

FOR LEASE

20,000 SF CLASS A OFFICE/WAREHOUSE



130 Stafford Court
Williamsburg, Virginia 23185

Rare Freestanding Industrial Building

 CUSHMAN &
WAKEFIELD | THALHIMER

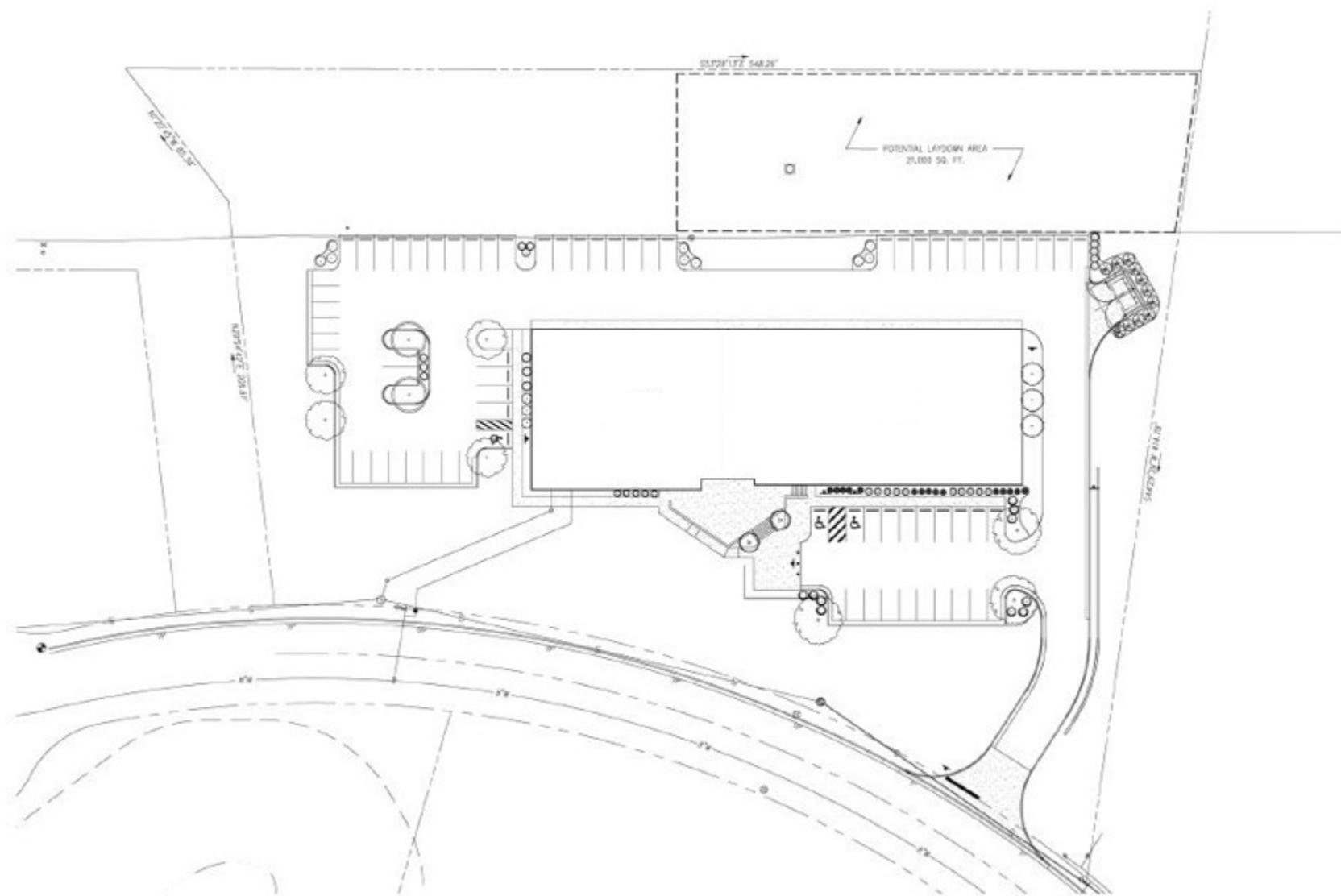
PROPERTY HIGHLIGHTS

Total Building Size:	±20,000 SF (will subdivide)
Lease Rate:	\$12.00/SF NNN
Year Built:	2024
Overhead Doors:	(4) 12' x 14'
Loading Doors:	(4) On-grade level
Ceiling Height:	Approximately 19' front - 17' rear
Parking:	71 spaces (approximately 3.5 per 1,000 SF)
Electrical:	480/277 voltage (3 phase available)
Zoning:	I-1, economic opportunity
Water & Sewer:	Yes
Gas:	Yes
Outside Storage:	Approximately 20,000 SF outside storage or laydown yard
Additional Information:	<ul style="list-style-type: none">Ideal for industrial manufacturing, warehouse, assembling and fulfillment useLocated within master planned 104-acre Busch Industrial ParkOther park occupants include Eaton, Kerner Group, Liberty Warehousing and Staib Instruments

