

INDUSTRIAL PROPERTY FOR SALE

AIRLINE BUSINESS PARK BUILDING 2

3303 AIRLINE BOULEVARD, BUILDING 2, PORTSMOUTH, VA 23701



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Brian C. Baker
Commercial Sales & Leasing
757.448.8120
brian@katsias.com

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EXECUTIVE SUMMARY

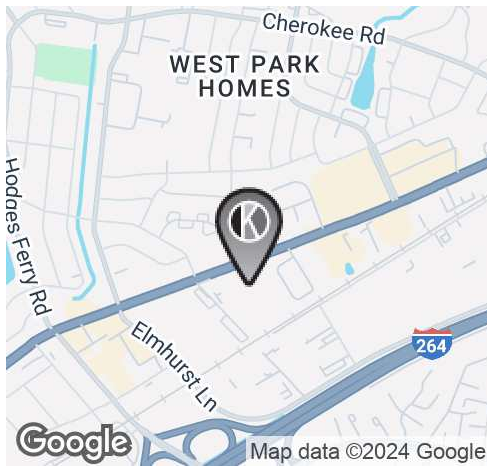


OFFERING SUMMARY

Sale Price: \$4,129,000.00
Year Built: 1999
Year Remodeled: 2019
Year Addition: 2022

PROPERTY HIGHLIGHTS

- 33,025 square feet total building
- 30,375 sf warehouse space with 2,650 sf of remodeled office space
- 2 ea recessed dock height doors: 12'h x 10'w
