FOR LEASE OR SALE
737 Industrial Park Drive
Newport News, VA 23608

AVAILABLE JUNE 1st, 2025

CONTACT

CLAY CULBRETH
Senior Vice President
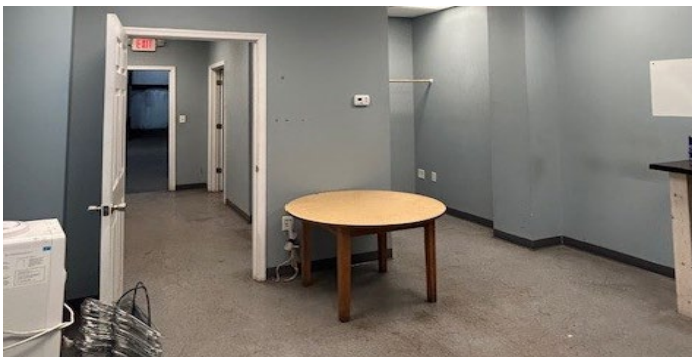757 407 2424
clay.culbreth@thalhimer.com

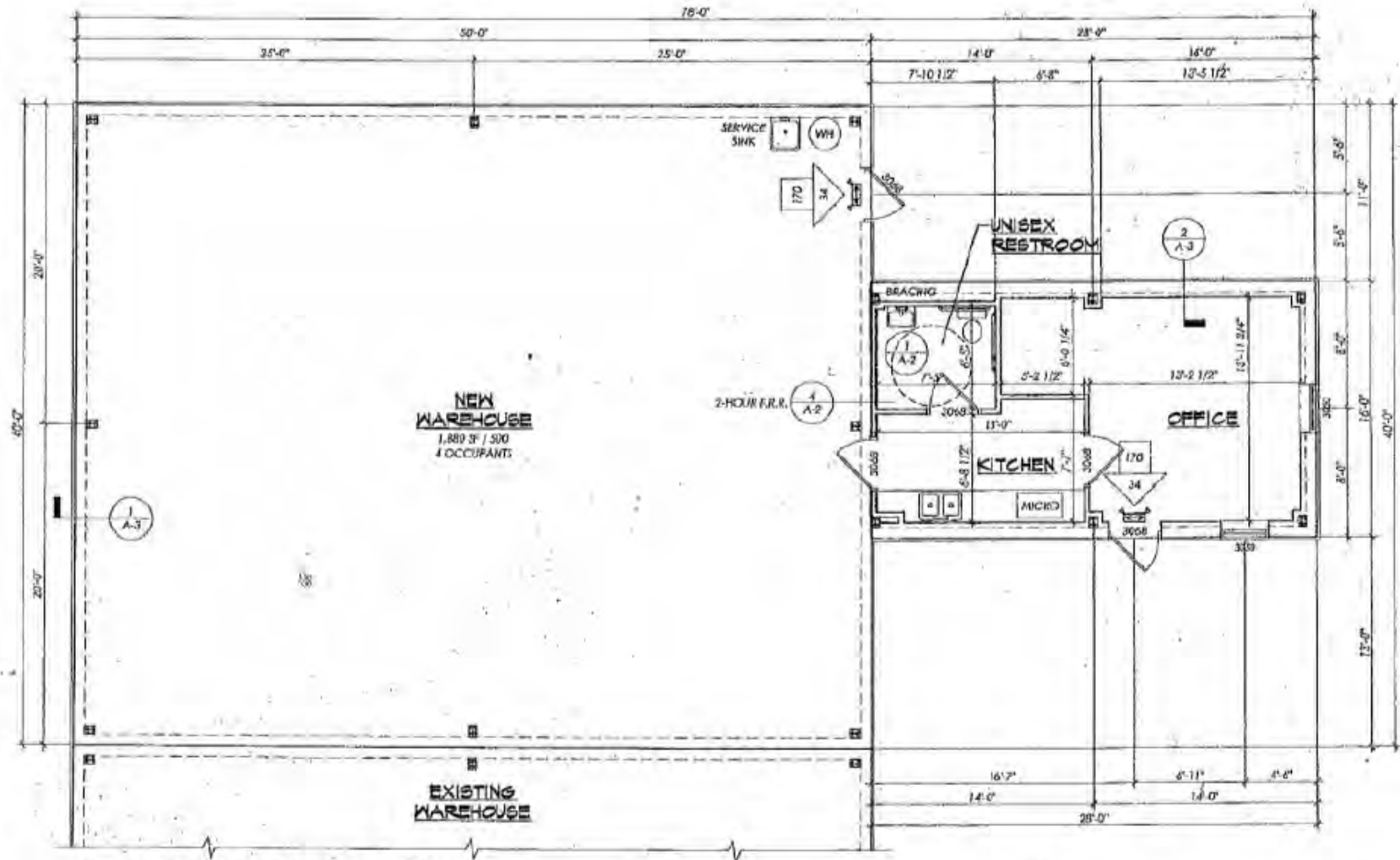**CUSHMAN & WAKEFIELD | THALHIMER**

// PROPERTY HIGHLIGHTS

TOTAL SQUARE FOOTAGE: 7,490 SF

OFFICE: RECEPTION/ENTRANCE, SMALL PRIATE OFFICE, MECHANICAL/WATER HEATER ROOM, BATHROOM

FRONT WAREHOUSE:
SECTION 1-
FULLY CLIMATE CONTROLLED, 11' - 13' CLEAR, ACCESS VIA 10' X 10' GRADE-LEVEL DOOR

SECTION2-
ACCESS TO SECTION 1, NO HVAC, LARGE WALL MOUNTED FAN SYSTEM, THIS AREA IS SEPARATED FROM SECTION 1 BY SHEET ROCK NON-LOAD BEARING WALL

RECENT ADDITION: SMALL OFFICE WITH BATHROOM AND KITCHEN AREA, SMALL BREAKROOM, SHOP OFFERS CEILING MOUNTED GAS FIRED SPACE HEATER, 15'2"-18'9" CLEAR IN THIS AREA, ACCESS VIA 10' X 10' GRADE-LEVEL DOOR, COMPRESSED AIR LINES TRHOUGHOUT

CONSTRUCTION: METAL

ACRES: 0.95

ZONING: M1, LIMITED MANUFACTURING

UTILITIES: 800 AMP, 3-PHASE, 120/240/480 VOLT SERVICE THROUGHOUT SHOP / WAREHOUSE AREA

PARKING: 11 ONSITE PARKING SPACES

MISCELLANEOUS:
- LED LIGHTING
- FULLY INSULATED INTERIOR
- NATURAL GAS TO BUILDING
- NEW MARKET TAX CREDIT ZONE
- ENTERPRISE ZONE

