

FOR LEASE

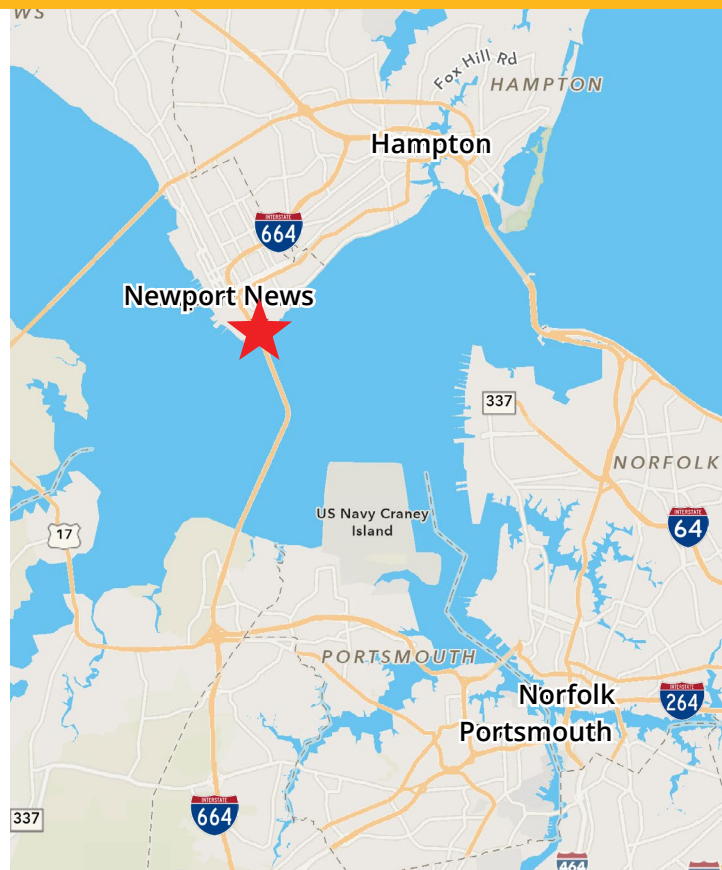
HEAVY INDUSTRIAL SITE

900 Jefferson Avenue,
Newport News, VA 23607



ABOUT PROPERTY

- 40,640 SF **AVAILABLE**
- Lease Rate: \$6.25 NNN
- Zoned M-2 (Heavy Industrial), allows outside storage
- Full Build Out Available for Qualified Tenants
- Landlord installing 4 Loading Docks
- 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
- Office Space is 4,025 SF



For more information:

