

# 212 & 235 EXPRESSWAY COURT

Virginia Beach, VA 23462

CONDITIONED WAREHOUSE FOR LEASE



**THALHIMER**

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CENTRALLY LOCATED WITH  
CONVENIENT ACCESS TO I-264



# PROPERTY DETAILS

SPECIFICATIONS	
Location	212 Expressway Court
Available	±1,400 SF
Office/Warehouse	50/50
Construction	Wood Frame
Year Built	1984
Column Spacing	Clear Span
Electrical Systems	3-Phase Power
Clear Height	8'
Loading	One (1) 8'h x 8'w grade-level door
Zoning	I-1, Light Industrial
Lease Rate	\$13.00 PSF, NNN
OPEX	\$2.50 PSF



# 212 EXPRESSWAY PHOTOS

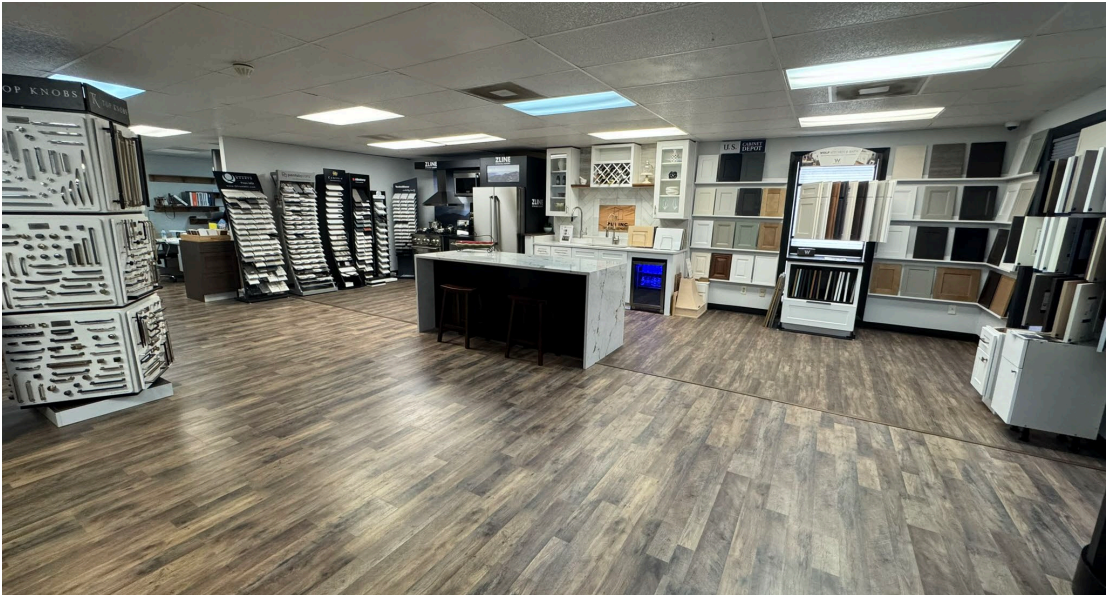




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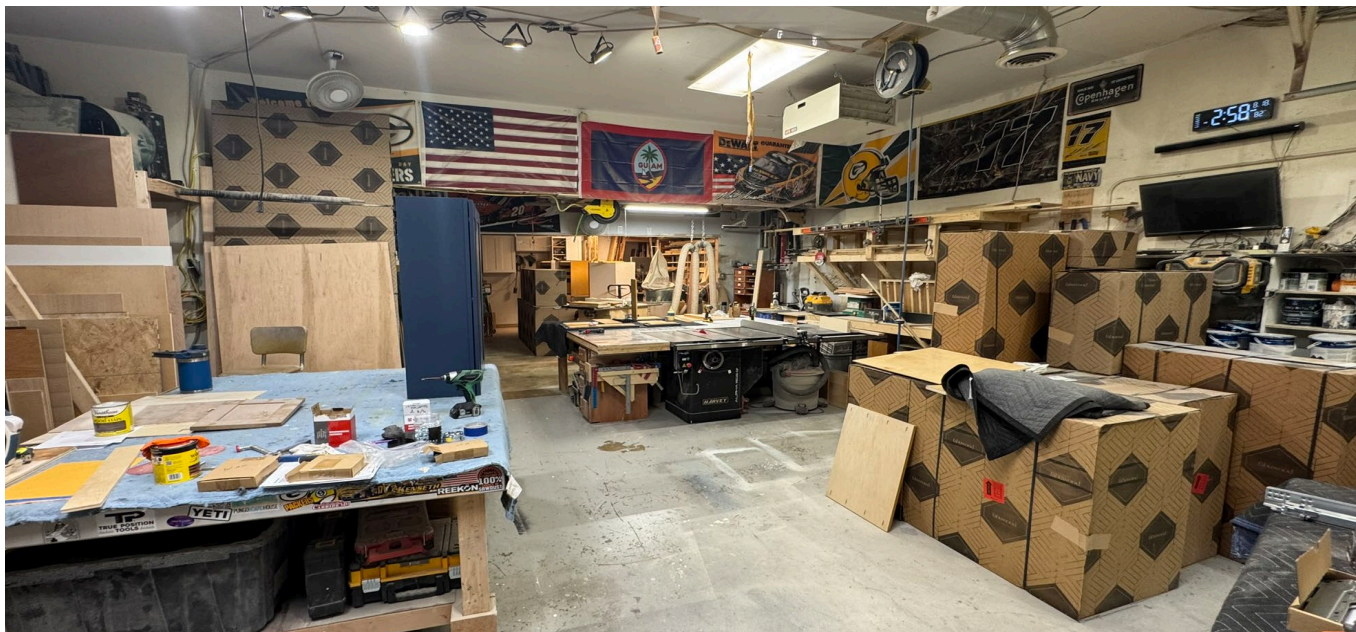
