



Colliers

2.375  
Acres

3.55  
Acres

Demo Office  
Stabilize Area

FOR LEASE

5,400 SF of Shop on 3.55 ac  
Expandable to 5.93 acres  
1364 Air Rail Ave. Virginia Beach, VA

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150 West Main Street  
Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300



# Details:

- Site A
  - Demo Office (9,430 SF) for Yard Area:
  - Building A: ± 3,000 SF warehouse
  - Building B: ± 2,400 SF warehouse
  - Total Acreage: 3.55 acres
- Site B
  - Additional 2.37 acre yard parcel

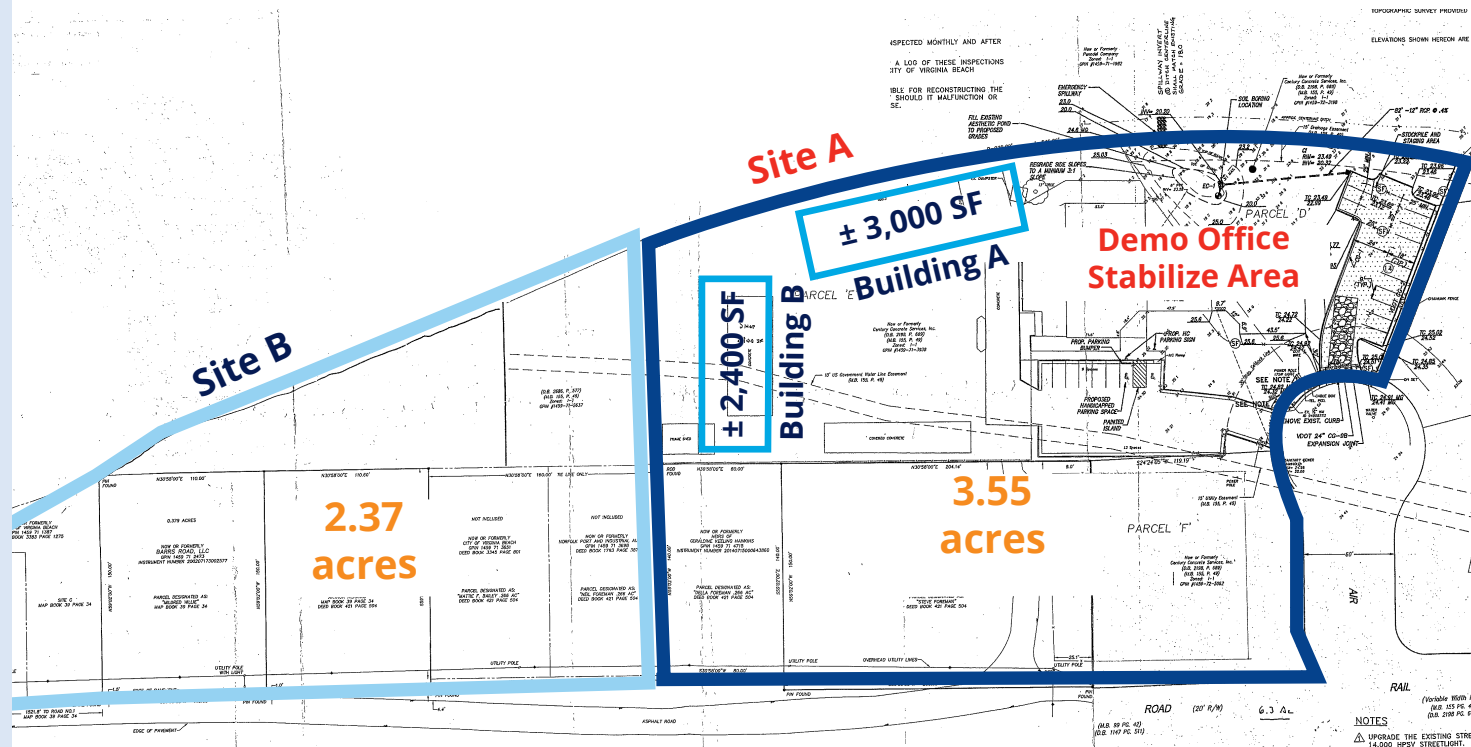
- Total of 5.93 acres
- Zoned I-1 (Light Industrial)
- Two parcels can be leased separately or together
- Centrally located in Airport Industrial Park with close proximity to I-64, military bases, and Norfolk International Airport
- Lease Rate: Contact Agents

## Building A

Size	± 3,000 SF
Clear Height	16'
Power	150 amp, 220V, 3-Phase
Loading	Six grade-level doors 2 - 14' x 12' 2 - 10' x 10' 1 - 12' x 12' 1 - 12' x 8'
Lift	12,000 lb
Office	± 300 SF office with bathroom and shower

## Building B

Size	± 2,400 SF
Clear Height	16.5' - 12.5'
Power	150 amp, 220V, 3-Phase
Loading	Four grade-level doors 4 - 10' x 9'
Lift	10,000 lb
Office	N/A





BUILDING A



BUILDING B



YARD AREA







**Colliers**

150 West Main Street  
Suite 1100  
Norfolk, VA 23510  
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**Norfolk  
International  
Airport**

**1364 Air Rail Ave**

**Miller Store Road**

**INTERSTATE  
64**

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