

# 12685 MCMANUS BOULEVARD NEWPORT NEWS, VIRGINIA 23602

INDUSTRIAL FOR LEASE

19,000 S.F.

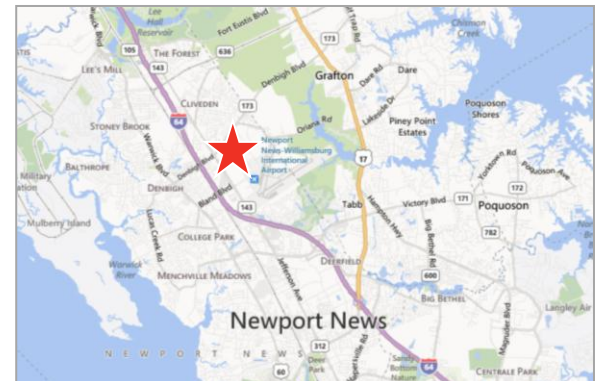


**THALHIMER**  
INDEPENDENTLY OWNED AND OPERATED



## PROPERTY FEATURES

- **SITE:** 1.88 acres, zoned M-1 (Light Industrial), 45 employee parking spaces, well-lit parking lot and access off of 2 streets – McManus Boulevard and Declaration Way
- **BUILDING:** +/- 19,000 total S.F., block & metal construction, office/showroom is +/- 7,000 S.F., 4 large private offices, 2 large bull-pen areas (1,500 S.F. each, one with a unique built-in ceiling track system that allows the placement of multiple light fixtures), mens and womens office restrooms, prewired for CAT-5 connectivity, kitchen area, former SCIF room (+/- 150 S.F.), large showroom/display (concrete floor, climate controlled and separate warehouse, 2,250 S.F.) built-in shelving, forms closet, small conference room. Warehouse - +/- 12,000 S.F., 600 amp, 120/240 volt, 3-phase service, sky lights, quasi bus system for easy relocation of warehouse lighting, one (1) large grade-level door (16'w x 14'h), one (1) dock-level door (8' x 8') and wall fans
- **MISCELLANEOUS:** COX cable, upgraded card-swipe reader access, security system, HUB Zone and Enterprise Zone location
- **LEASE:** \$6.50 p.s.f., NNN, estimated operating expenses, including real estate taxes, storm water management fee, City of Newport News annual fire inspection and building insurance estimated at \$.80 p.s.f.



For more information, please contact:

**CLAY CULBRETH, CCIM, SIOR**

First Vice President

(757) 499-0386

clay.culbreth@thalhimer.com

**CUSHMAN & WAKEFIELD | THALHIMER**

The Town Center of Virginia Beach

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LARGE GRADE-LEVEL DOOR



DOCK-LEVEL DOOR



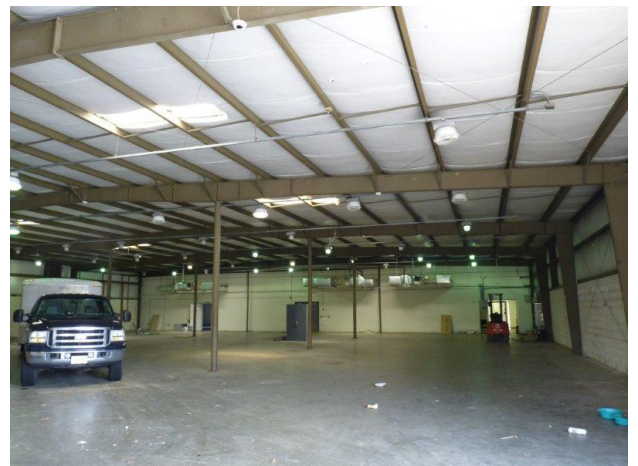
DECLARATION WAY ENTRANCE



SKYLIGHTS, GAS FIRED HEAT PUMPS FOR OFFICE AREA



AMPLE OUTSIDE LAYDOWN AREA



