



Available For Lease

OFFICE/WAREHOUSE/DISTRIBUTION

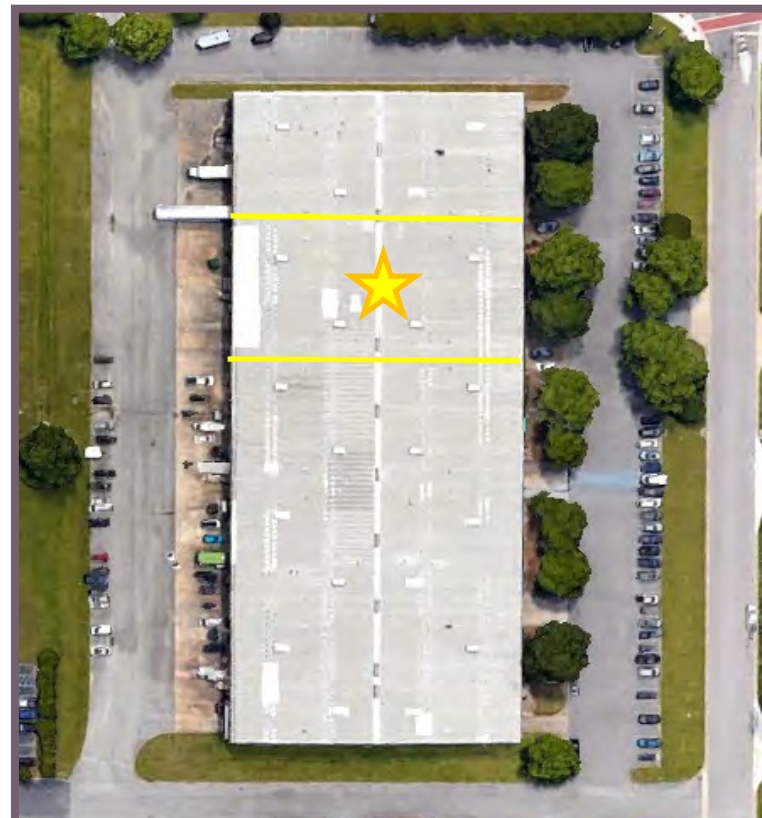
2800 Crusader Circle, Virginia Beach, VA 23453



LEASE RATE: \$11.00/SF, NNN | AVAILABLE: May 2026 | Oceana West Industrial Park

Office/Warehouse Distribution/Production Space

- Up to ± 19,200 SF available. Includes approx. 2,500 SF of office space. Within 96,800 SF Building, situated on 5.3 acres.
- Minimum divisible 9,600± SF
- Loading: Two(2) drive-in loading doors (10' x 14') and two (2) 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.

2800 Crusader Circle, Virginia Beach, VA 23453

Location/High Visibility



High Visibility from London Bridge Road:

Collection Street	Cross Street	Traffic Volume
London Bridge Rd	Sonic Drive SW	31,037
London Bridge Rd	Crusader Circle N	31,575
London Bridge Rd	Shipp's Corner Rd	31,575

**JOHN LEE
ASSOCIATES**



INDUSTRIAL & OFFICE REAL ESTATE



REAR LOADING AND YARD AREA



FRONT OFFICE ENTRANCE W/ DRIVE-IN LOADING

