

**OFFICE/WAREHOUSE  
AVAILABLE FOR LEASE**



**THALHIMER**

**INDEPENDENCE BUSINESS CENTER  
404 - 424 INVESTORS PLACE**  
Virginia Beach, Virginia 23452



**Centrally Located with Direct Access to I-264 and Town Center of Virginia Beach**

**BRETT SAIN, SIOR**

First Vice President  
757 213 4153  
[brett.sain@thalhimer.com](mailto:brett.sain@thalhimer.com)

**JOSH FULTON**

Senior Associate  
757 213-4162  
[josh.fulton@thalhimer.com](mailto:josh.fulton@thalhimer.com)

**Town Center of Virginia Beach Office**

222 Central Park Avenue, Suite 1500  
Virginia Beach, Virginia 23462  
757 499 2900 | [www.thalhimer.com](http://www.thalhimer.com)



# DETAILS | AVAILABILITIES

- Construction: Wood Frame Brick Exterior
- Year Built: 1986
- Electrical: Single-Phase
- Clear Height: 12' clear in warehouse
- Loading: Grade-level doors
- Zoning: I-1, Light industrial
- Trash: Shared dumpsters
- Parking: Ample parking
- Availability: March 1, 2026
- Lease Rate: \$15.00 PSF | Warehouse  
\$16.00 PSF | Office



BUILDING/ SUITE	TOTAL SF	% OF OFFICE	% OF WAREHOUSE
BUILDING 404			
SUITE #105	661 SF	100%	0





**BRETT SAIN, SIOR**

First Vice President  
757 213 4153  
brett.sain@thalhimer.com

**JOSH FULTON**

Senior Associate  
757 213-4162  
josh.fulton@thalhimer.com

**Town Center of Virginia Beach Office**

222 Central Park Avenue, Suite 1500  
Virginia Beach, Virginia 23462  
757 499 2900 | [www.thalhimer.com](http://www.thalhimer.com)



**THALHIMER**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.