CLICK TO VIEW LOCAL & STATE INCENTIVES

SALE PRICE: $890,000

LEASE RATE: $11.00 PSF, NNN
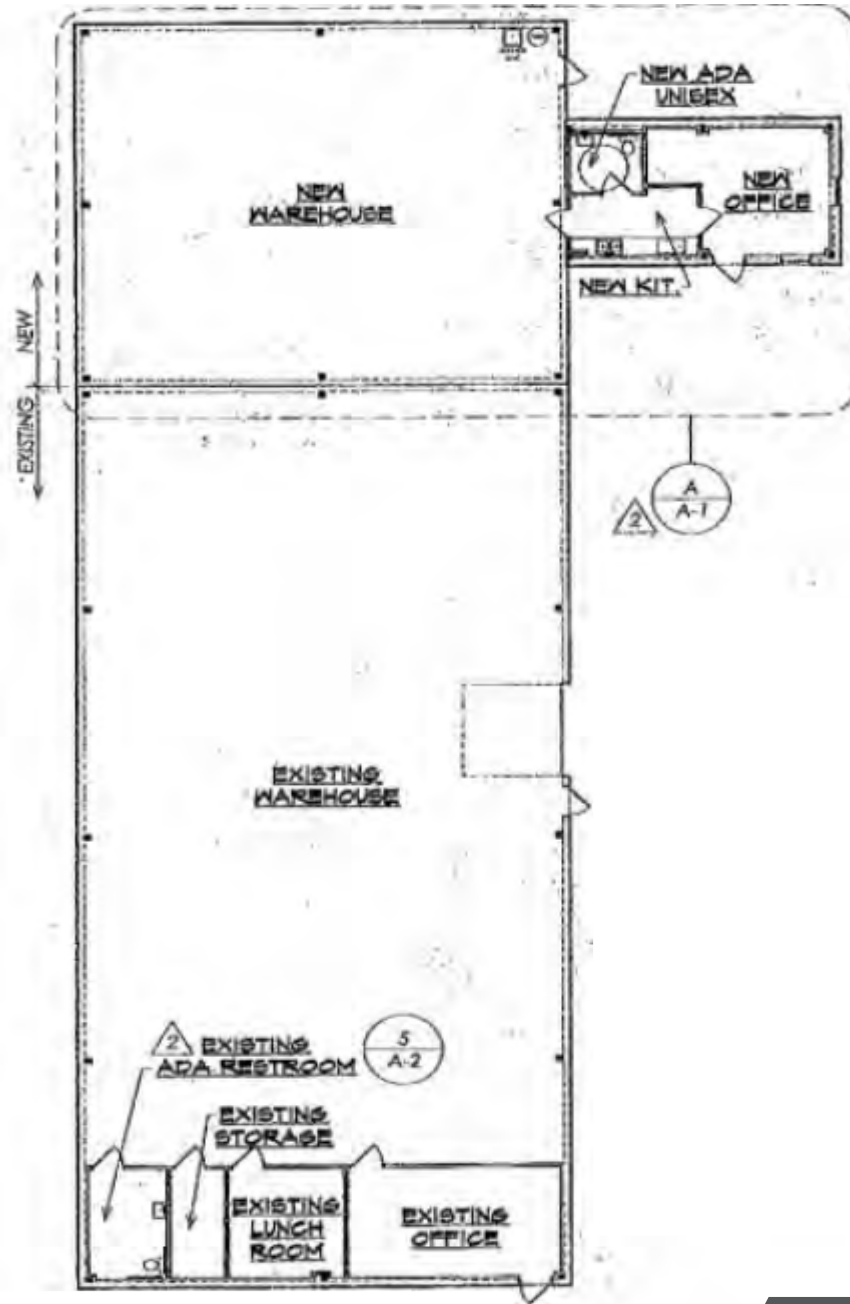
OCCUPANCY: JUNE 1st, 2025

// **737 INDUSTRIAL PARK DRIVE**

// PROPERTY PHOTOS

// FLOOR PLAN – 2015 ADDITION

NEW
WAREHOUSE
1,889 SF / 500
4 OCCUPANTS

EXISTING
WAREHOUSE

SERVICE
SINK

WH

UNISEX
RESTROOM

BRACING

2-HOUR F.R.R.

KITCHEN

MICRO

OFFICE

// FLOOR PLAN

NEW ADA UNISEX

NEW WAREHOUSE

NEW OFFICE

NEW KIT.

NEW

EXISTING

2 / A / A-1

EXISTING WAREHOUSE

2 EXISTING ADA RESTROOM

5 / A-2

EXISTING STORAGE

EXISTING LUNCH ROOM

EXISTING OFFICE

// PARCEL MAP

FORT EUSTIS BLVD

INTERSTATE 64

JEFFERSON AVENUE

INTERSTATE 64

737 INDUSTRIAL PARK DRIVE

INDUSTRIAL PARK DRIVE

// **CONTACT**

CLAY CULBRETH
Senior Vice President
757 407 2424
clay.culbreth@thalhimer.com

The Town Center at Virginia Beach
222 Central Park Avenue Suite 1500
Virginia Beach, VA 23462
thalhimer.com

CUSHMAN & WAKEFIELD | **THALHIMER**