

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

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

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



For more information:
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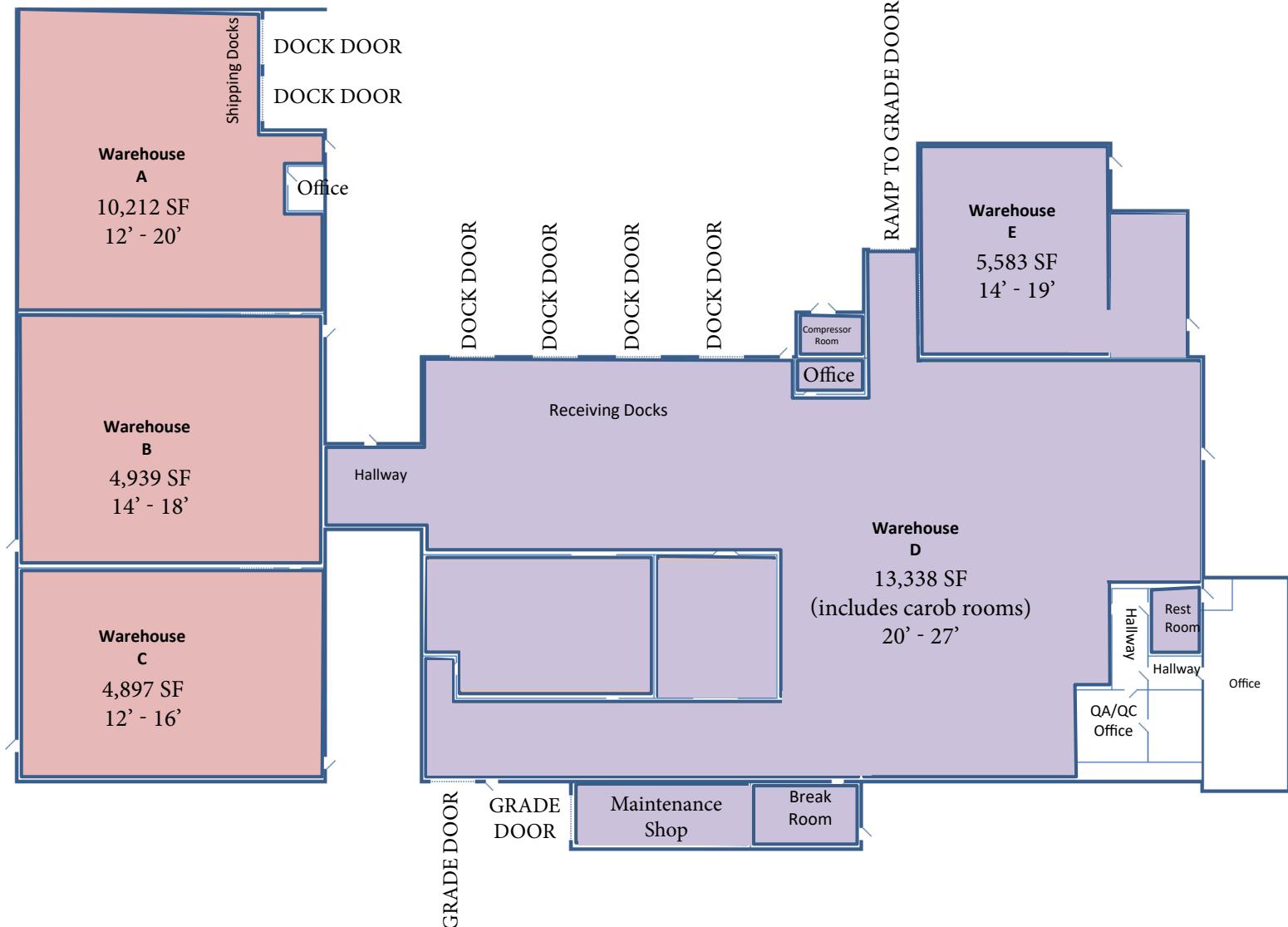
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FLOOR PLAN | 1381 Air Rail Avenue | Virginia Beach, VA 23455



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.