- 2 ea grade level drive-in doors: 14'h x 12'w
- 2 ea grade level delivery doors: 12'h x 8'w
- Enterprise Zone incentives available from City and State
- Centrally located with easy access to 1-264, 1-64 and 1-664, US Routes 13, 58 and 460 Mergers and on the HRT Bus Line front of the Park



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	385	1,057	4,445
Total Population:	913	2,828	11,277
Average HH Income:	\$61,466	\$66,043	\$71,278



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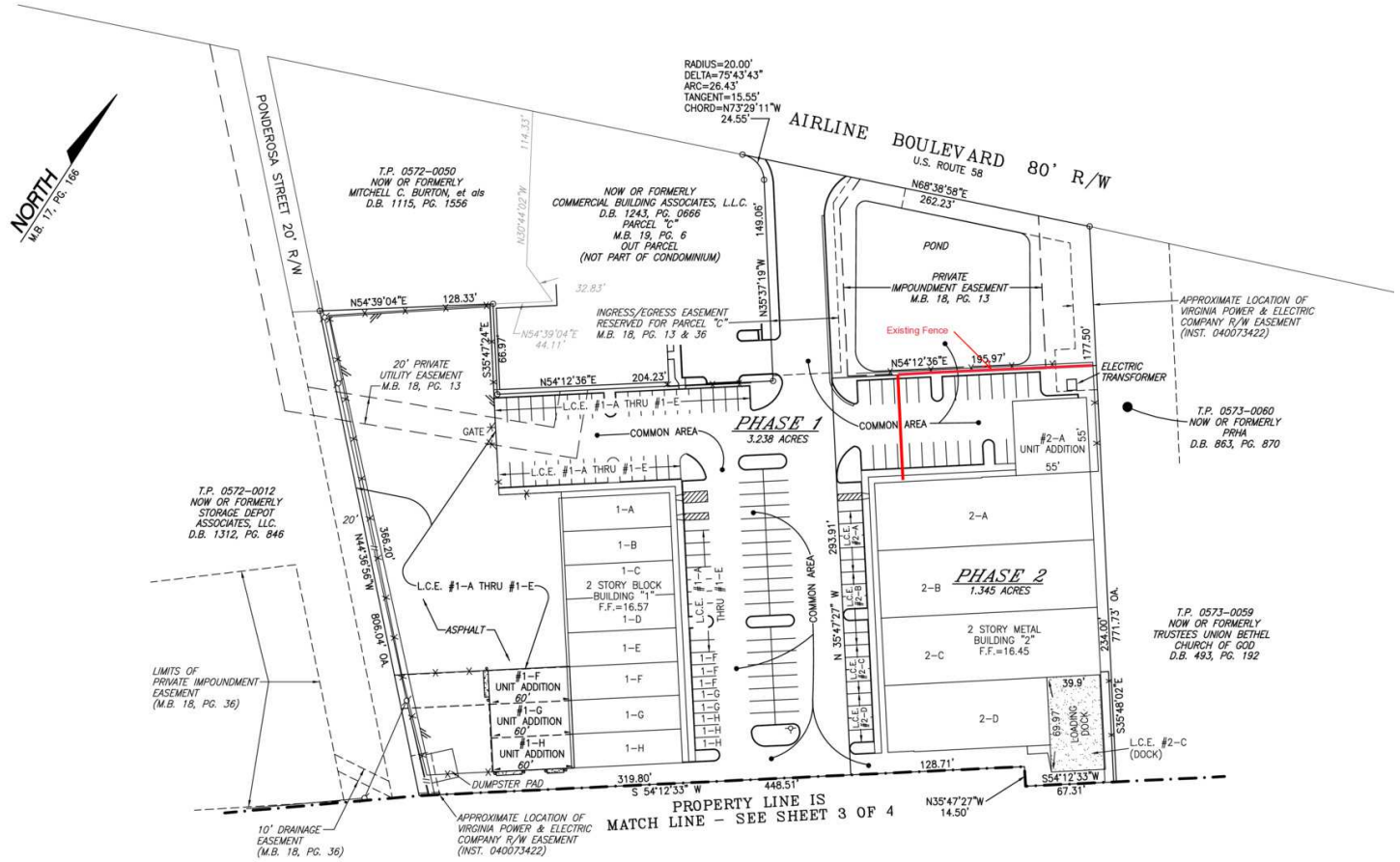
3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.448.8120 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