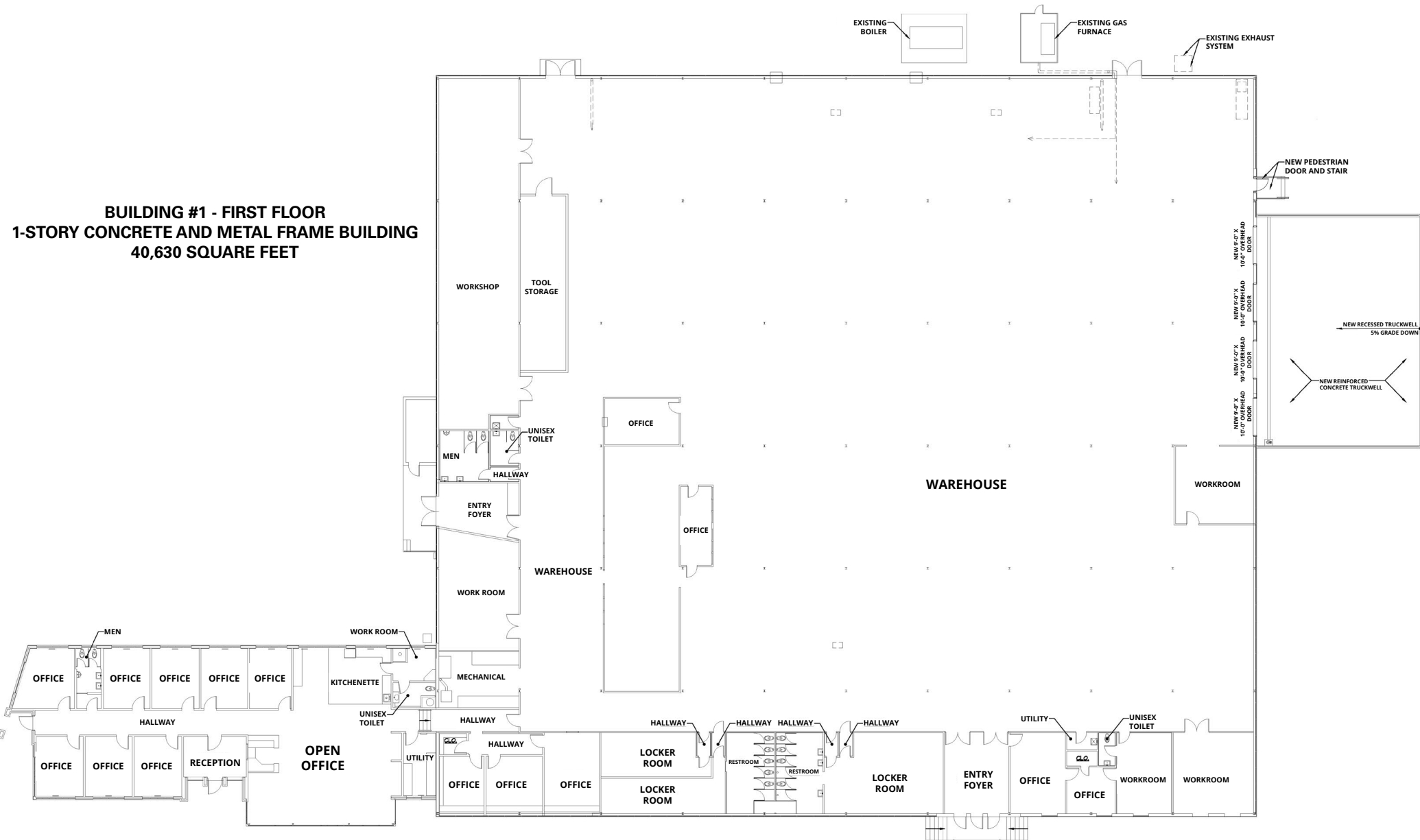
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MATT LEFFLER, CCIM | 757.640.9284 | MattLeffler@HarveyLindsay.com

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www.harveylindsay.com

**BUILDING #1 - FIRST FLOOR
1-STORY CONCRETE AND METAL FRAME BUILDING
40,630 SQUARE FEET**



**900 JEFFERSON AVE
NEWPORT NEWS, VA 23607**

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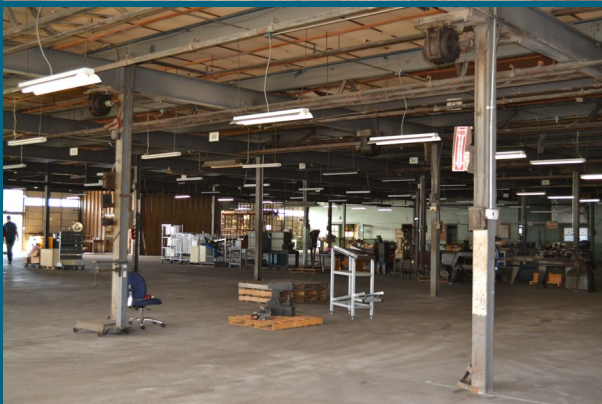
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PROPERTY IMAGES | 900 Jefferson Avenue, Newport News, 23607



