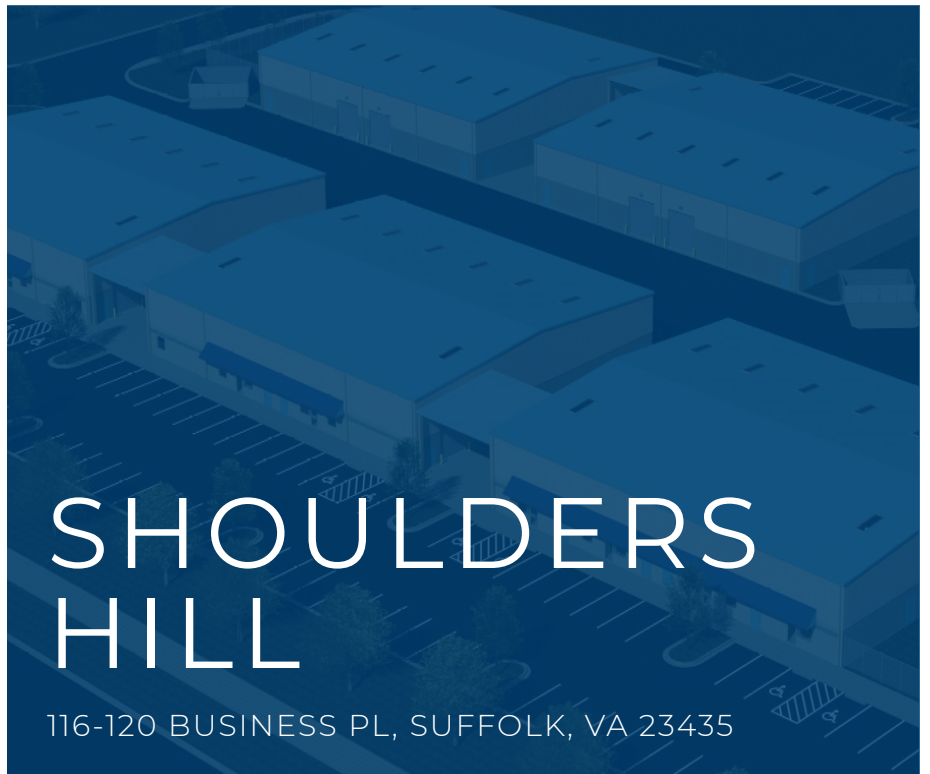




INDUSTRIAL BUILDING FOR LEASE

12,000 SF
BUILDING AND
YARD AVAILABLE
FOR IMMEDIATE
OCCUPANCY



SHOULDERS HILL

116-120 BUSINESS PL, SUFFOLK, VA 23435



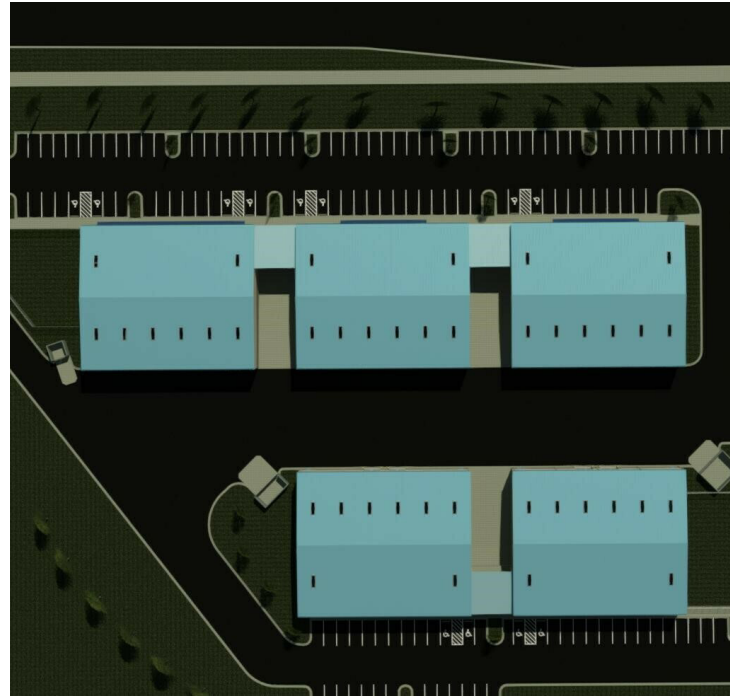
Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM SUSAN SPRINGER

