

FOR LEASE
±33,064 SF



889 SEAHAWK CIRCLE

VIRGINIA BEACH, VA 23452

FULLY CONDITIONED WAREHOUSE | LYNNHAVEN



CUSHMAN &
WAKEFIELD

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PROPERTY HIGHLIGHTS

Strategically situated in Virginia Beach, this highly adaptable light industrial facility features both dock and grade-level loading, generous parking accommodations, and customizable space ideal for production, warehousing, or specialized industrial use.

Total Building Size: ±33,064 SF

Warehouse: ±30,029 SF

Office Area: ±3,035 SF

Year Built: 1986

Zoning: I-1, Light Industrial; APZ 1, and Navy Air Easement

Clear Height: 20' to drop ceiling; 23' to roof deck
12' to drop ceiling in production area

Loading: Three (3) 8'w x 10'h dock-level loading doors
One (1) 8'w x 10'h grade-level loading doors

Column Spacing: 24'6" x 49'6"

Electrical Systems: 3-Phase, 120/208v, 1,000 amps

Sprinkler: Wet System

Parking: Designated employee spaces and/or trailer parking or outdoor storage use

Lease Rate: \$12.50 PSF, NNN

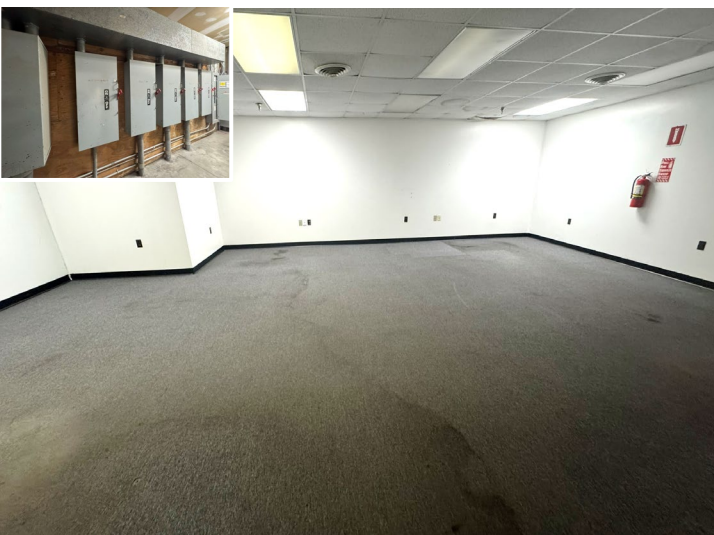
OPEX: \$1.25 PSF



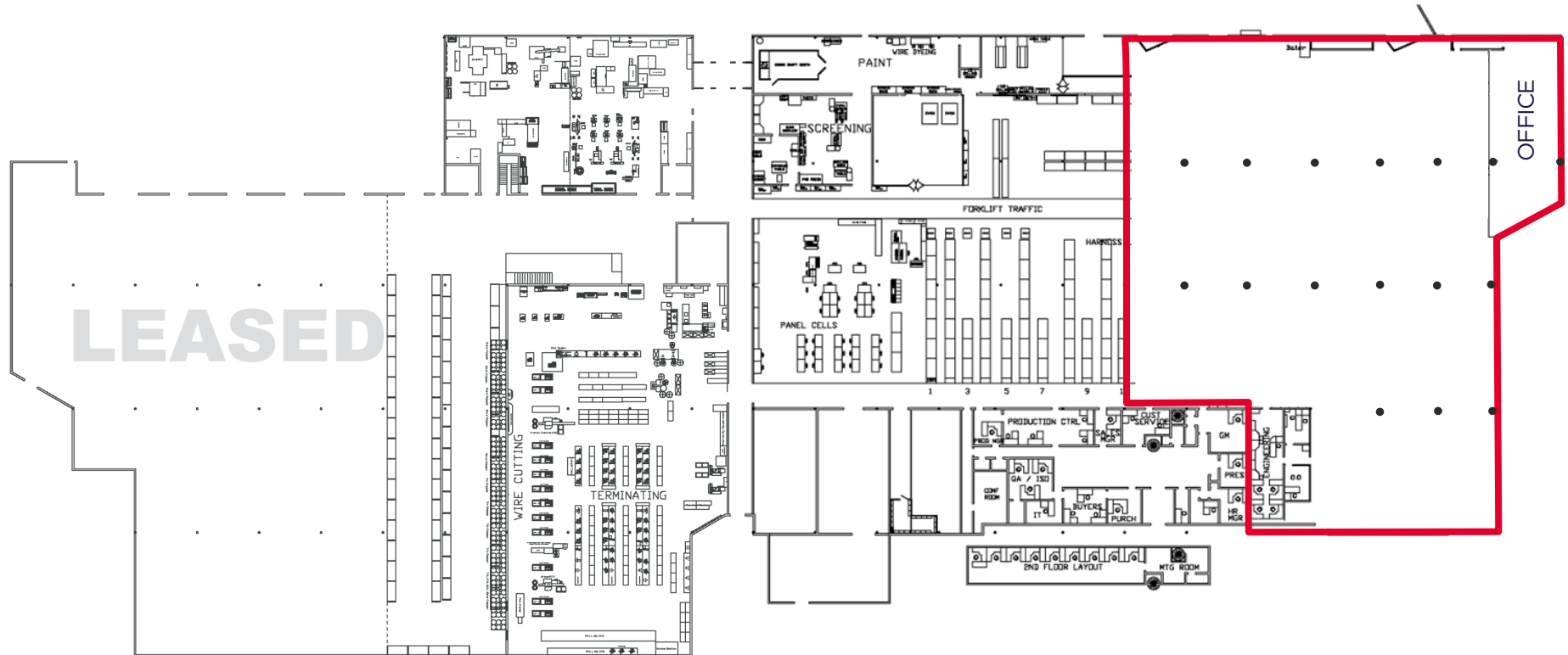
**FULLY CONDITIONED
WAREHOUSE**



DOCK & GRADE



±33,064 SF
AVAILABLE



SITE PLAN
±33,064 SF

889 SEAHAWK CIRCLE

HAMPTON ROADS LOCATION

Southside



82,295
POPULATION
3-Miles



\$79,405
MEDIAN HHI
3-Miles



3.9%
**UNEMPLOYMENT
RATE**
3-Miles



22.3% | 23.1%
EDUCATION
HIGH SCHOOL GRADUATE/
COLLEGE GRADUATE
3-Miles



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