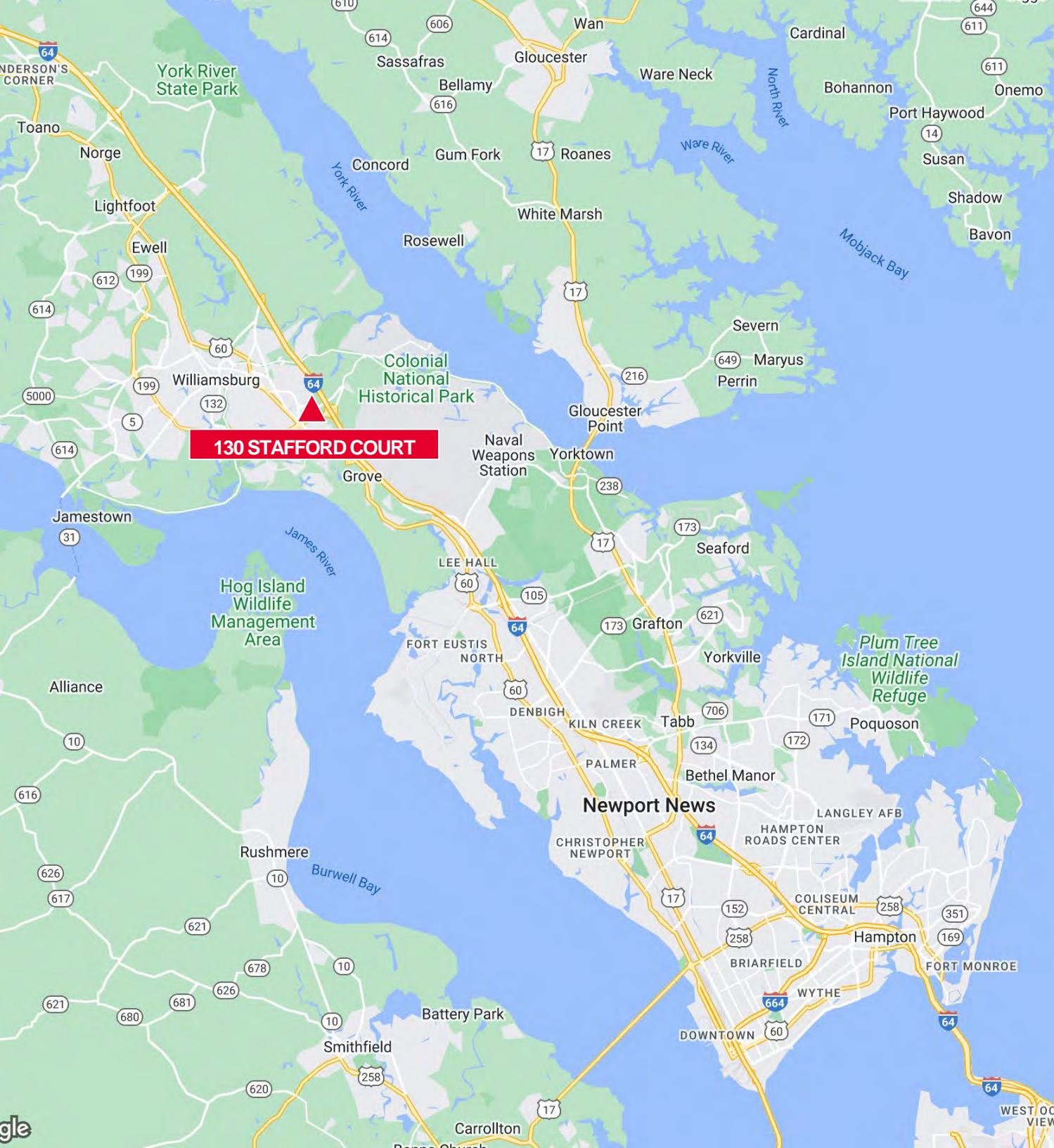




AERIAL PHOTO
20,000 SF



**SITE PLAN
20,000 SF**



1 MILE
TO INTERSTATE 64

4 MILES
TO COLONIAL WILLIAMSBURG

18 MILES
TO NEWPORT NEWS

41 MILES
TO NORFOLK AIRPORT

48 MILES
TO RICHMOND AIRPORT

50 MILES
TO RICHMOND

A DRIVING WORKFORCE

3,364
POPULATION
1 MILE

19,130
POPULATION
3 MILE

40,841
POPULATION
5 MILE

\$86,507
MEDIAN HHI
1 MILE

\$119,201
MEDIAN HHI
3 MILE

\$102,970
MEDIAN HHI
5 MILE



CONTACT INFORMATION

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