757.513.2500
chrisg@kotarides.com

757.560.3931
susans@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
New Building Size:	Three initial 12,000 SF stand alone buildings are being built with two additional 12,000 SF buildings coming soon

PROPERTY OVERVIEW

New 12,000 SF steel frame buildings available for immediate occupancy. Located in the Suffolk industrial area near Northgate Commerce Parkway, these 12,000 SF buildings (subdividable to 3,000 SF) are equipped with roll up door, grade level loading dock, and a 4,000 SF yard area as well as office space and restroom. Convenient customer parking is available at the front door of each building. Perfect for small and medium-sized service contractors.

PROPERTY HIGHLIGHTS

- One 12,000 SF space remaining with 4,000 SF yard area
- Join D-Bat youth baseball/ softball training clinic
- Three initial 12,000 SF stand alone buildings are being built with two additional 12,000 SF buildings coming soon
- Grade loading with lift
- Fenced outside storage area
- M-1, light industrial
- 3 Phase, 400 amp electrical service
- ESFR fire suppression system
- 26' Peak – 23' eave ceiling height clear span (no column poles)
- Build to suit with 750 SF office and one restroom
- 10' x 14' grade level doors



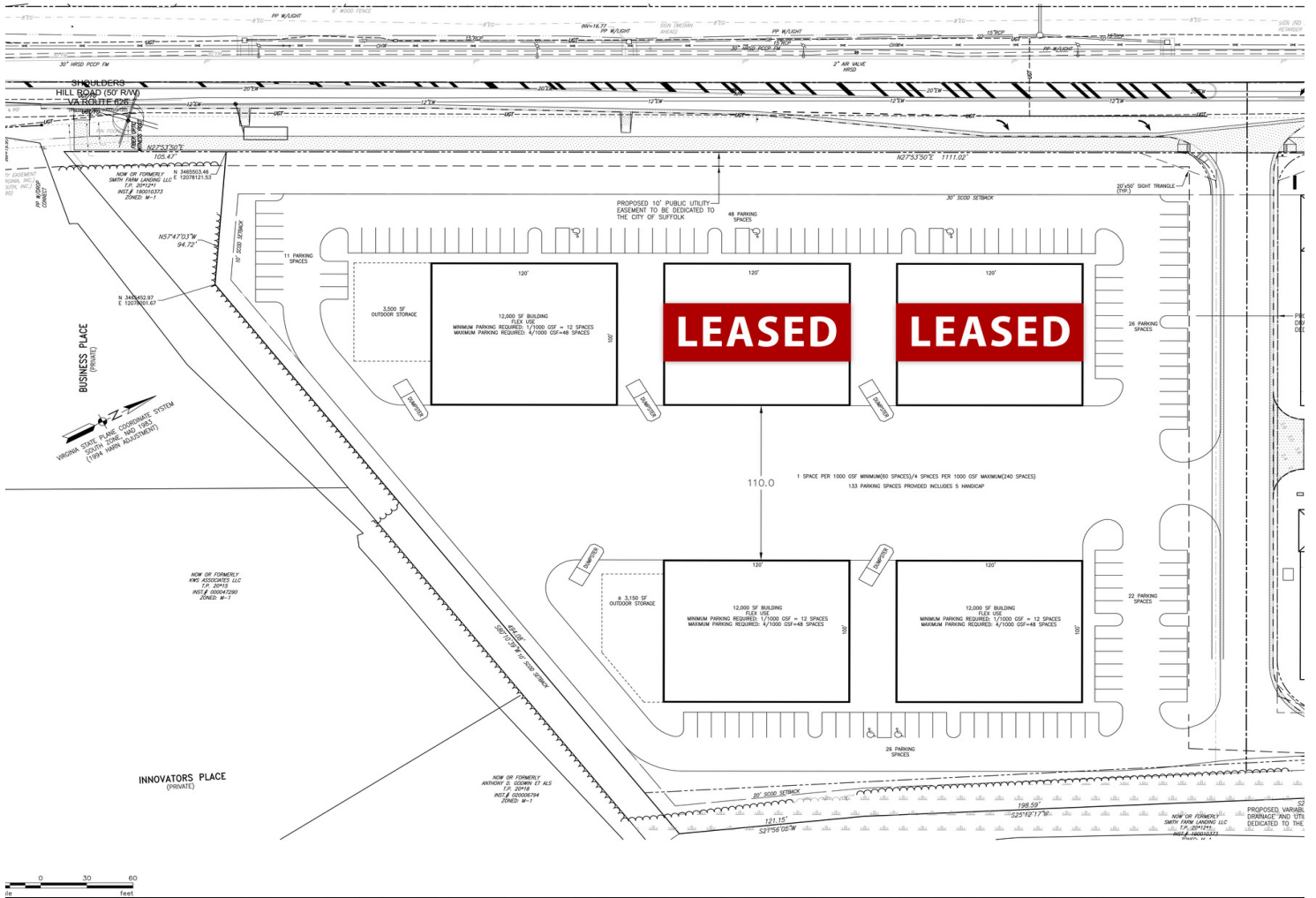
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SITE PLAN