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



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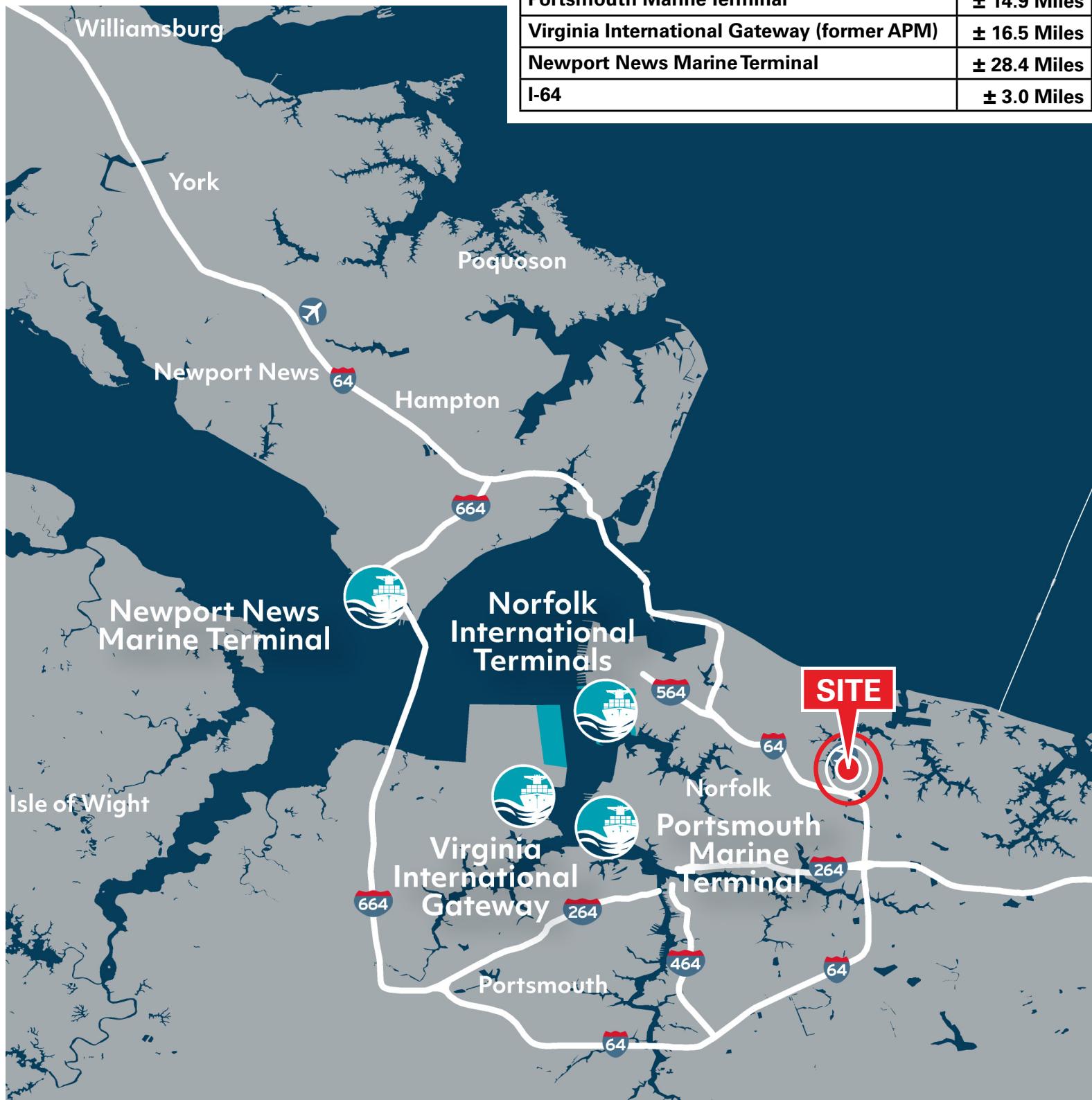
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PORT MAP | 1381 Air Rail Avenue | Virginia Beach, VA 23455

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



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