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FLOOR PLANS



LEGEND

	FIRE HYDRANT
	L.C.E. LIMITED COMMON ELEMENT
	OA. OVER ALL
	OVERHEAD WIRES
	POWER POLE

COMMONWEALTH OF VIRGINIA
 STEPHEN RHODES
 Lic. No. 002851
 LAND SURVEYOR

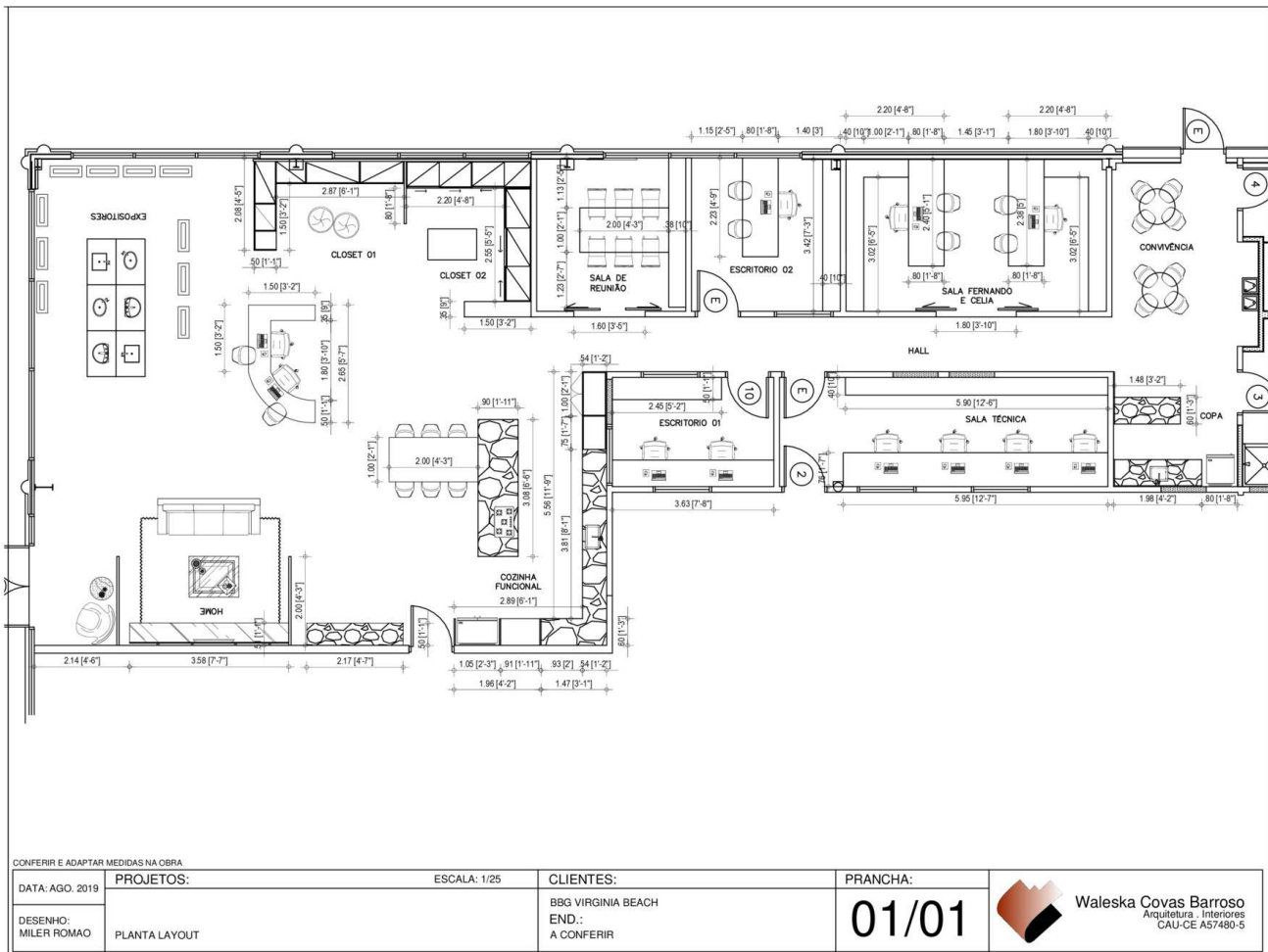
50 0 50 100
 scale feet

AMENDED AIRLINE BUSINESS PARK CONDOMINIUM PHASES 1 AND 2 PORTSMOUTH, VIRGINIA		DRAWN BY: COMP. BY: CHECKED BY: SCALE: DATE: REV.: SHEET NO.
Hoggard-Eure Associates, P.C. ENGINEERS-SURVEYORS-PLANNERS 901 PortCentre Parkway, Suite 5 Portsmouth, Virginia 23704 757-484-9670		2


AIRLINE BUSINESS PARK BUILDING 2

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OFFICE FLOOR PLANS 2,650 SF



CONFERRIR E ADAPTAR MEDIDAS NA OBRA

DATA: AGO. 2019	PROJETOS:	ESCALA: 1/25	CLIENTES:	PRANCHA:	 Waleska Covas Barroso Arquiteta - Interiores CAU-CE A57480-5
DESENHO: MILER ROMAO	PLANTA LAYOUT		BBG VIRGINIA BEACH END.: A CONFERRIR	01/01	