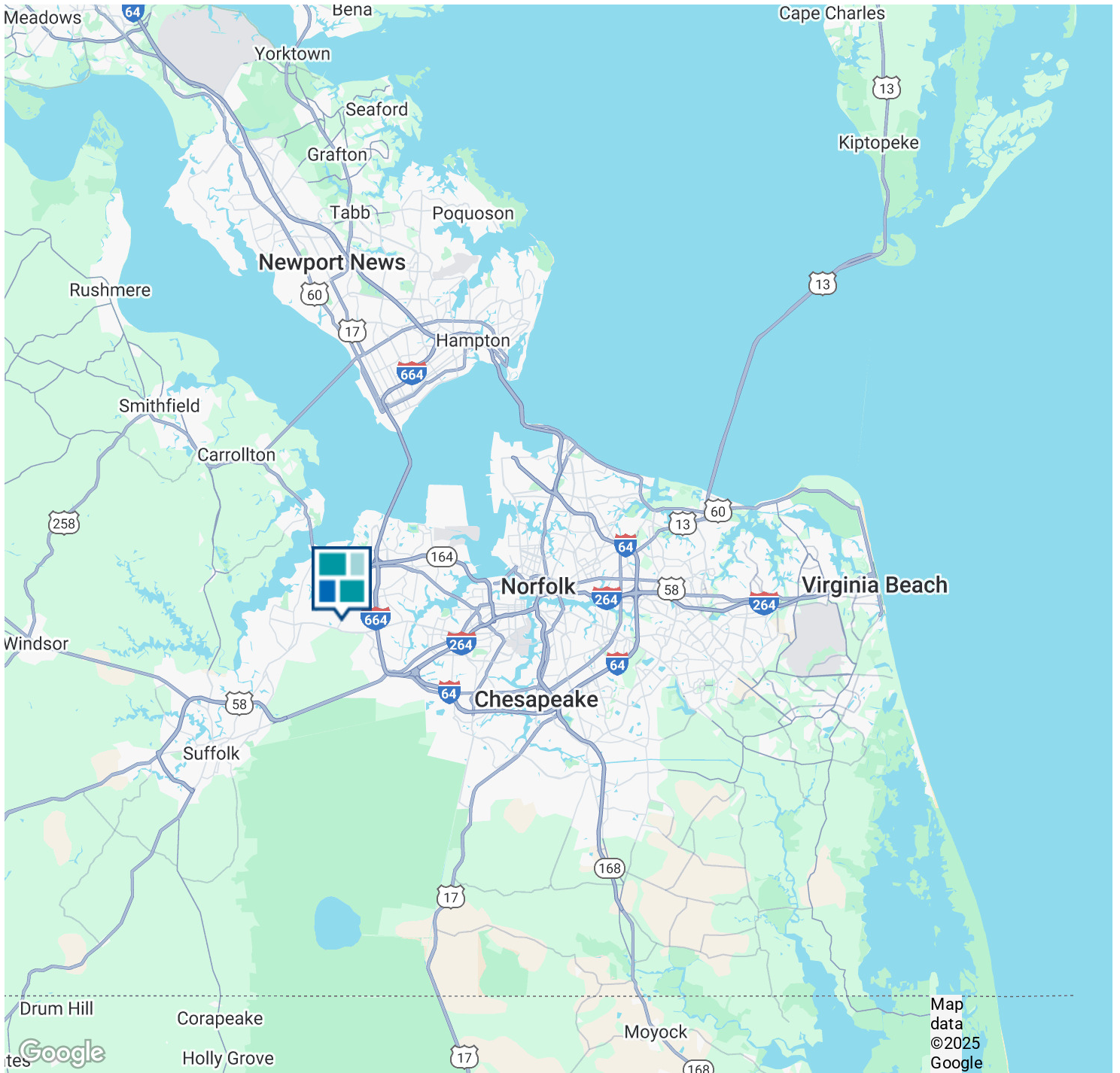
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LOCATION MAP



