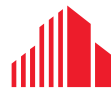




FOR LEASE 6,000 SF OFFICE/WAREHOUSE

207 PRODUCTION DRIVE

Yorktown, Virginia



**CUSHMAN &
WAKEFIELD**

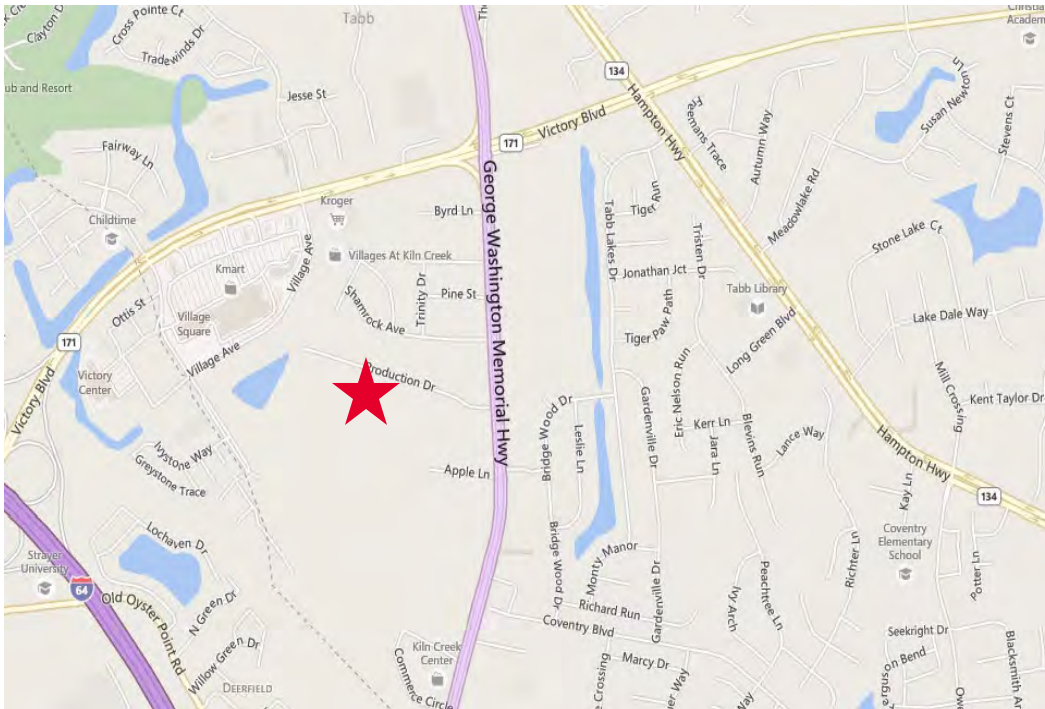
THALHIMER

207 PRODUCTION DRIVE

Yorktown, Virginia

Property Features

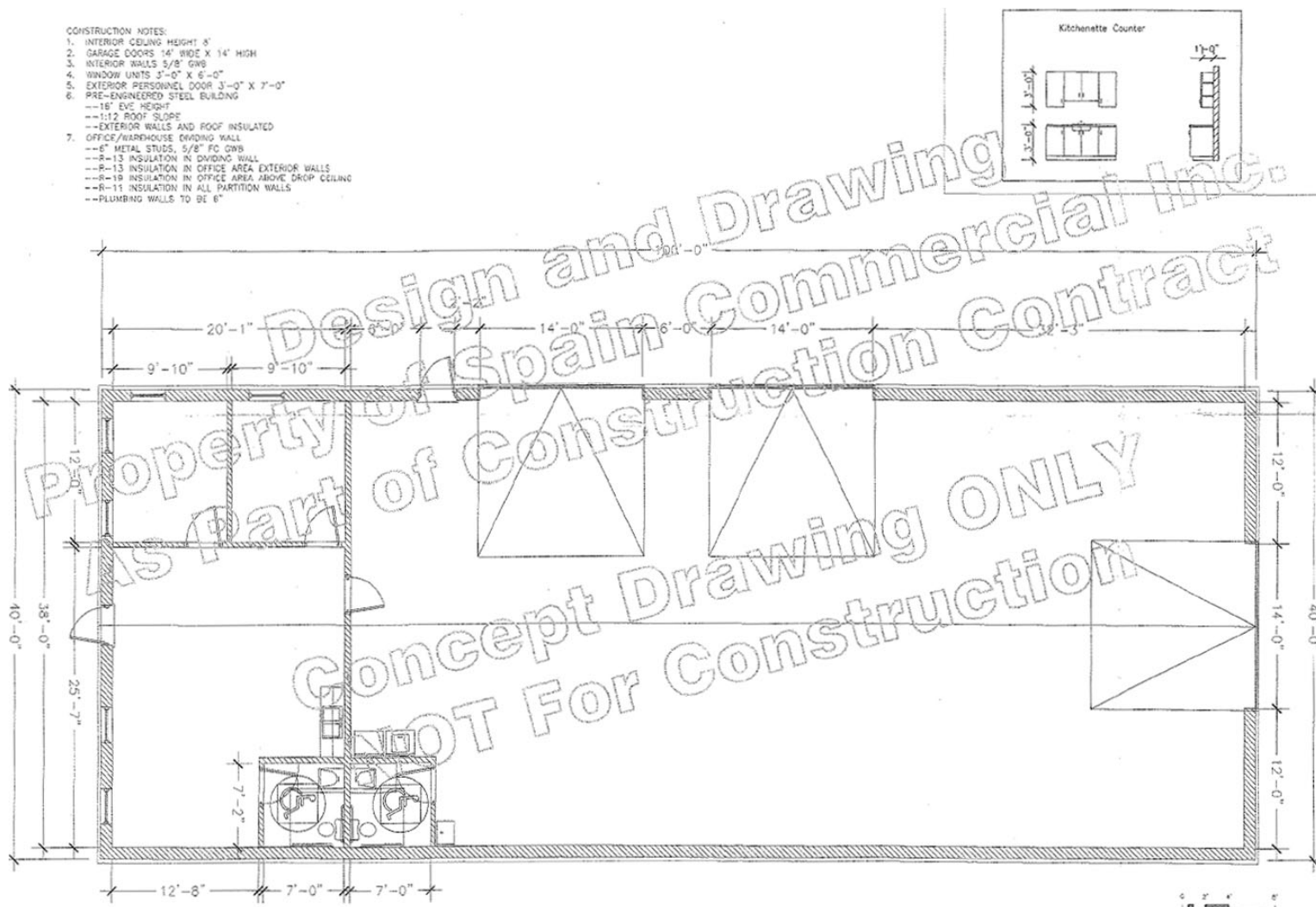
- *Just delivered June 6, 2026!!*
- 6,000 sf office/warehouse, 0.889 acres
- 800 sf office & 5,200 sf warehouse
- \$14.00/SF, NNN | OPEX Est. \$1.13/SF
- Five (5) grade level drive-in doors; 14' W x 14' H
- Fenced, stable outside storage; gated
- Zoned: IL / Built 2026 / 200 AMP service
- Located in Bethel Industrial Park, just off Rt. 17
- Perimeter security fence with front gate



Floor Plan 1 of 2
Original Building
4,000 SF

CONSTRUCTION NOTES:

1. INTERIOR CEILING HEIGHT 8'
2. GARAGE DOORS 14' WIDE X 14' HIGH
3. INTERIOR WALLS 5/8" GWB
4. WINDOW UNITS 3'-0" X 6'-0"
5. EXTERIOR PERSONNEL DOOR 3'-0" X 7'-0"
6. PRE-ENGINEERED STEEL BUILDING
 - 16' EYE HEIGHT
 - 1/2" ROOF SLOPE
7. OFFICE/WAREHOUSE DIVIDING WALL
 - 6" METAL STUDS, 5/8" FG GWB
 - R-13 INSULATION IN DIVIDING WALL
 - R-13 INSULATION IN OFFICE AREA EXTERIOR WALLS
 - INSULATION IN OFFICE AREA ABOVE DROP CEILING
 - R-11 INSULATION IN ALL PARTITION WALLS
 - PLUMBING WALLS TO BE 6"

