

flex warehouse FOR SALE



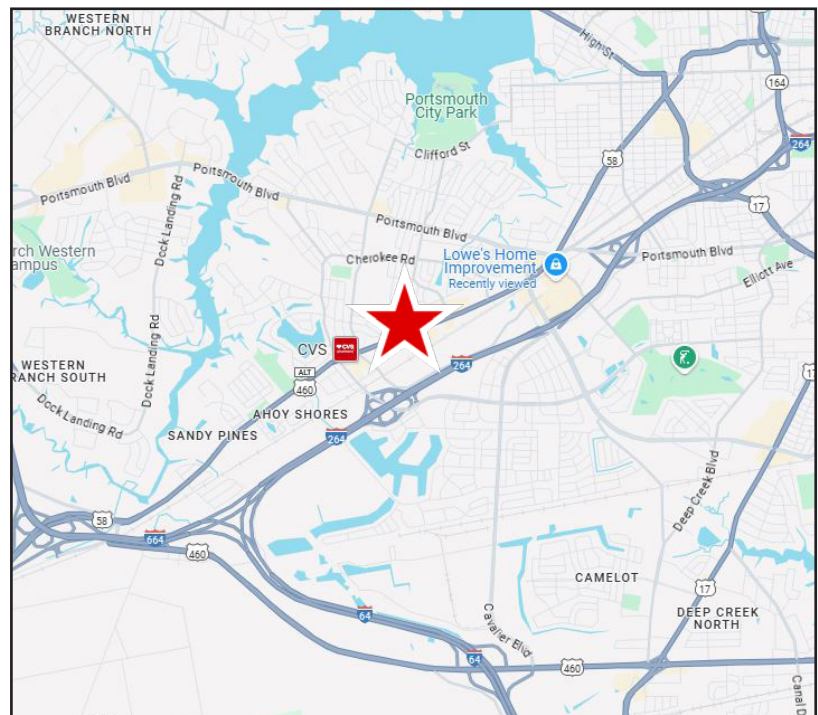
3303 Airline Boulevard, Suite 3-F, Portsmouth, Virginia

SALE PRICE: ~~\$349,000.00~~ \$319,000.00 (-\$30K)

PROPERTY FEATURES:

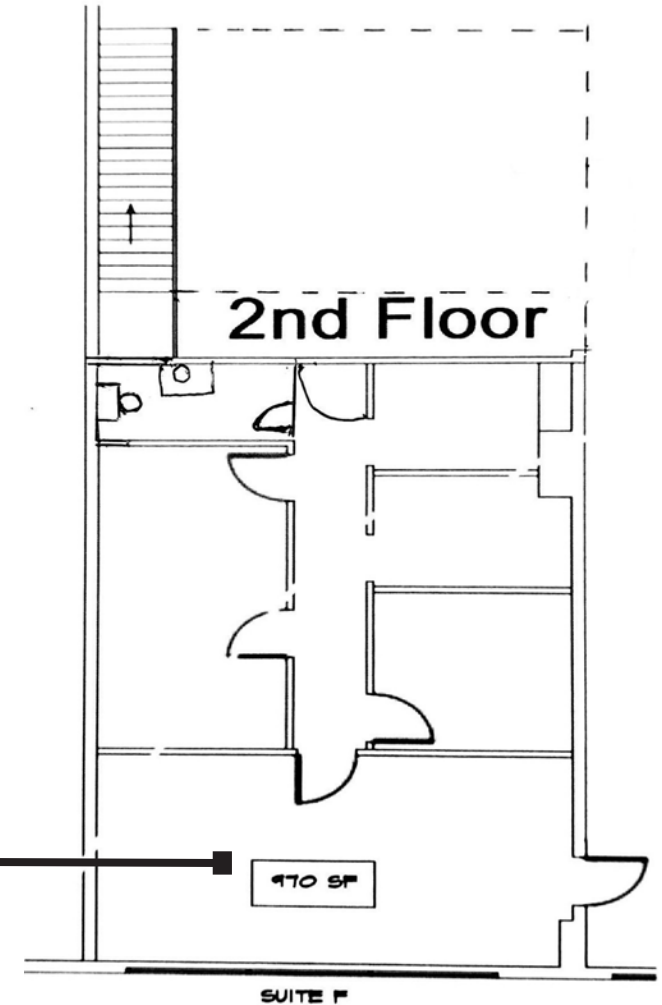
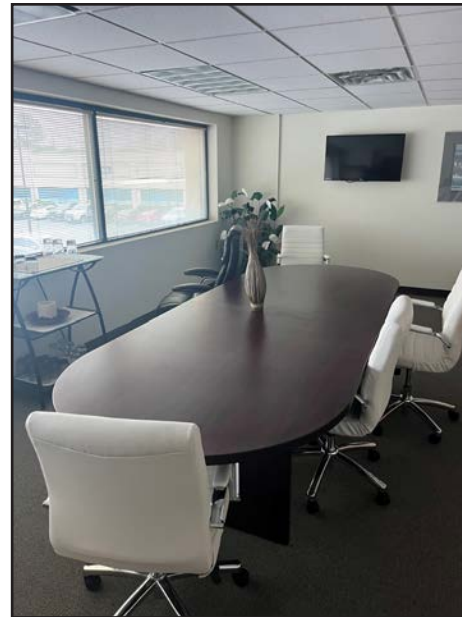
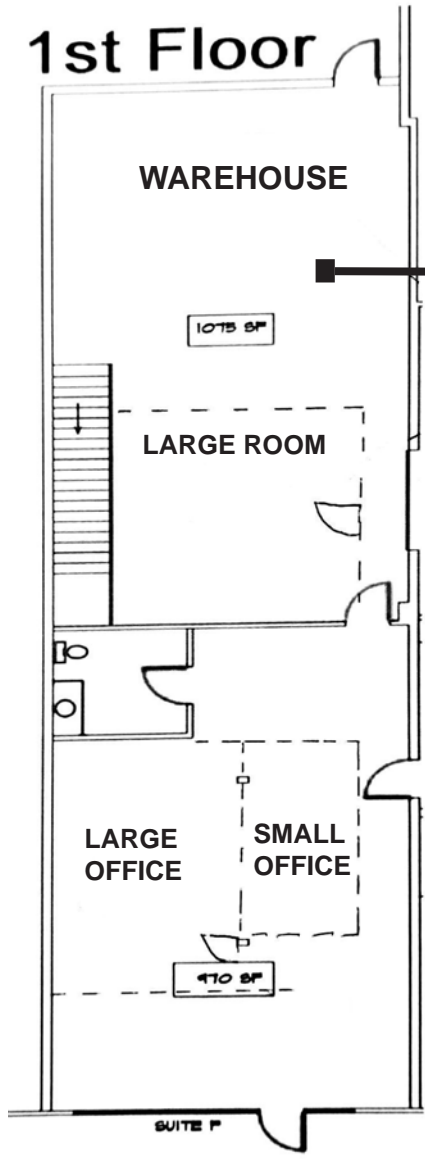
- **±3,015 SF flex warehouse space for sale at established ±20,500 SF Airline Business Park (built in 2002) in Portsmouth, Virginia!**
- **Centrally located in Southside Hampton Roads with excellent access to I-264, I-64, and I-664.**
- **Abundant parking**
- **Zoned M-1** (M-1 zoning district designates areas for light industrial uses, allowing for activities that are generally less intrusive and potentially less hazardous than those in heavier industrial zones)

