

**OFFICE/WAREHOUSE  
AVAILABLE FOR LEASE**



**THALHIMER**

**INDEPENDENCE BUSINESS CENTER  
404 - 424 INVESTORS PLACE**  
Virginia Beach, Virginia 23452



**Centrally Located with Direct Access to I-264 and Town Center of Virginia Beach**

**BRETT SAIN**

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**Town Center of Virginia Beach Office**  
222 Central Park Avenue, Suite 1500  
Virginia Beach, Virginia 23462  
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# DETAILS | AVAILABILITIES

Construction: Wood Frame Brick Exterior

Year Built: 1986

Electrical: Single-Phase

Clear Height: 12' clear in warehouse

Loading: Grade-level doors

Zoning: I-1, Light industrial

Trash: Shared dumpsters

Parking: Ample parking

Lease Rate: \$15.00 PSF | Warehouse  
\$16.00 PSF | Office



BUILDING/ SUITE	TOTAL SF	% OF OFFICE	% OF WAREHOUSE
<b>BUILDING 404</b>			
Suite #104	1,268 SF	90%	10%
Suite #105	661 SF	100%	0
<b>BUILDING 408</b>			
Suite #107	2,000 SF	90%	10%
<b>BUILDING 424</b>			
Suite #105 & #106	1,700 SF	60%	40%



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