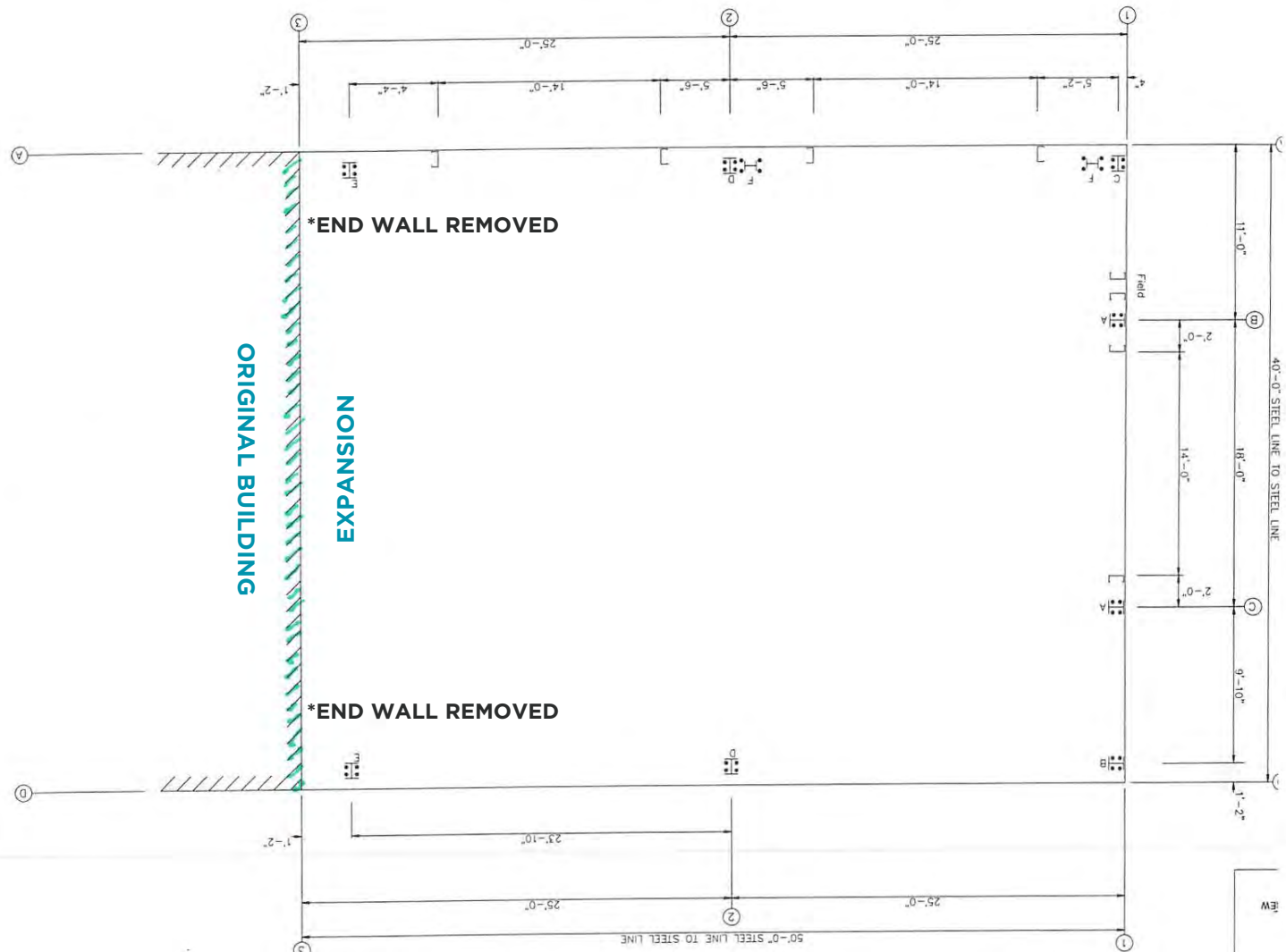


NEXT PAGE

207 PRODUCTION DRIVE

Yorktown, Virginia

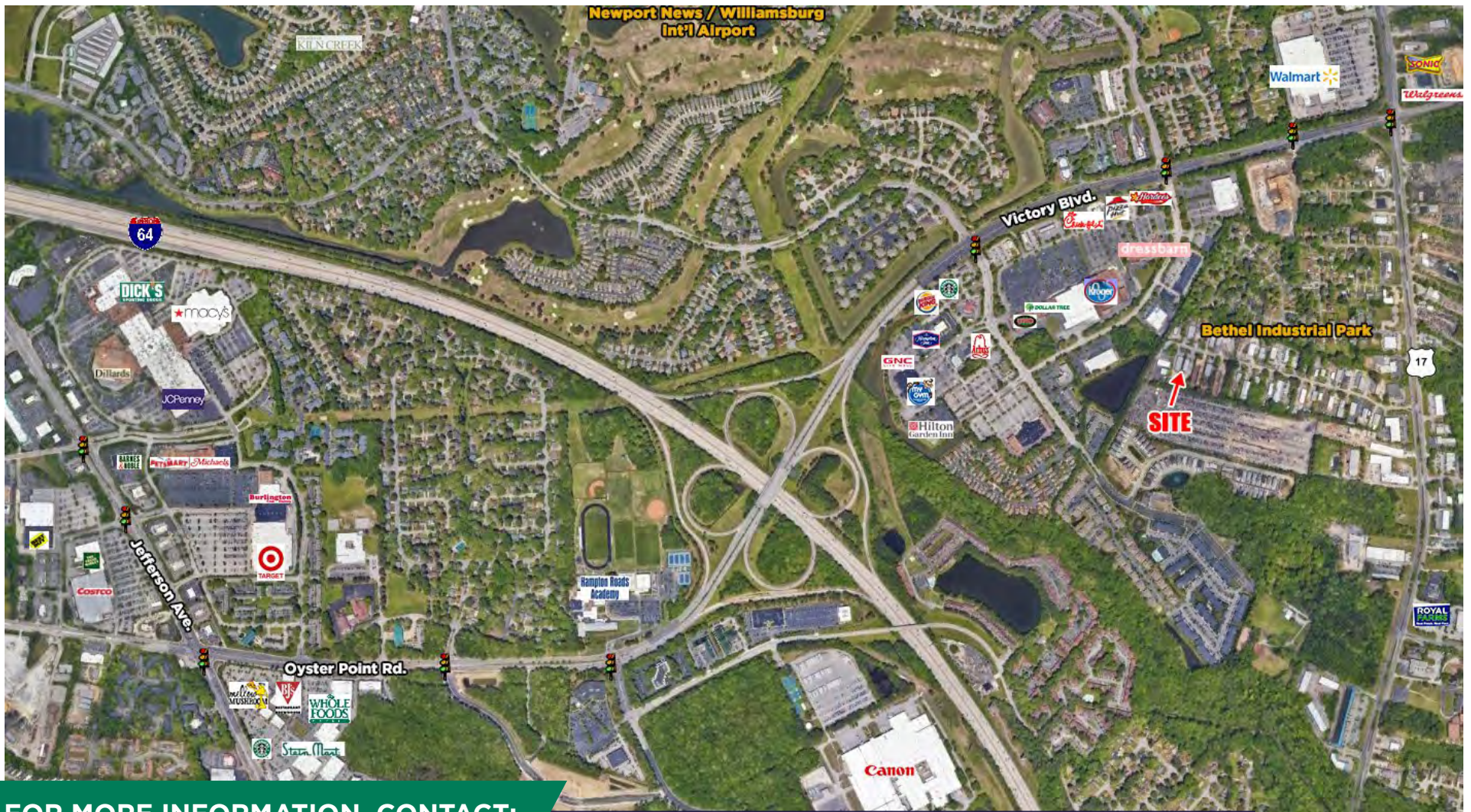
Floor Plan 2 of 2 Expansion 2,000 SF



207 PRODUCTION DRIVE

Yorktown, Virginia





FOR MORE INFORMATION, CONTACT:

BOBBY PHILLIPS, SIOR

First Vice President

757 285 1649

bobby.phillips@thalhimer.com

One BayPort Way

Suite 100

Newport News, VA 23606

thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

THALHIMER