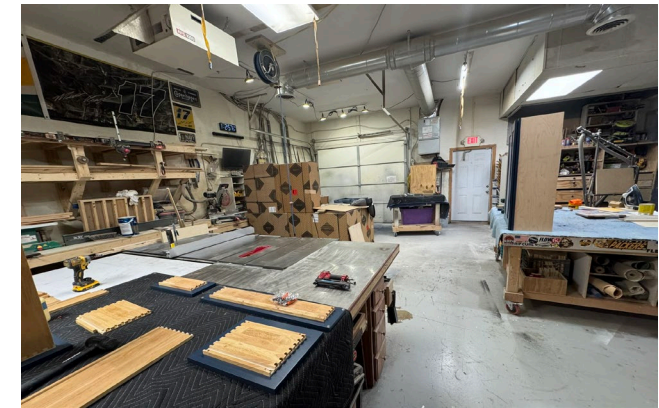
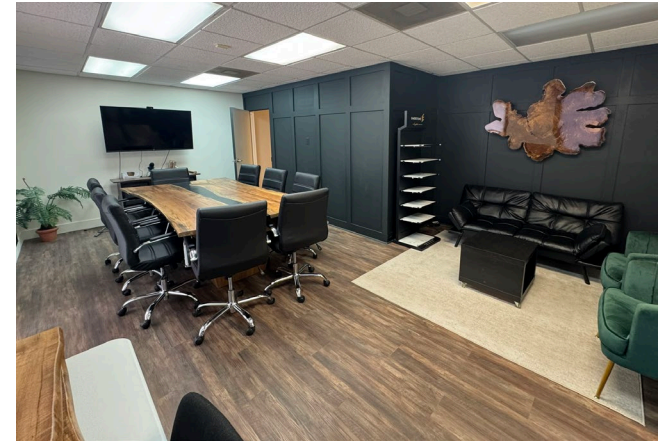
## SPECIFICATIONS

Location	235 Expressway Court
Available	<div>±3,820 SF</div> <div><ul style="list-style-type: none"><li>±2,120 SF Showroom / Reception / Office area</li><li>±1,700 SF Warehouse</li></ul></div>
Construction	Wood Frame
Year Built	1984
Electrical Systems	3-Phase Power
Clear Height	12'
Loading	One (1) 9'w x 8'h garage door in back
Zoning	I-1, Light Industrial
Miscellaneous	Kitchenette w/ sink and refrigerator hookup, two bathrooms, fully conditioned in office and parts of warehouse, wired for security alarm, ample parking
Lease Rate	\$13.00 PSF, NNN
OPEX	\$2.50 PSF

