




137 INDUSTRIAL BOULEVARD  
TOANO, VA 23168

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

 [www.harveylindsay.com](http://www.harveylindsay.com)  757.873.2020

 825 Diligence Drive | Suite 114 | Newport News, Virginia 23606

# AVAILABLE

137 Industrial Boulevard  
Toano, VA 23168

## WAREHOUSE AND / OR INDUSTRIAL YARD UP TO 200,000 SQUARE FEET



Play



### ABOUT PROPERTY

- Building one is under construction
- From 10,000 SF to 200,000 SF available
- Zoned M2 | General Industrial
- Tier 5 Certified Site. In accordance with Virginia Business Ready Site Program Standards. Certifies that the site is infrastructure ready with permits in place.
- Space delivered inside six (6) months
- CONTACT AGENT FOR PRICING



For more information:

**MATT LEFFLER, CCIM**

757.640.9284

[MattLeffler@HarveyLindsay.com](mailto:MattLeffler@HarveyLindsay.com)

**MICHAEL ALLEN, CCIM**

Call or Text 757.952.6660

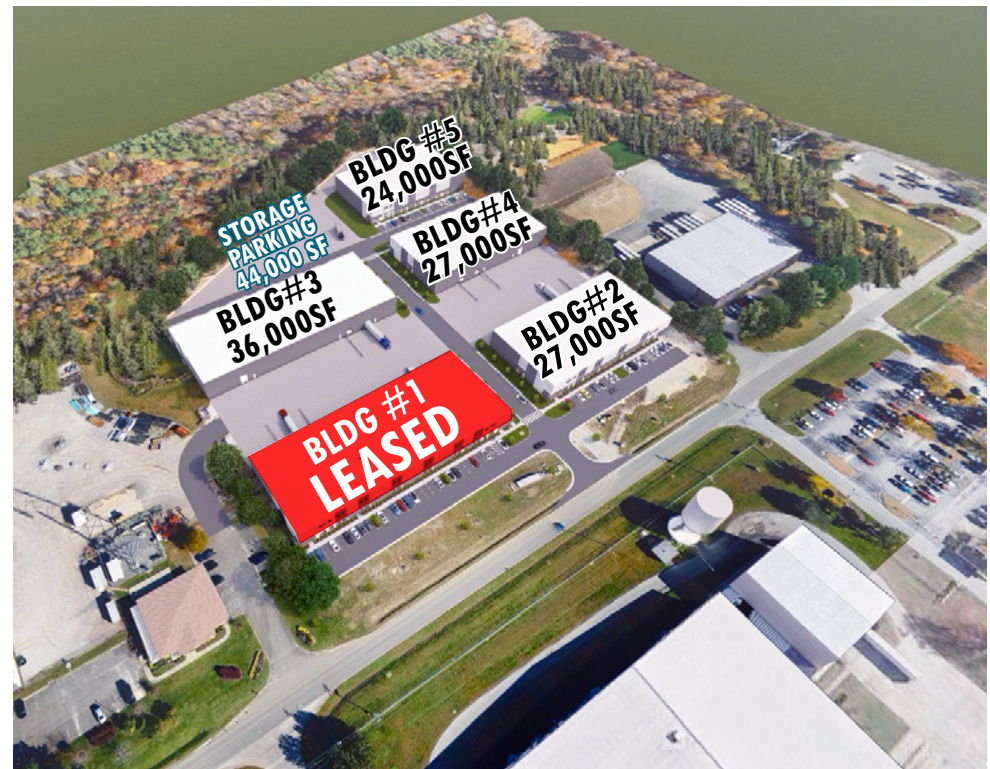
[MichaelAllen@HarveyLindsay.com](mailto:MichaelAllen@HarveyLindsay.com)

