

FOR SALE

HEAVY INDUSTRIAL SITE

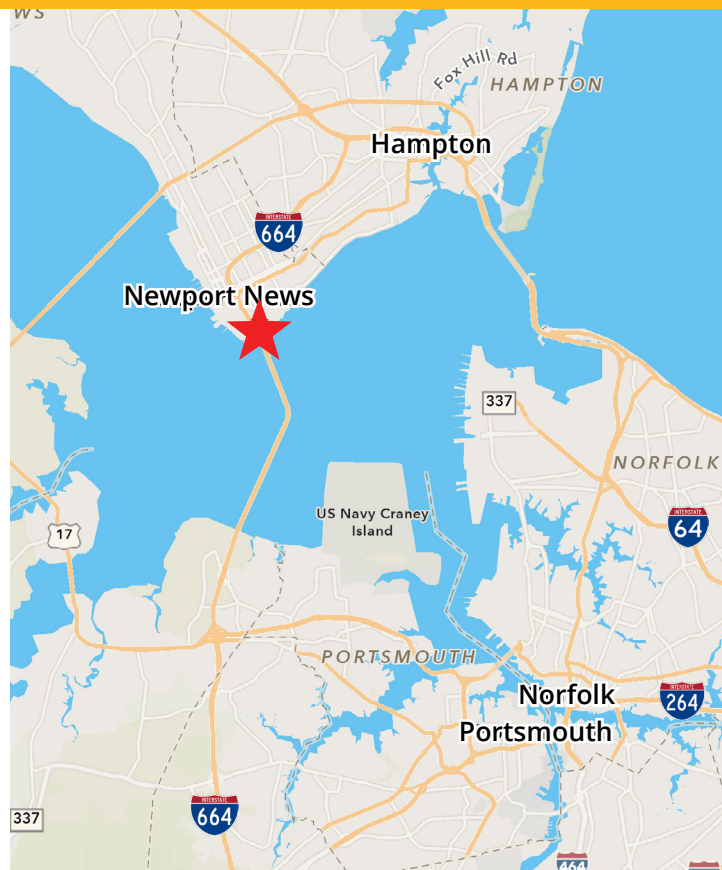
900 Jefferson Avenue,
Newport News, VA 23607



REDUCED PRICE: \$2,700,000

ABOUT PROPERTY

- 5.90-acre site
- Rare redevelopment opportunity, minutes from Newport News Marine Terminal and Newport News Shipbuilding
- Zoned M-2 (Heavy Industrial)
- 3 primary structures with varying ceiling heights & column spacing
- Dock & Grade Level Doors
- Wet Fire Suppression System
- 8" Concrete Slab
- 3 Phase, 480 Volt Electrical Service
- Located in a HUB Zone, Enterprise Zone #3, Opportunity Zone, and New Market Tax Credit Zone
- Cell Tower not included



For more information:

CLARK BALDWIN, CCIM | 757.640.9290 | ClarkBaldwin@HarveyLindsay.com

BOBBY BEASLEY, III, SIOR | 757.640.8241 | BobbyBeasley3@HarveyLindsay.com

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Building 4

- 14,000 sf
- 14' – 21' clear ceiling height
- Dock Platform with 2 overhead doors
- 12' x 12' grade level door
- Wet fire suppression
- Exhaust Fans

Building 1

- 48,000 sf
 - 3,200 sf of office
- 12' Clear Ceiling Height
- 19' 7" x 34' Column spacing
- Gas Heat in Warehouse
- Wet Fire Suppression System
- 3 phase, 240 volt electrical service
- 8" slab
- Van Height Dock

Building 3

- 24,630 sf
 - 1,000 sf of office
 - 4,000 sf of 2nd floor warehouse
- 10' – 18' clear ceiling height
- 20' x 29' column spacing
- 3 phase, 240 volt
- 3 dock platforms
- 1 grade-level door
- 8" slab
- 3 phase, 240 volt electrical service
- Wet fire suppression

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BUILDING 1 PHOTOS | 900 Jefferson Avenue, Newport News, 23607