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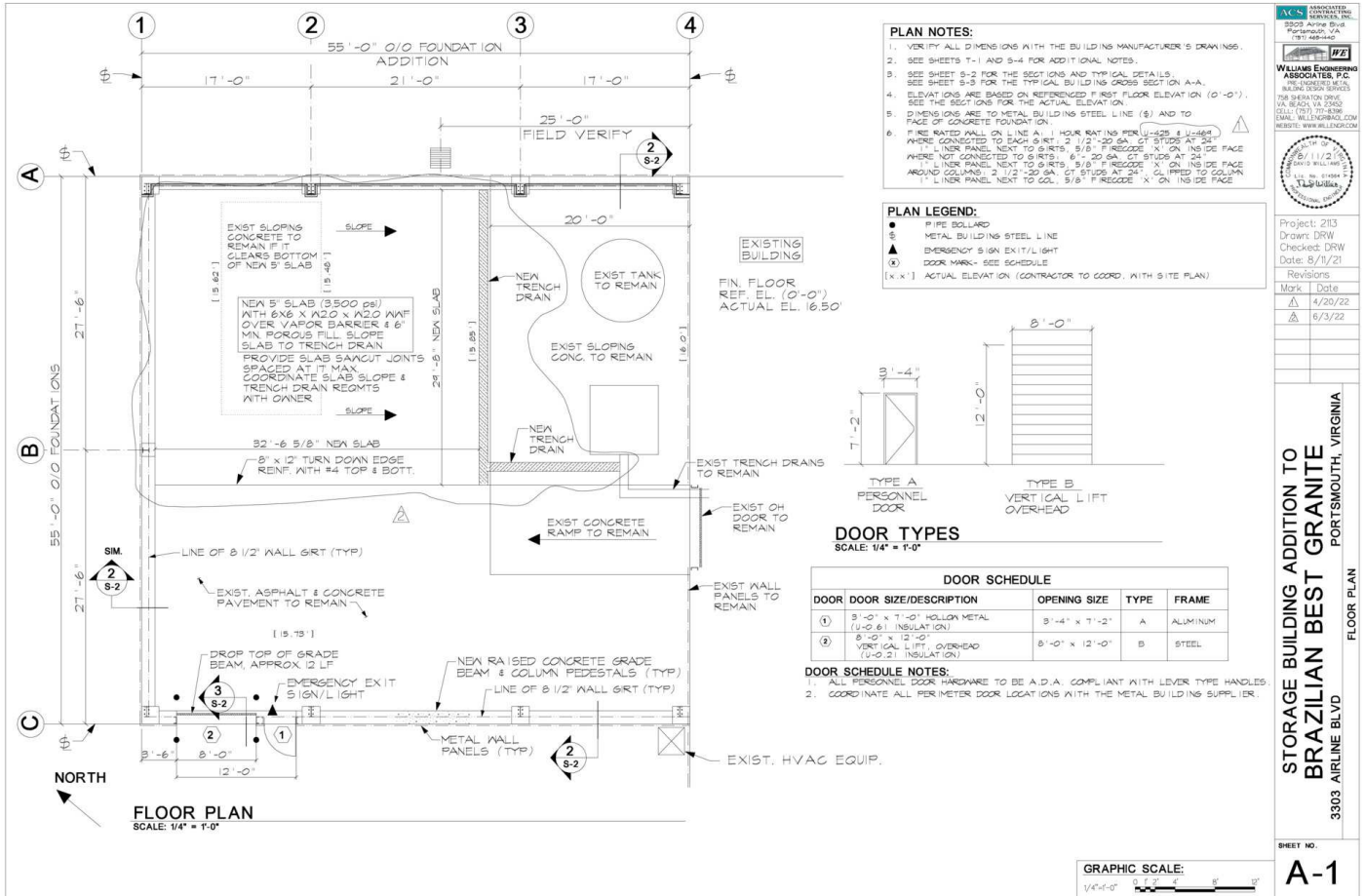
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WHSE EXPANSION FLOOR PLANS 3,025 SF



ACCS ASSOCIATED ARCHITECTS
2825 Airline Blvd
Portsmouth, VA
23701

WILLIAMS ENGINEERING ASSOCIATES, P.C.
10000 METCAL
BUREAU DESIGN SERVICES
730 SHAWAN DRIVE
VA BEACH, VA 23462
CALL WILLIAMS@WILLIAMS.COM
EMAIL: WILLIAMS@WILLIAMS.COM
WEBSITE: WWW.WILLIAMS.COM

