

Available For Lease

OFFICE/WAREHOUSE/DISTRIBUTION

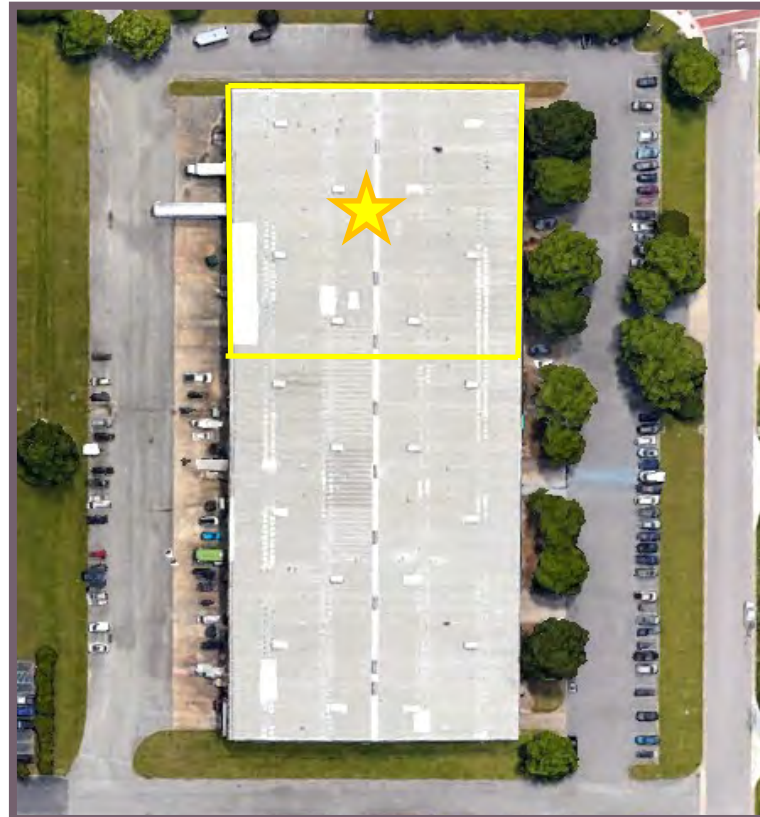
2800 Crusader Circle, Virginia Beach, VA 23453



LEASE RATE: \$11.00/SF, NNN | AVAILABLE: Within 30-Days | Oceana West Industrial Park

Office/Warehouse Distribution/Production Space

- Up to ± 38,400 SF available. Includes approx. 4,800 SF of office space. Within 96,800 SF Building, situated on 5.3 acres.
- Minimum divisible 19,200± SF
- Loading: Four (4) drive-in loading doors (10' x 14') and four (4) dock-height loading doors
- Clear Ceiling Height: Approx. 22' ±
- Property Features a Wet Sprinkler System
- Heavy Power
- Natural Gas Heat
- Portions of the warehouse area are fully conditioned
- Location: Oceana West Industrial Park. Located on signalized intersection of London Bridge Road and Taylor Farm Road
- Zoning: I-2
- Good Parking



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Location/High Visibility



High Visibility from London Bridge Road:

Collection Street	Cross Street	Traffic Volume
London Bridge Rd	Sonic Drive SW	31,037
London Bridge Rd	Crusader Circle N	31,575
London Bridge Rd	Shipps Corner Rd	31,575



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Birdseye View