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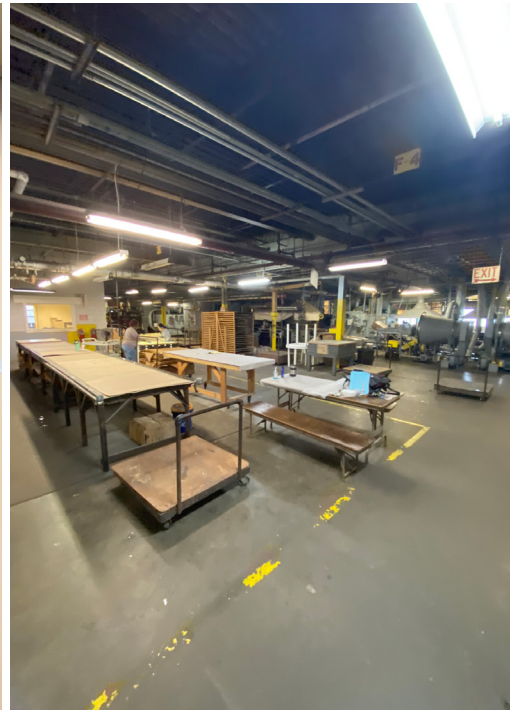
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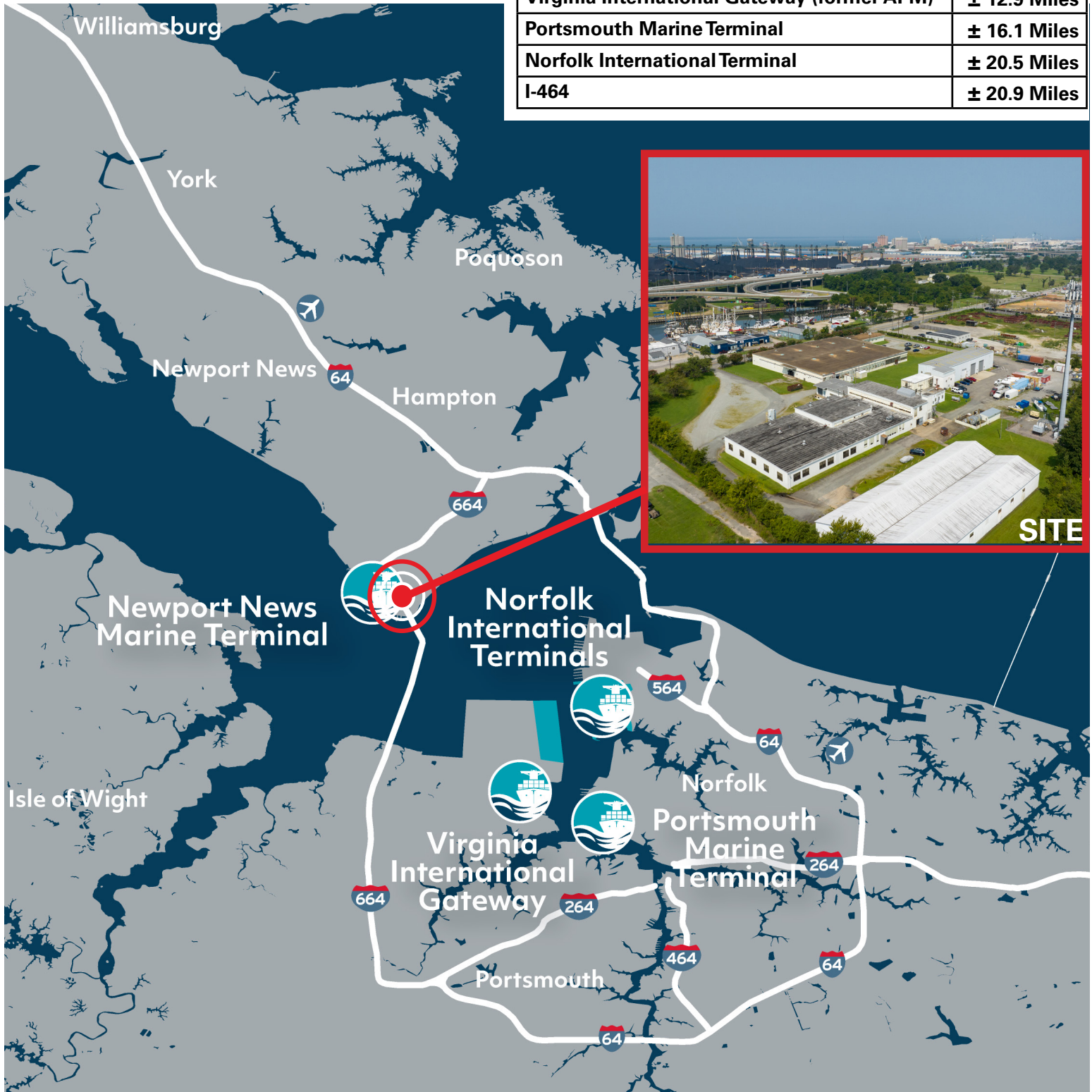
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PORT MAP | 900 Jefferson Avenue, Newport News, 23607

