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GEOFF POSTON, SIOR

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PROPERTY **FEATURES**

SUITE 111 - 112 | 15,900 SF

Building Size: 95,400 SF | 5.30 Acres

Suite 111: ±7,950 SF total

±1,500 SF office; ±6,450 SF warehouse

One (1) 20'w x 18'h drive-in door

Suite 112: $\pm 7,950$ SF total

 ± 368 SF office; $\pm 7,582$ SF warehouse One (1) 20'w x 18'h drive-in door

Suites 111 & 112 can be leased together for a

combined 15,900 SF

Year Built: 2008

Zoning: I-2 (Heavy Industrial); APZ-1 and Navy restrictions

Electrical Systems: 3-Phase Power

Clear Height: 20' – 25'

Column Spacing: 25' x 49' single column line

Slab: 6" Concrete slab floor (warehouse)

Sprinkler: Wet system

Lighting: T5 and skylights

Parking: Ample parking with the ability to create fenced yard

space or designated trailer storage area

Incentives: No machine and tool tax; Incentives available through

Virginia; Beach Economic Development;

YesOceana.com

Lease Rate: \$12.50 PSF / NNN

Availability: May 1, 2026



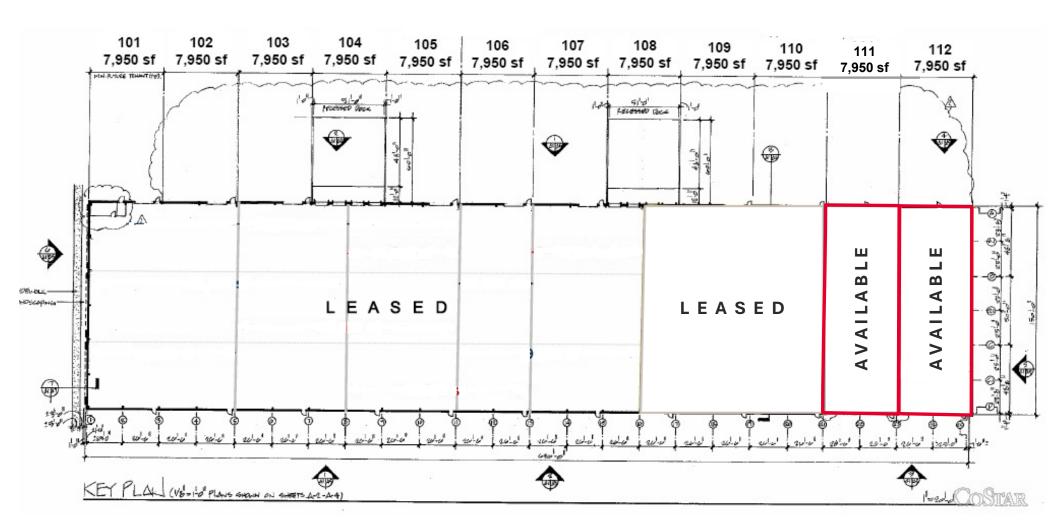


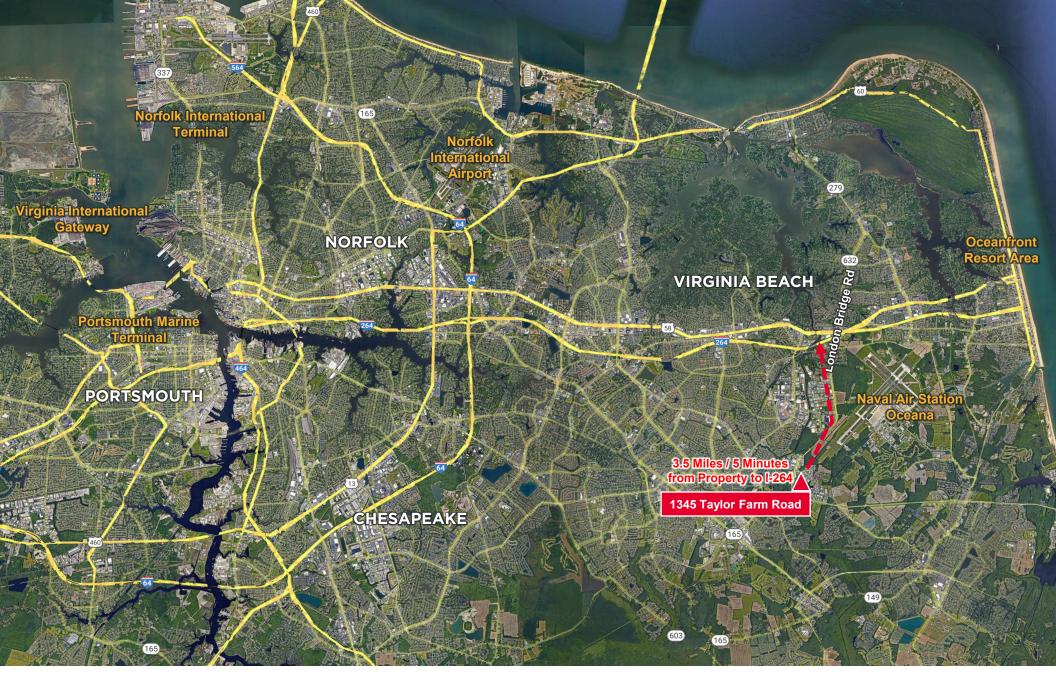


SITE PLAN

SUITE 111 - 112 | 15,900 SF







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