

OWLS CREEK COMMERCE CENTER

1168 JENSEN DRIVE

Virginia Beach, VA 23451

5,060 SF WAREHOUSE SPACE AVAILABLE



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**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY DETAILS

Total SF: 5,060 SF Total Available *(potential to expand)*

4,800 SF Warehouse | 260 SF Office

Yard: ±0.20-Acre partially fenced concrete yard

Construction: Block masonry

Column Spacing: Clear span

Clear Height: 17'

Loading: Five (5) Grade-level doors:
One (1) 12'x14', Four (4) 12'x12'

Electrical System: Single-phase

Zoning: I-1, APZ – 1
HUB & Opportunity Zone Virginia Beach

Location: Centrally located in the Oceanfront/Resort Area
with convenient access to I-264

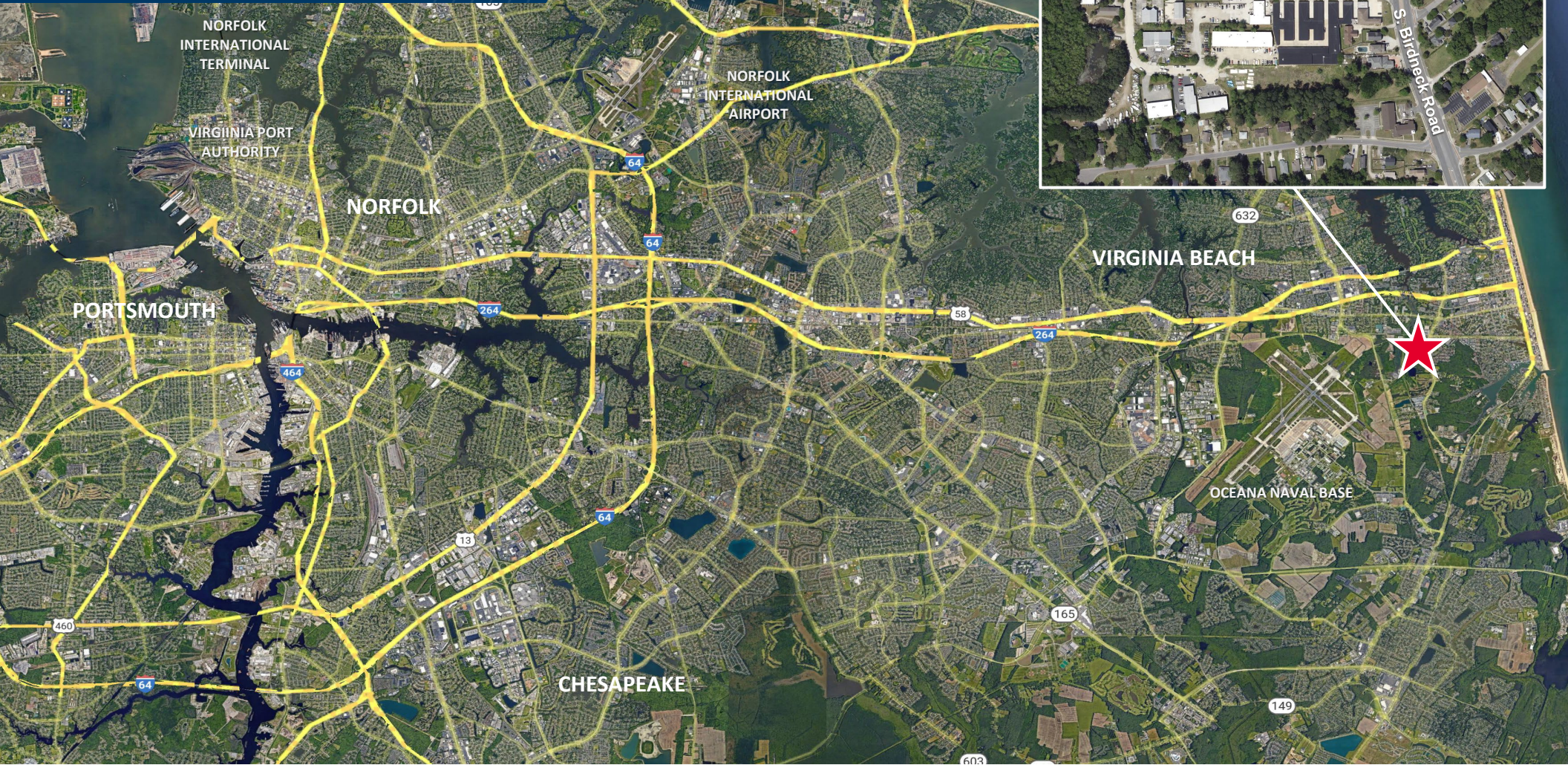
Available: October 1, 2024

Sublease Term Through July 2025 *(LL will consider longer term)*

Lease Rate: \$13.50 PSF, NNN (\$1.36 PSF CAM)



PROPERTY AERIAL MAP



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