INSULATED WAREHOUSE – 16' CLEAR

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TONS OF NATURAL LIGHT



2,250 S.F. SHOWROOM



LARGE BULL PEN

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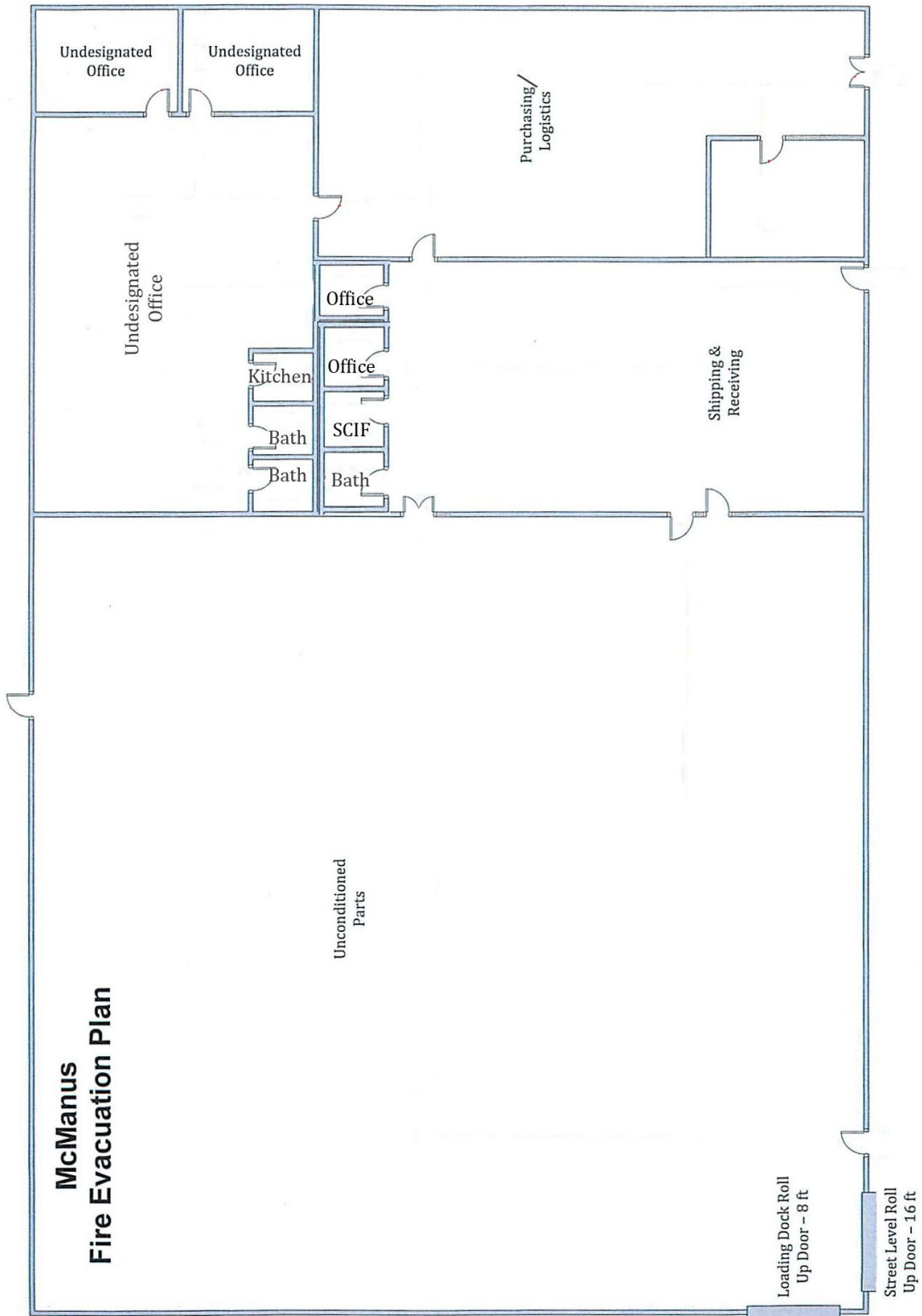
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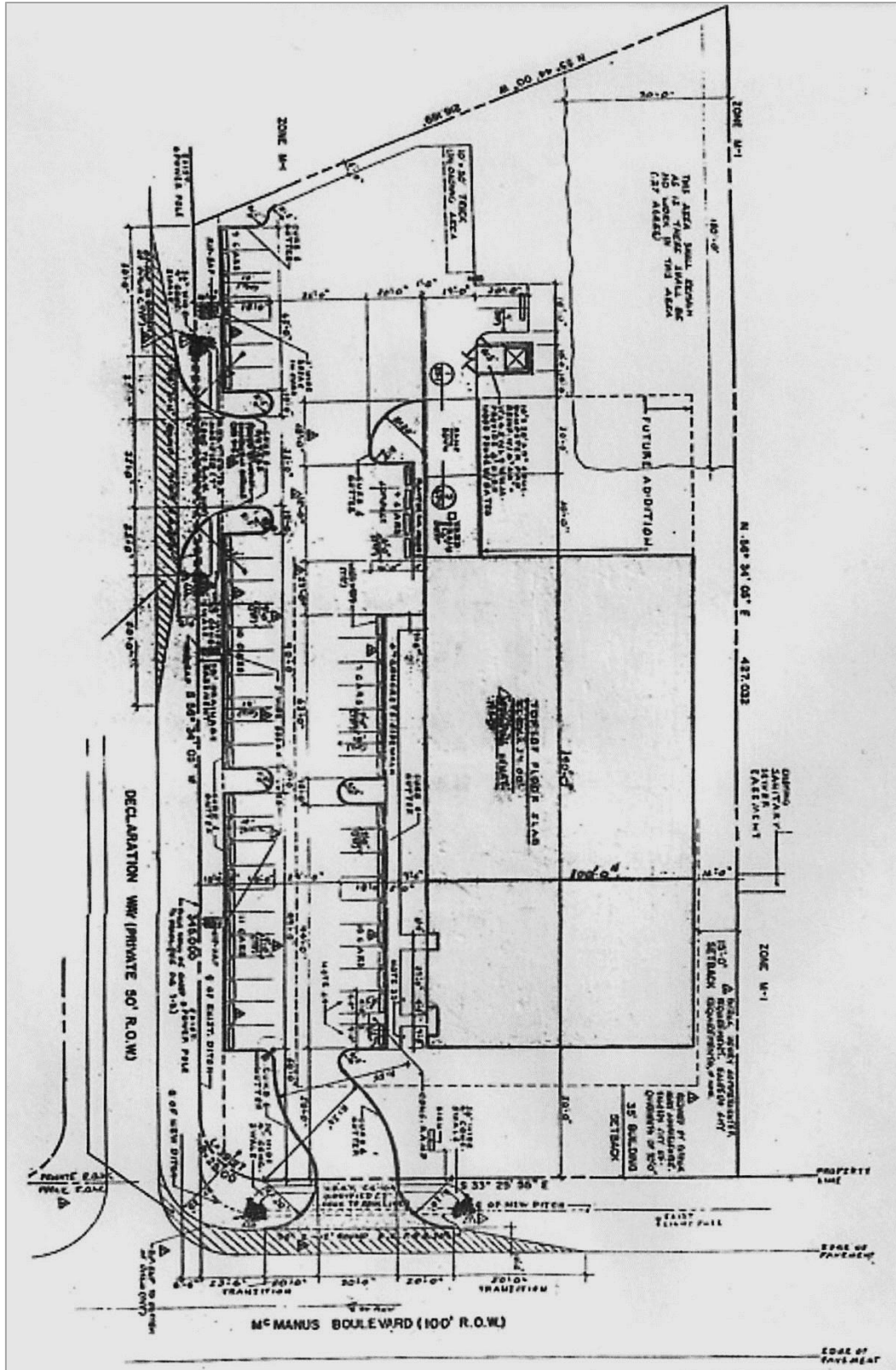
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