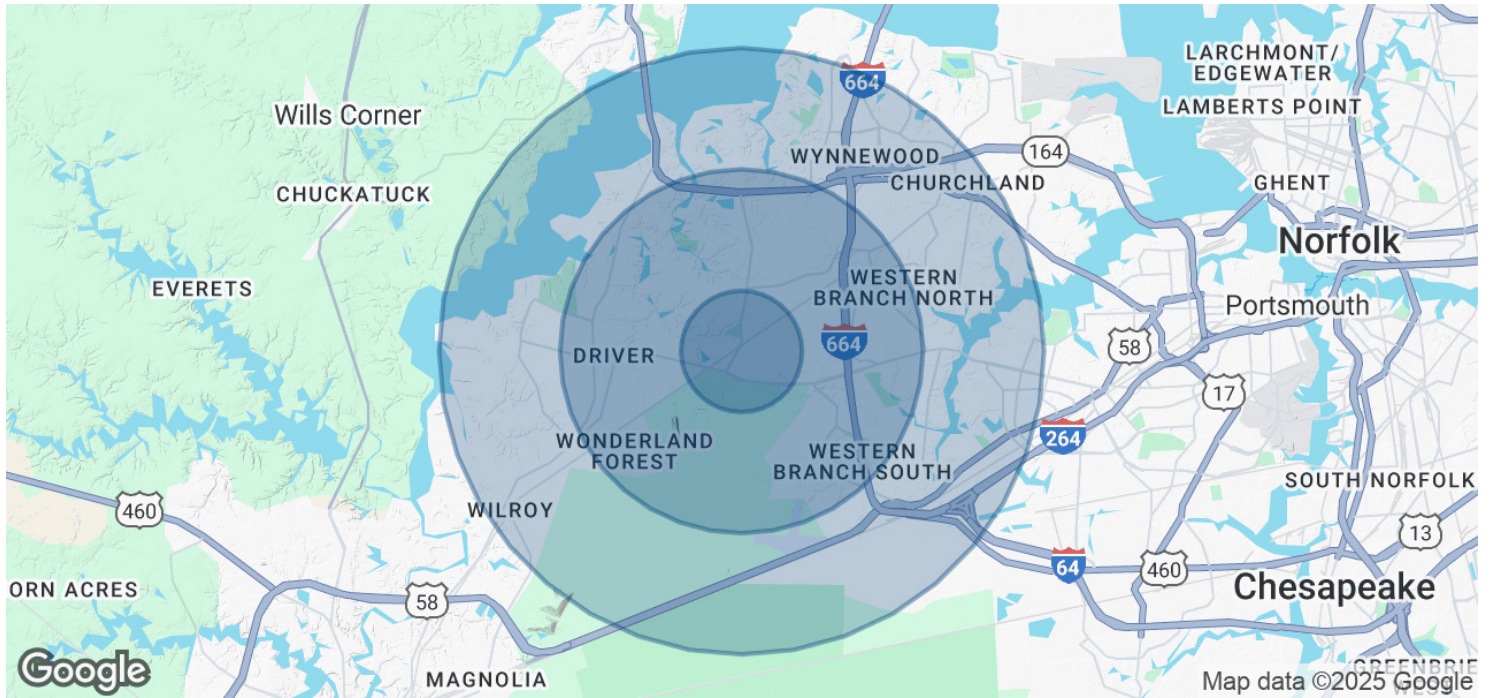
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,804	29,614	92,946
Average Age	38	39	40
Average Age (Male)	38	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	613	10,719	35,375
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$141,098	\$138,119	\$125,533
Average House Value	\$387,472	\$404,280	\$393,544

Demographics data derived from AlphaMap



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