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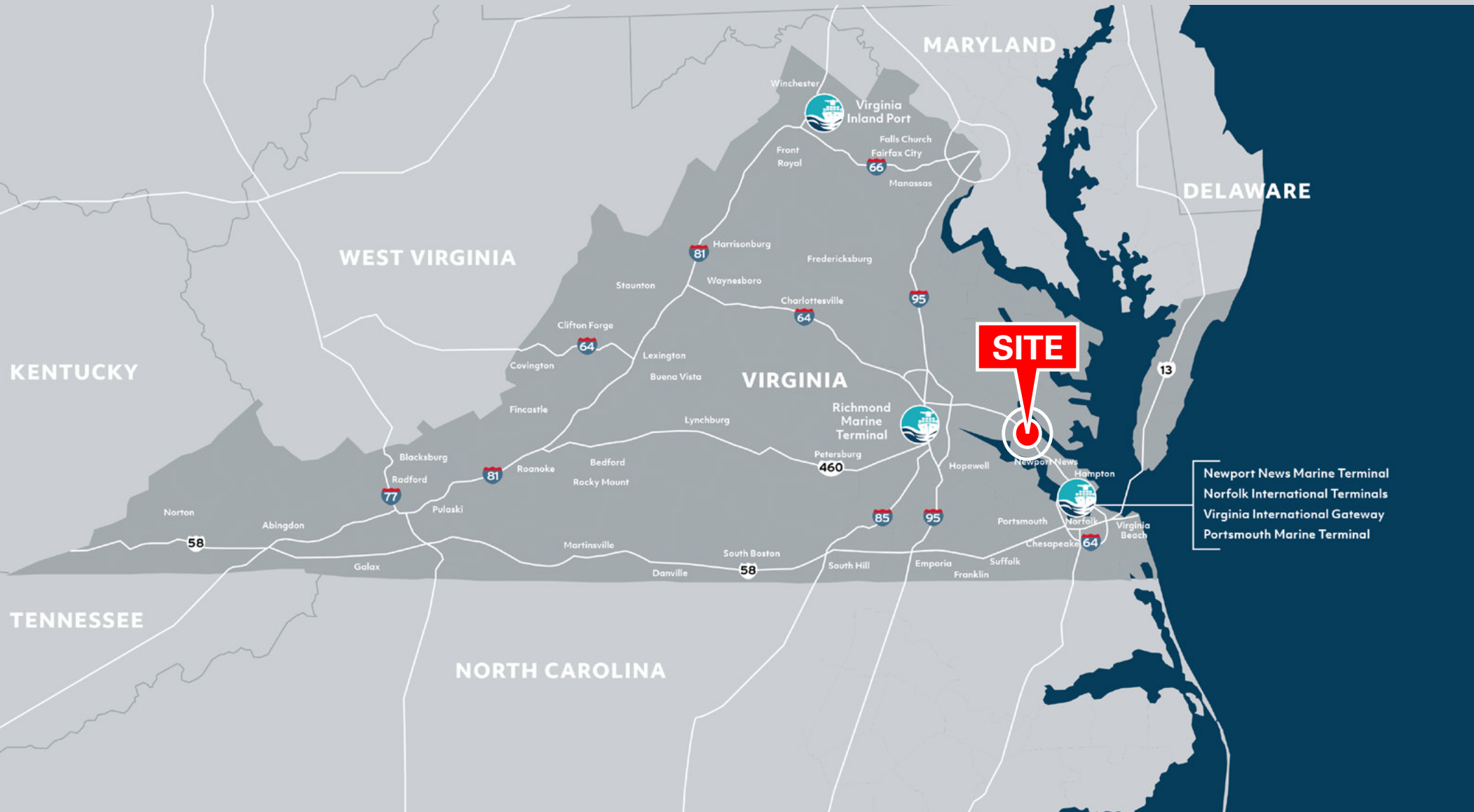
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- Up to 40 feet clear height
- Dock and grade doors
- Inside a designated Foreign Trade Zone
- Pad ready site
- Easy access to I-64



## DISTANCE TO:

RICHMOND AIRPORT	35.1 miles   37 minutes from subject
RICHMOND MARINE TERMINAL	44.3 miles   44 minutes from subject
NEWPORT NEWS / WILLIAMSBURG INTERNATIONAL AIRPORT	30.1 miles   32 minutes from subject
NEWPORT NEWS MARINE TERMINAL	42.8 miles   44 minutes from subject
VIRGINIA INTERNATIONAL GATEWAY	55.4 miles   53 minutes from subject
PORTSMOUTH MARINE TERMINAL	58.6 miles   60 minutes from subject

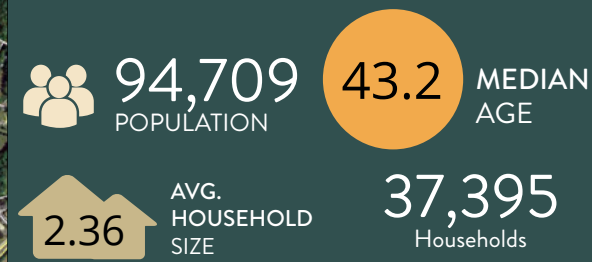


# AREA OVERVIEW & DEMOGRAPHICS



## DEMOGRAPHICS WITHIN 20 MINUTES DRIVE

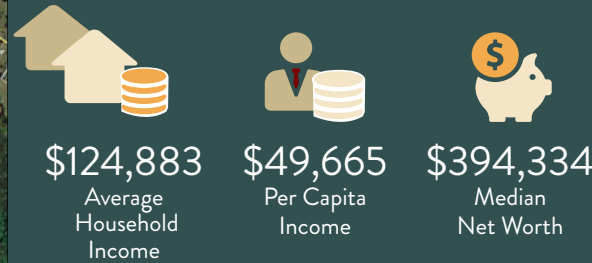
### KEY FACTS



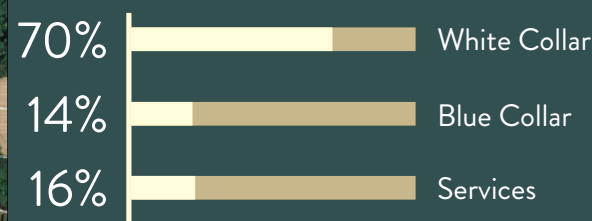
### INDUSTRIAL BUSINESSES



### INCOME



### EMPLOYMENT



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