Project: 213
Drawn: DRW
Checked: DRW
Date: 8/11/21

Revisions:
Mark: Date
A 4/20/22
B 6/3/22

STORAGE BUILDING ADDITION TO
BRAZILIAN BEST GRANITE
PORTSMOUTH, VIRGINIA
3303 AIRLINE BLVD
FLOOR PLAN

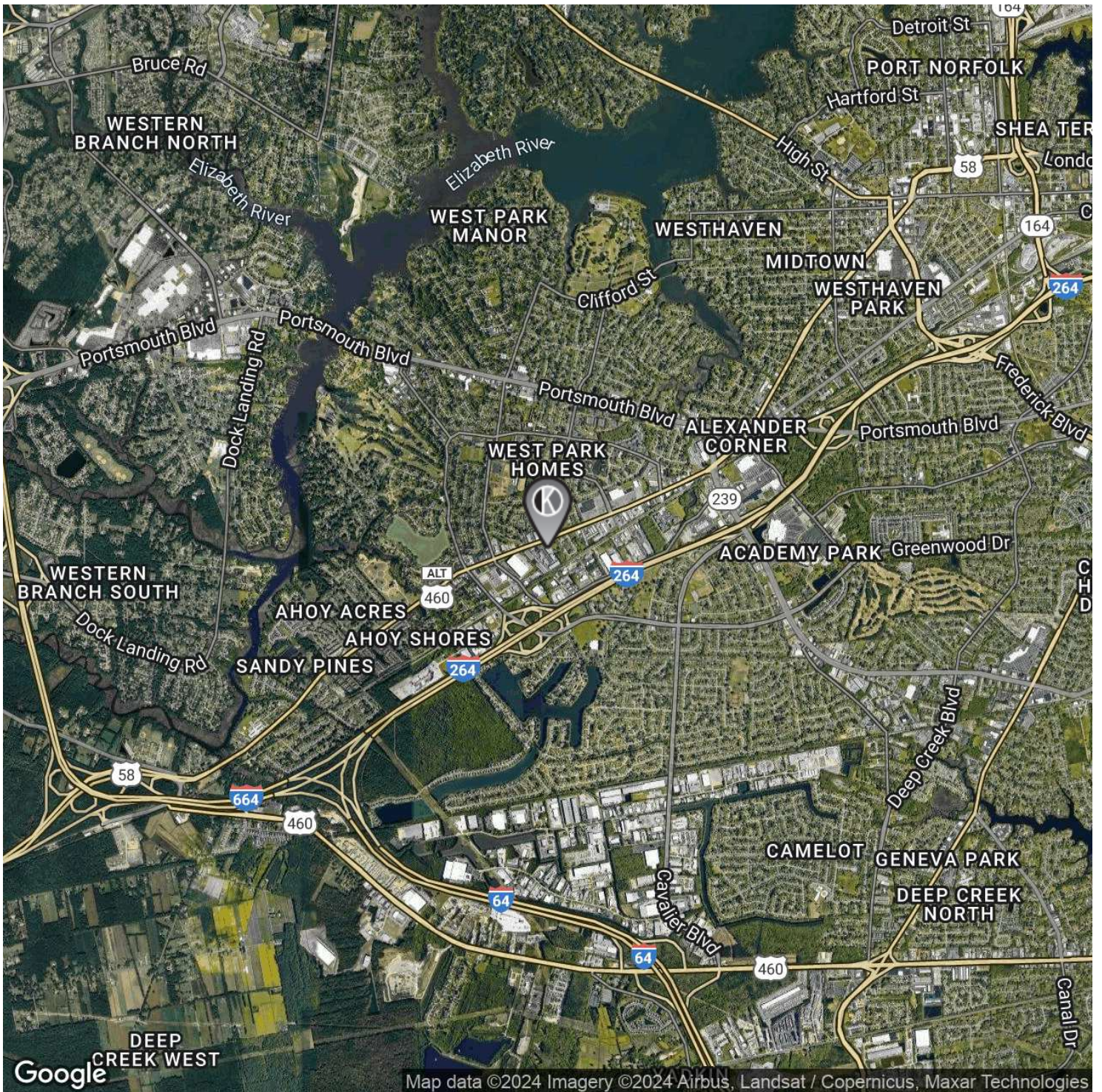
SHEET NO. **A-1**

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AERIAL MAP



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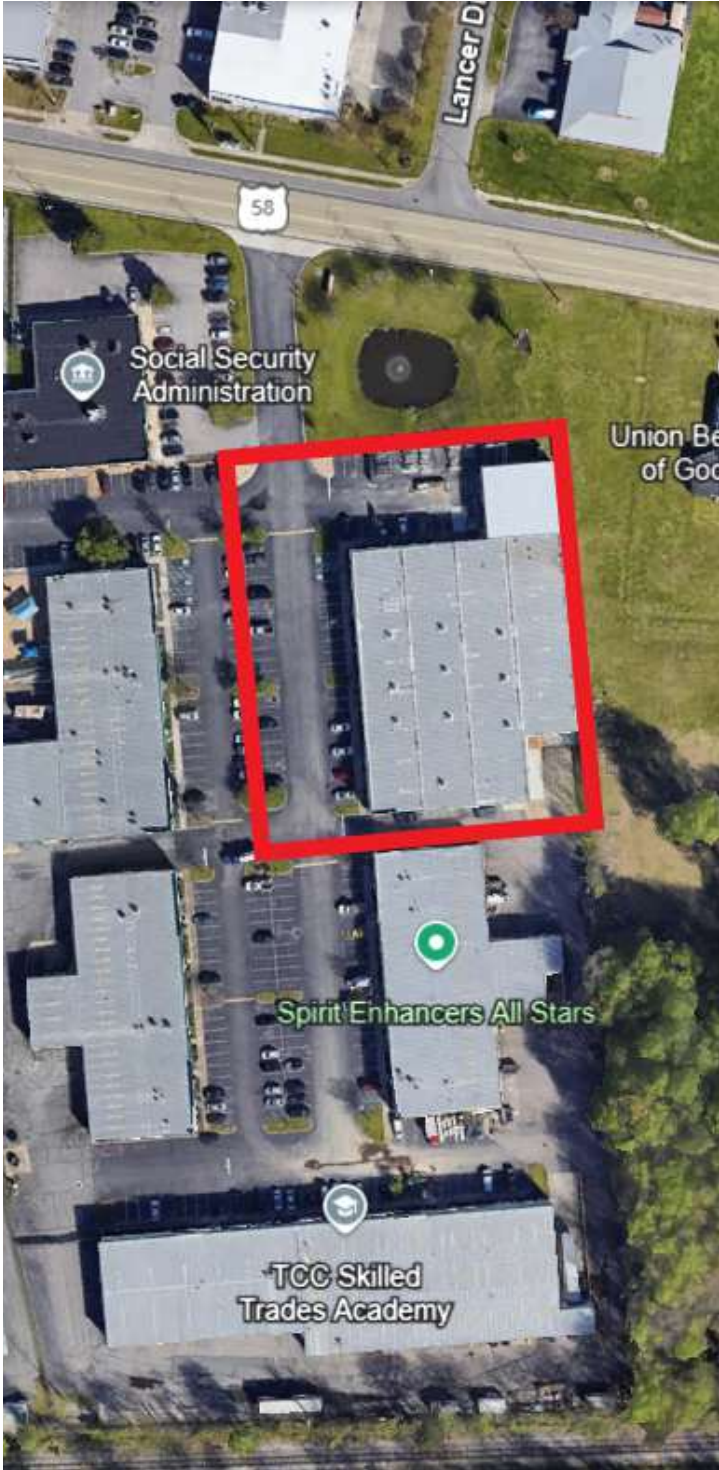
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PROPERTY DESCRIPTION



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Located in the thriving Hampton Roads Port area, 3303 Airline Boulevard, Building 2, Portsmouth, VA 23701 offers a prime opportunity for industrial manufacturing and distribution users and investors. This impressive property features a spacious 33,025 SF building, the building was built in 1999 with the interior completely renovated from floor to ceiling in 2019 and a 3,205 sf warehouse addition completed in 2022. Zoned I-1 Light Industrial, it is ideally suited for manufacturing, light industrial, and distribution purposes. With its modern updates and strategic location, this property presents a compelling opportunity in the heart of a dynamic industrial hub. Multiple grade level drive-in doors and two recessed dock high doors.

LOCATION DESCRIPTION

Freestanding Industrial Flex Office/Warehouse/ Distribution Building For Sale
Floor drains installed for granite and marble cutting with a water recycling and recapture system
Centrally located in South Hampton Roads with excellent access to the Bowers Hill Interchange of I-264, I-64, I-664, US Routes 13, 58, 460 mergers.

POWER DESCRIPTION

1600amp / 3 phase heavy

GAS DESCRIPTION

Natural Gas Heating



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