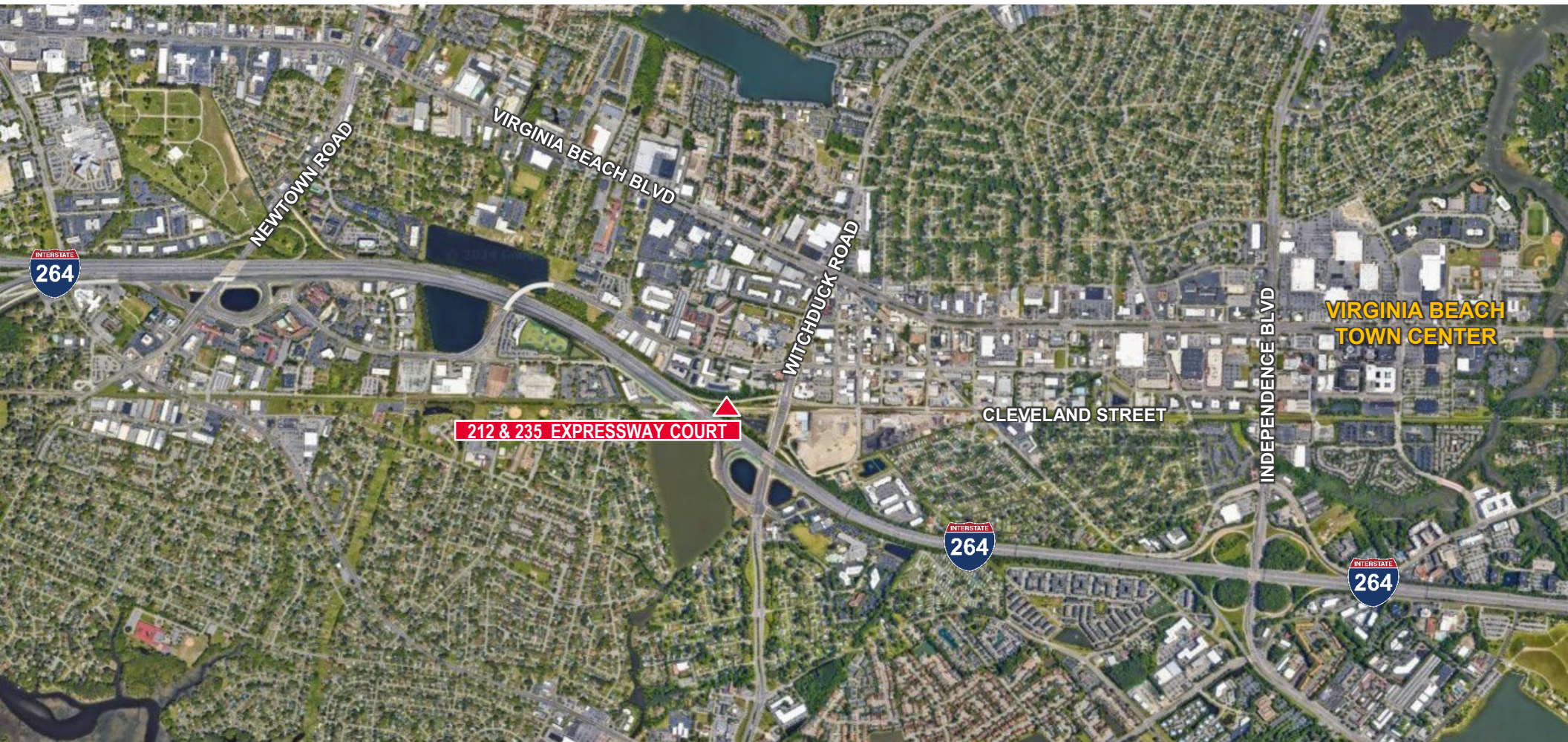




# 235 EXPRESSWAY PHOTOS







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