FOR LEASE
OFFICE / WAREHOUSE
5935-39 Thurston Ave., Virginia Beach, VA
Airport Industrial Park

- **Total Building: 200,000 SF**
  Total Available: 65,448 SF
  Warehouse: 64,728 SF
  Office: 720 SF
- **New roof as of 2022**
- **Site: 9 Acres (Shared)**
- **Zoning: I-1 (Light Industrial)**
- **Electrical: 3 Phase, 500 Amp, 277/480 Volt**
- **Ceiling Height: 20'.11" - 23'.11"**
- **Unit Dimensions: 216' x 303'**
- **Floor: 5" Reinforced Concrete**
- **Building Constructed in 1973**
- **Loading Doors:**
  (5) 10' x 10'48" Dock Level
  (3) 10' x 10' Rail Doors
  (1) 10' x 10' with Concrete Ramp
- **Column Pole Spacing: 36' x 40'**
- **Warehouse Lighting: Fluorescent Tube**
- **Exterior Walls: Brick, concrete block & metal panels**
- **Two Restrooms**
- **Occupancy: Immediate**
- **Natural Gas Heat in Warehouse**
- **Excellent access to I-64 and I-264**
- **LEASE RATE: $9.45 psf, (NNN cost $1.50 psf)**

CONTACT:

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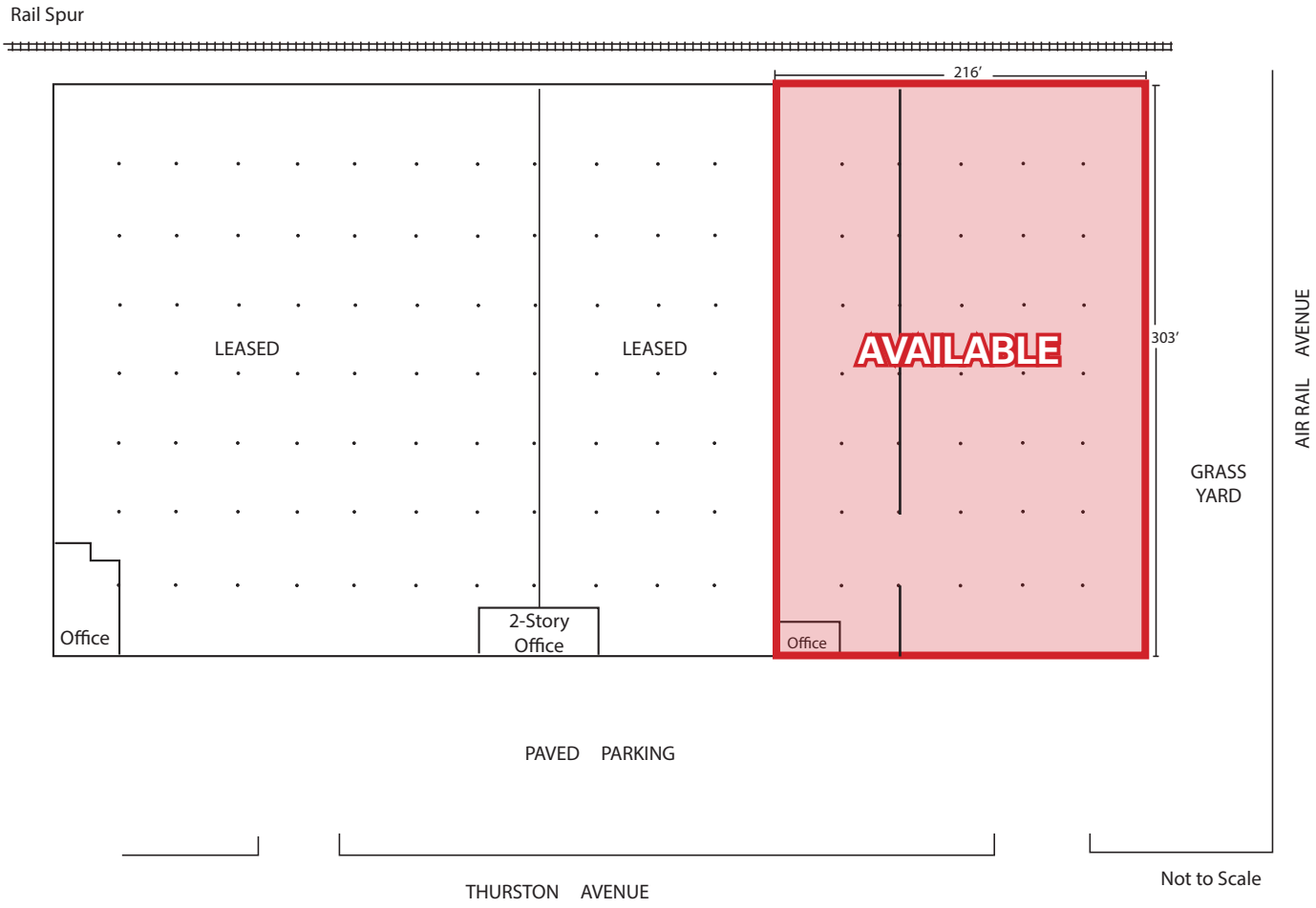
- Fire hydrant on site
- Covered dock area
- City water and sewer
- Concrete drop pads in front of each dock door