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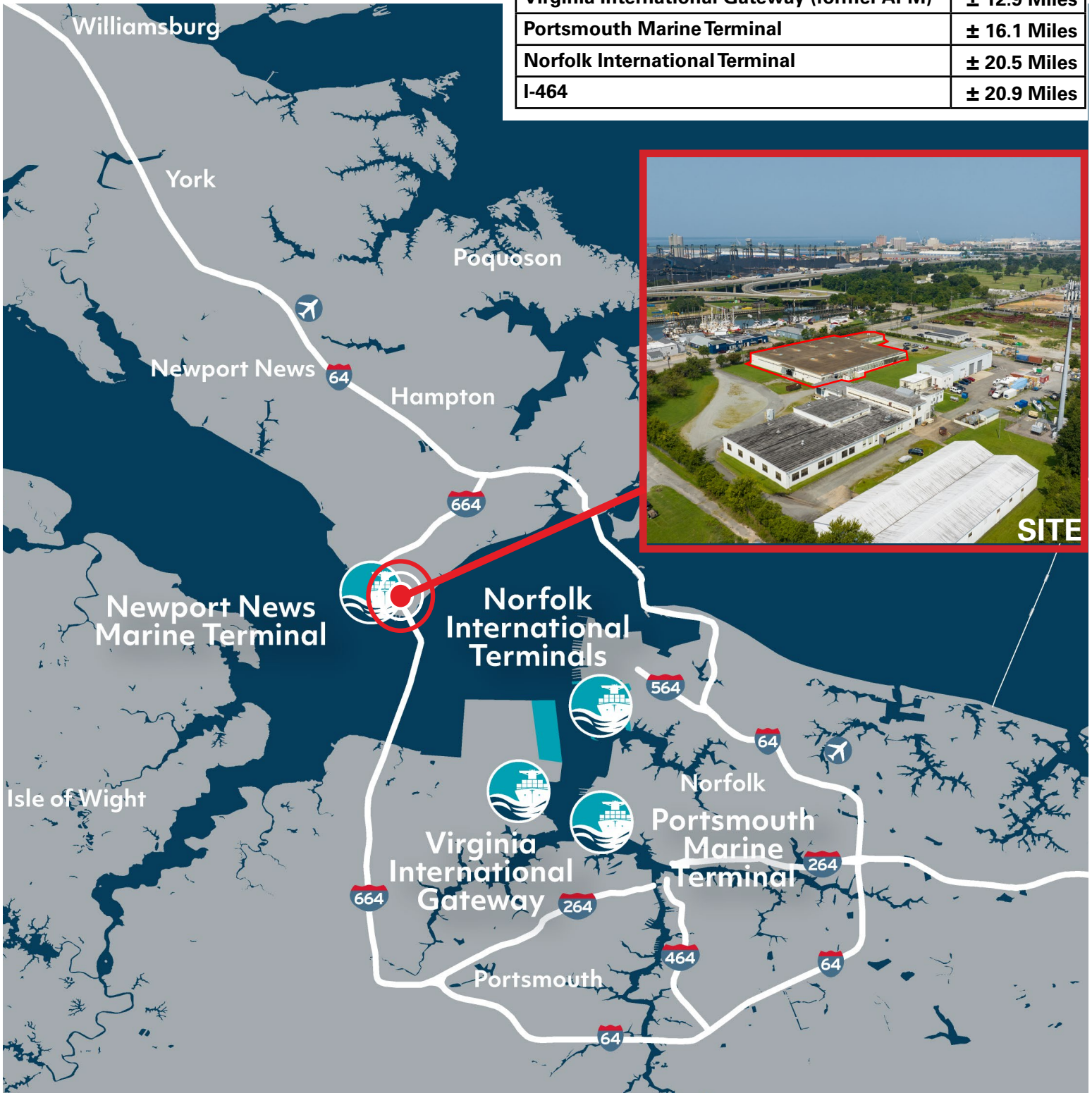
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PORT MAP | 900 Jefferson Avenue, Newport News, 23607

