## Available For Lease

## OFFICE/WAREHOUSE/DISTRIBUTION

2800 Crusader Circle, Virginia Beach, VA 23453





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

## Office/Warehouse Distribution/Production Space

- Up to  $\pm$  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



John Lee, SIOR, President 5520 Greenwich Rd, Suite 207 Virginia Beach, VA 23462

Phone: 757-490-3311 johnlee@johnleeassociates.com www.johnleeassociates.com

The information presented in this document was provided by sources believed reliable. Although we believe this information to be accurate, we make no guarantee, representations or warranties, expressed or implied, as to the accuracy of the information. References to sizes and dimensions are approximate. Said information is subject to errors, omissions or changes.

Location/High Visibility



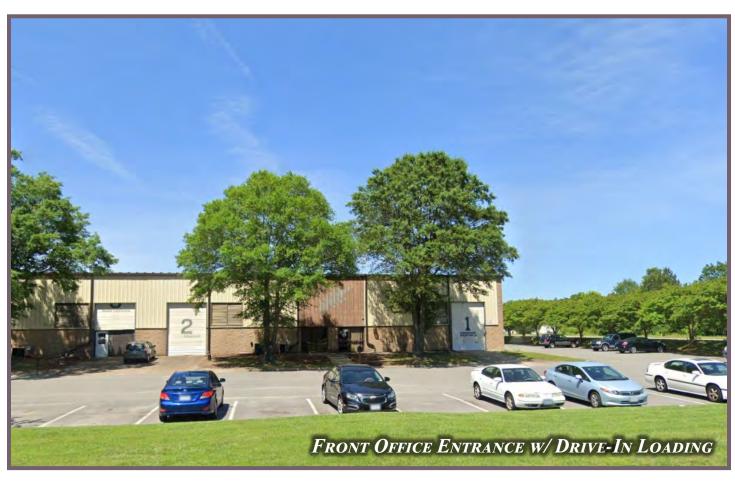
## High Visibility from London Bridge Road:

<b>Collection Street</b>	<b>Cross Street</b>	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



Exterior Images



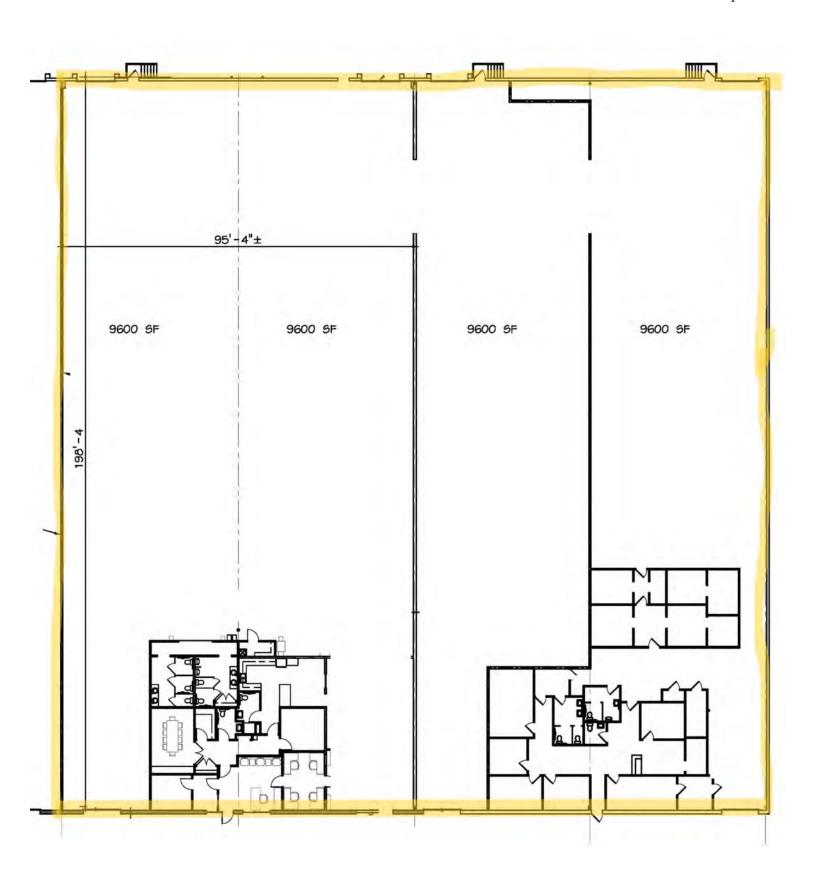


Birdseye View





Floorplan



Survey (M.B. 146, PG. 10) TRANSPORTATION LANE (5) (8) // IS' TELEPHONE & ELECTRIC \_ (M.B. 153, PG. 7) (S) (G) 10' TELEPHONE B PARCEL L (M.B. 146, PG. 10) 250,319 SQ. FT. 5.747 AC. 15' TELEPHONE 8 ELECTRIC (M.B. 153, PG. 7) CRUSADER CIRCLE (60'R/W) (M.B. 105, P.G. 49) I STORY STEEL REHOUSE/OFFICE **#**2800 S 73°37'58' S 73°37' o ş 9 (S) (G) 10' UTILITY EASEMENT (3)(6) 13 O' GTE SOUTH EASEMEN (M.B. 283, PG. 65) HYD 10 25' SCENIC EASEMENT (M.B. 146, PG. 10) 8=4632.66'\*.

| 10' UTILITY EASEMENT (M.B. 103, PG. 49) | LONDON BRIDGE ROAD

(VARIABLE WIDTH R/W) (M.B. 283, PG. 65)

EGRESS EASEMENT (M.B. 146, PG. 10)