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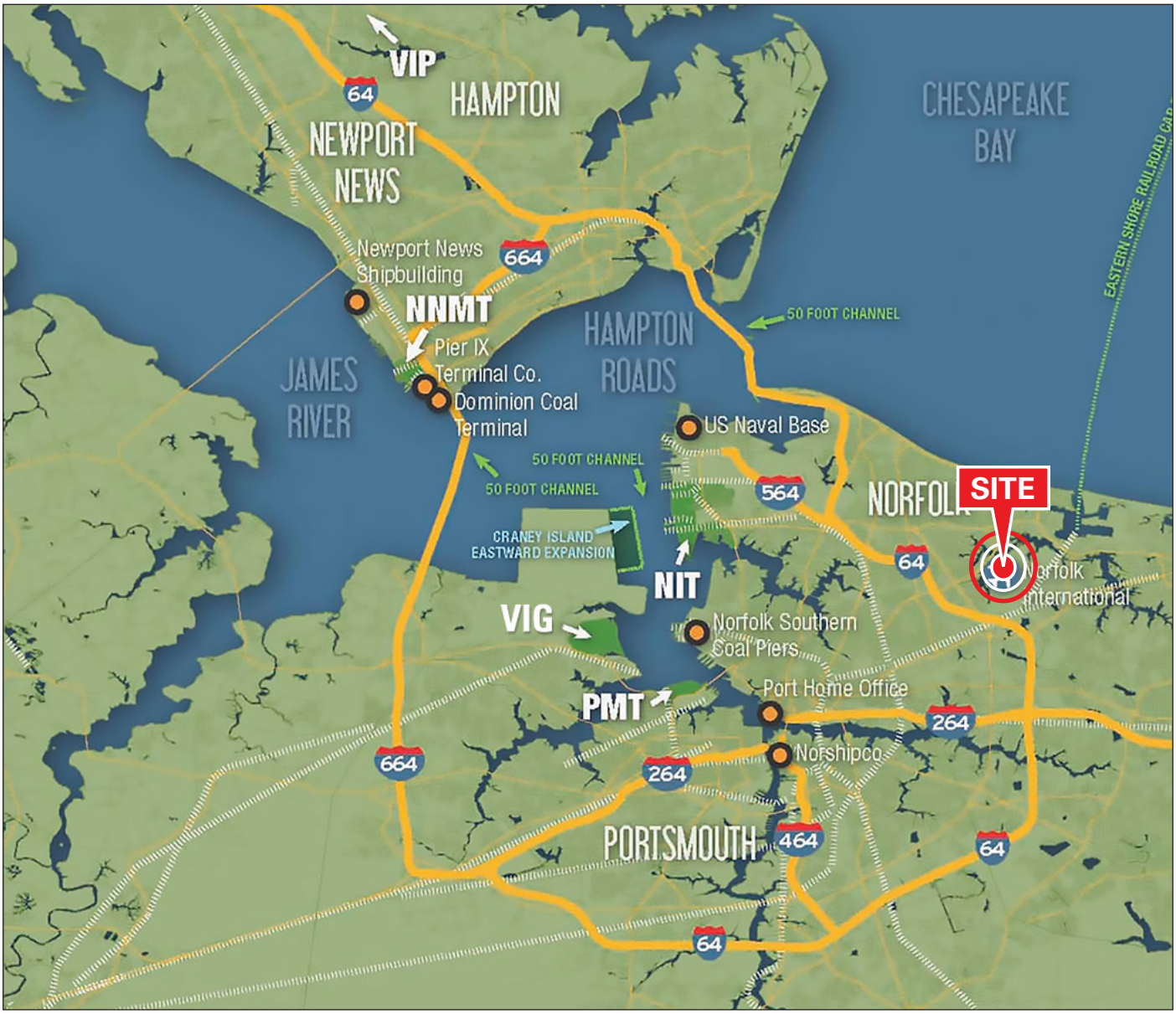

DISTANCE TO PORTS (APPROXIMATE)

Portsmouth Marine Terminal	±13.5 Miles
Virginia International Gateway (former APM)	±15.1 Miles
Norfolk International Terminal	±10.0 Miles
Newport News Marine Terminal	±24.7 Miles

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