

# FOR LEASE

Hankins Industrial Park

265 Industrial Boulevard, Unit A, Toano, VA



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# Property Summary

Office / Warehouse Space Available



### Suite Size

5,700 SF Office / Warehouse

### Lease Rate

\$10.00 / SF - Modified Gross (Rental rate is inclusive of base year condominium fees and real estate taxes)

### Zoning

M2 General Industrial

### General Information

Free standing building with the following amenities:

- Two (2) private offices
- Breakroom
- Waiting room
- Restroom with a shower
- 20-foot ceiling height in the warehouse
- Warehouse includes two (2) oversized grade doors and two (2) personal doors
- Ample parking
- Outside storage area is also available

### Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	3,481	13,025	28,349
Average HH Income	\$141,828	\$119,181	\$110,776
Daytime Population	2,629	11,372	24,881

## Property Overview:

Centrally located in Toano, Virginia.

Hankins Industrial Park combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses.

Rare opportunity in a well established area.

# Additional Photos

265 Industrial Boulevard, Unit A, Toano, VA



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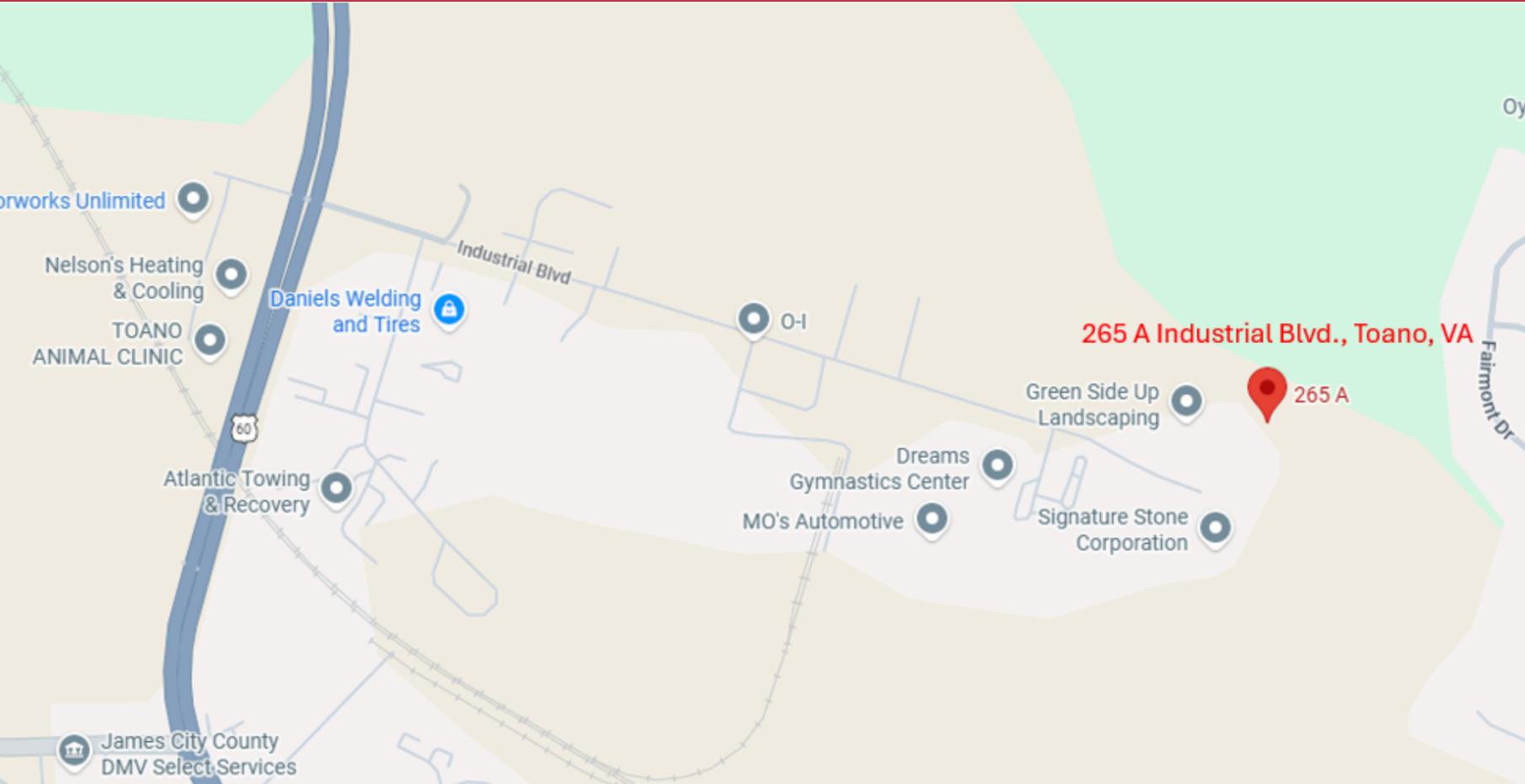
# Additional Photos

265 Industrial Boulevard, Unit A, Toano, VA



# Location

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For More Information Contact:

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