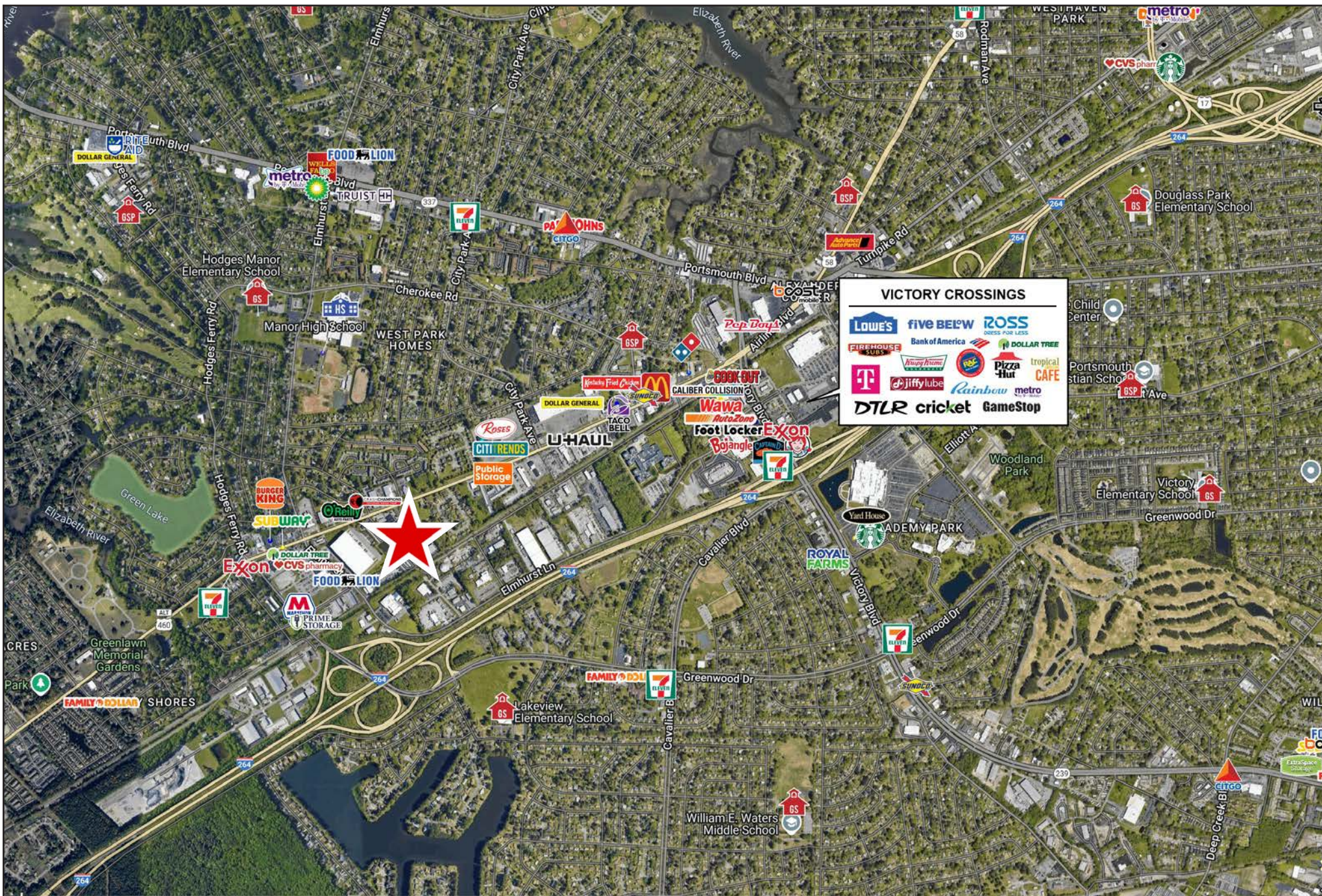
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	10,533	68,735	153,857
Avg HH Income	\$62,738	\$83,521	\$85,662
Households	4,085	26,775	59,566



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FLOOR PLAN





VICTORY CROSSINGS

- Lowe's
- five BELOW
- ROSS
- Bank of America
- DOLLAR TREE
- FIREHOUSE SUBS
- Wawa
- AutoZone
- Foot Locker
- GameStop
- Jiffy lube
- Rainbow CAFE
- DTLR cricket