Newport News Marine Terminal	± 1.7 Miles
Virginia International Gateway (former APM)	± 12.9 Miles
Portsmouth Marine Terminal	± 16.1 Miles
Norfolk International Terminal	± 20.5 Miles
I-464	± 20.9 Miles



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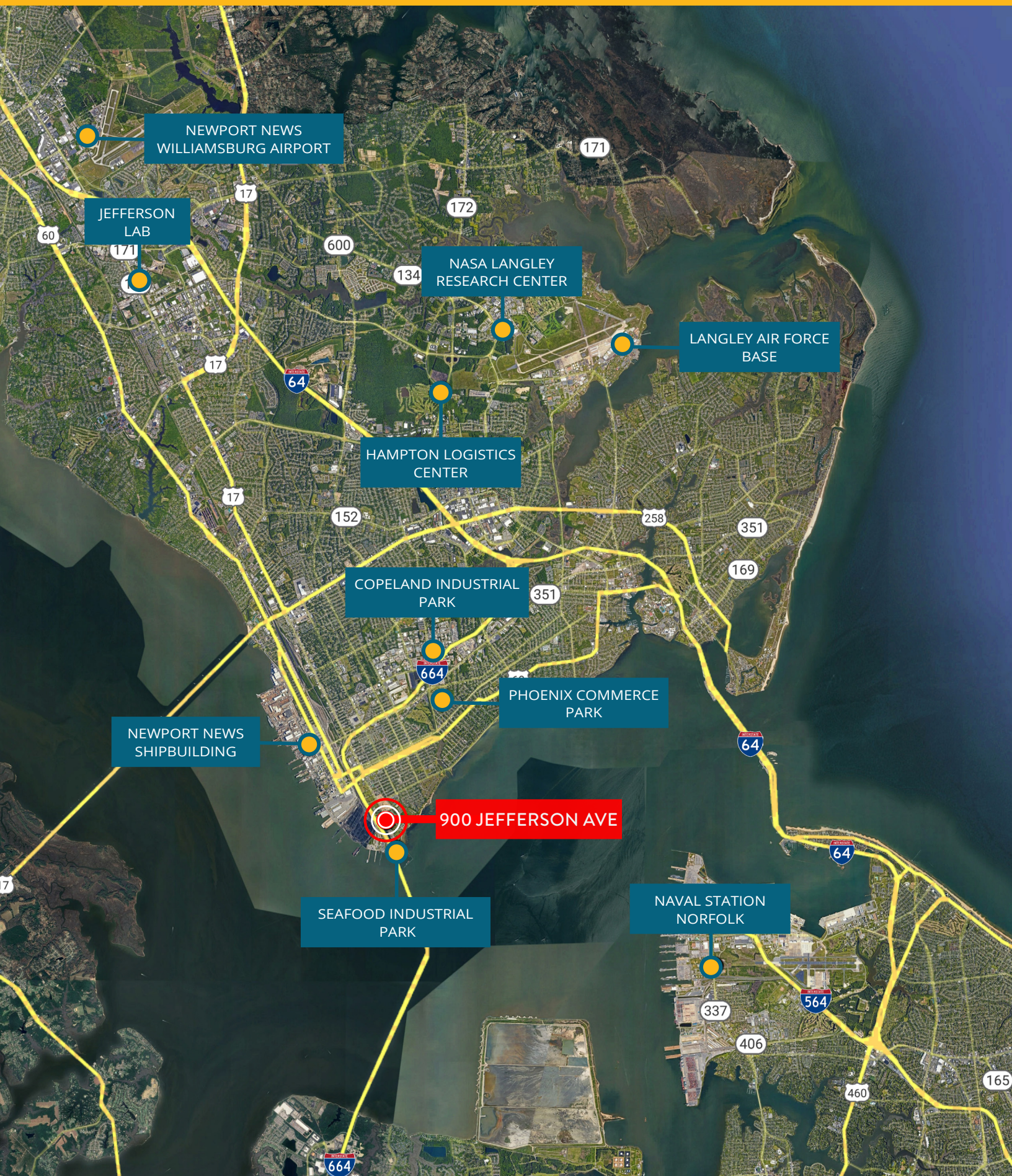
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SITE LOCATION | 900 Jefferson Avenue, Newport News, 23607



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