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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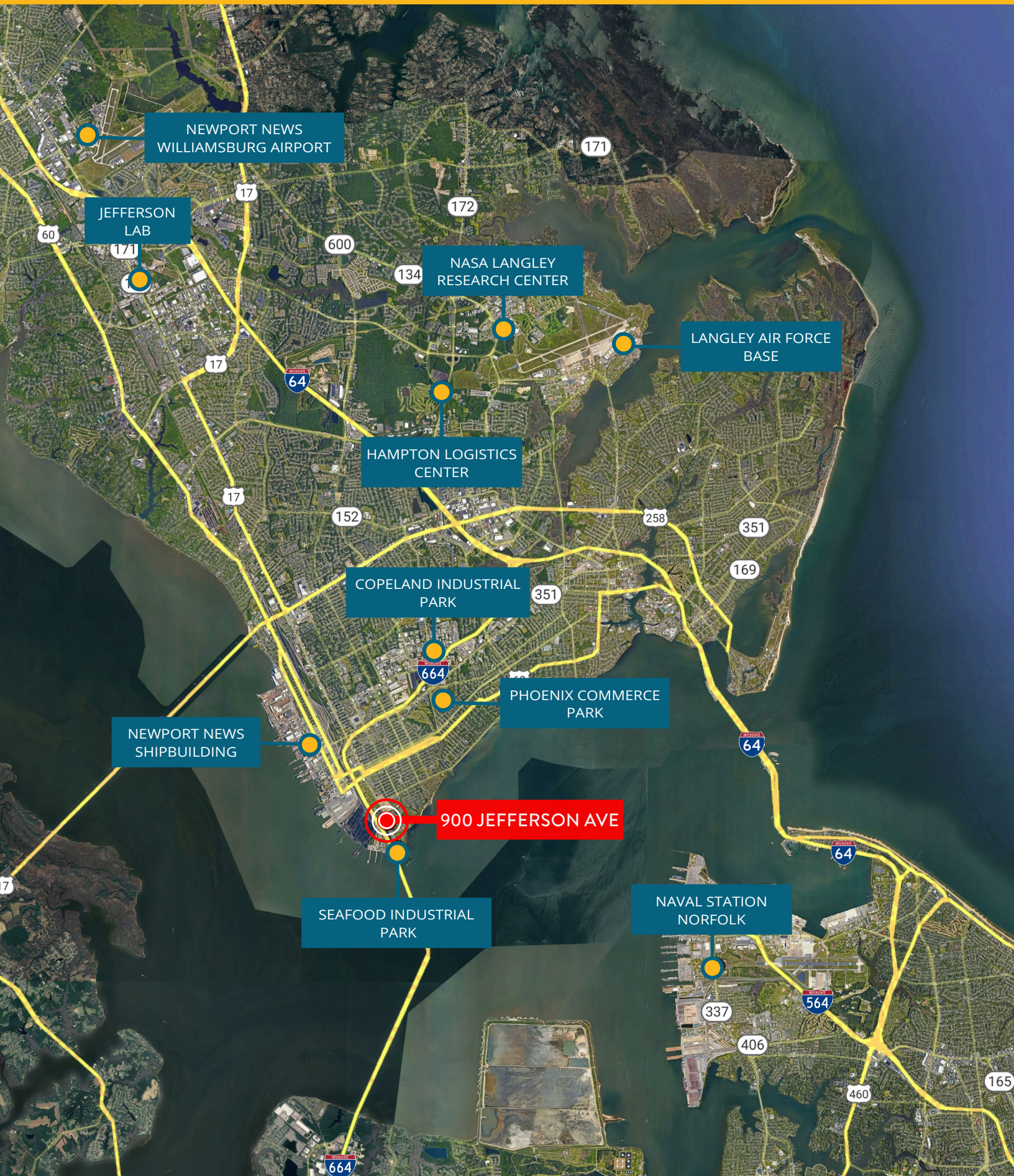
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SITE LOCATION | 900 Jefferson Avenue, Newport News, 23607



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