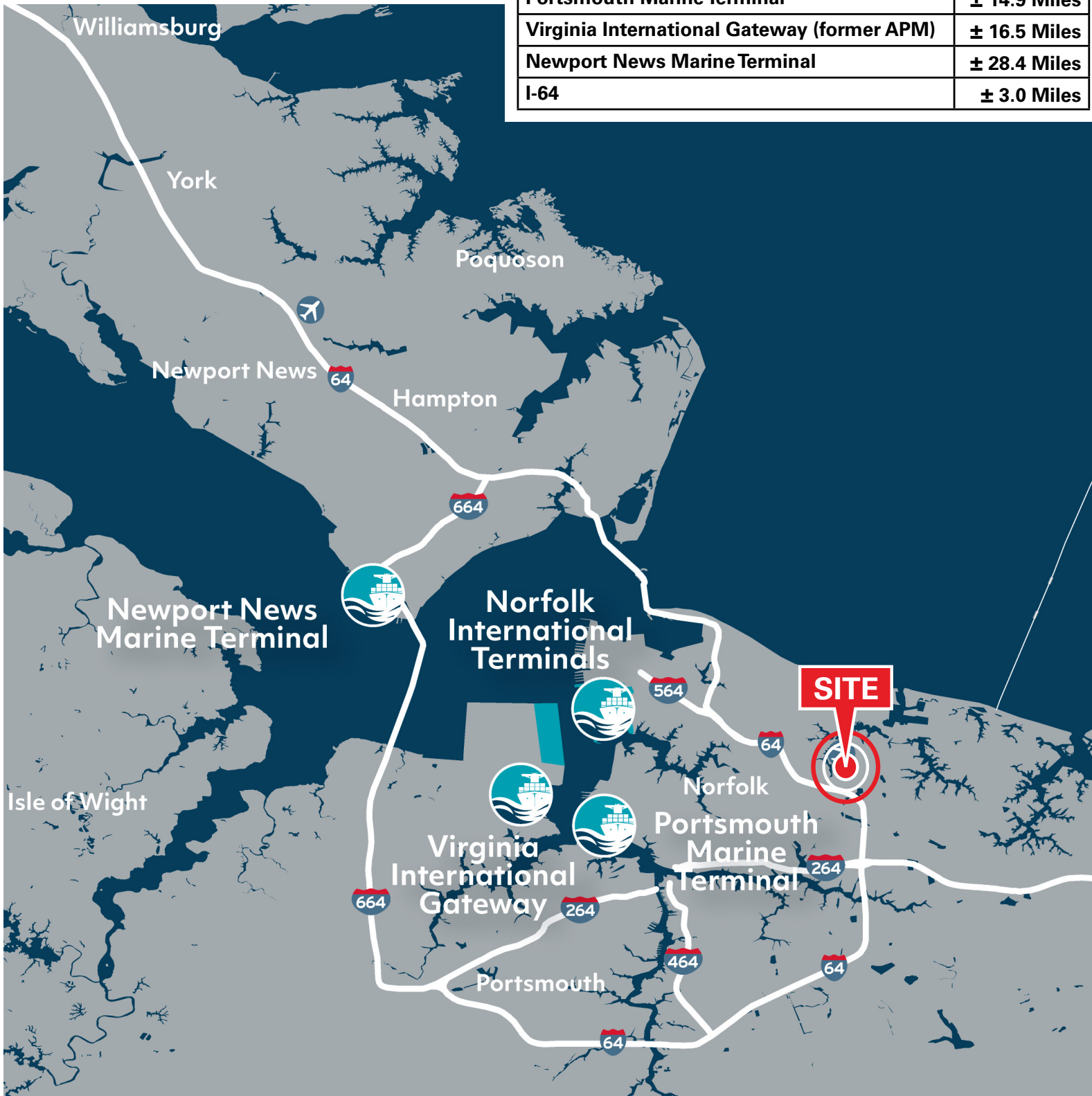
**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



# PORT MAP | 1381 Air Rail Avenue | Virginia Beach, VA 23455

## DISTANCE TO PORTS (APPROXIMATE)

Norfolk International Terminal	± 10.2 Miles
Portsmouth Marine Terminal	± 14.9 Miles
Virginia International Gateway (former APM)	± 16.5 Miles
Newport News Marine Terminal	± 28.4 Miles
I-64	± 3.0 Miles



For more information:  
**BOBBY BEASLEY, III, SIOR**  
757.640.8241  
[BobbyBeasley3@HarveyLindsay.com](mailto:BobbyBeasley3@HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)