

Available For Lease  
**OFFICE/WAREHOUSE/DISTRIBUTION**  
 2800 Crusader Circle, Virginia Beach, VA 23453

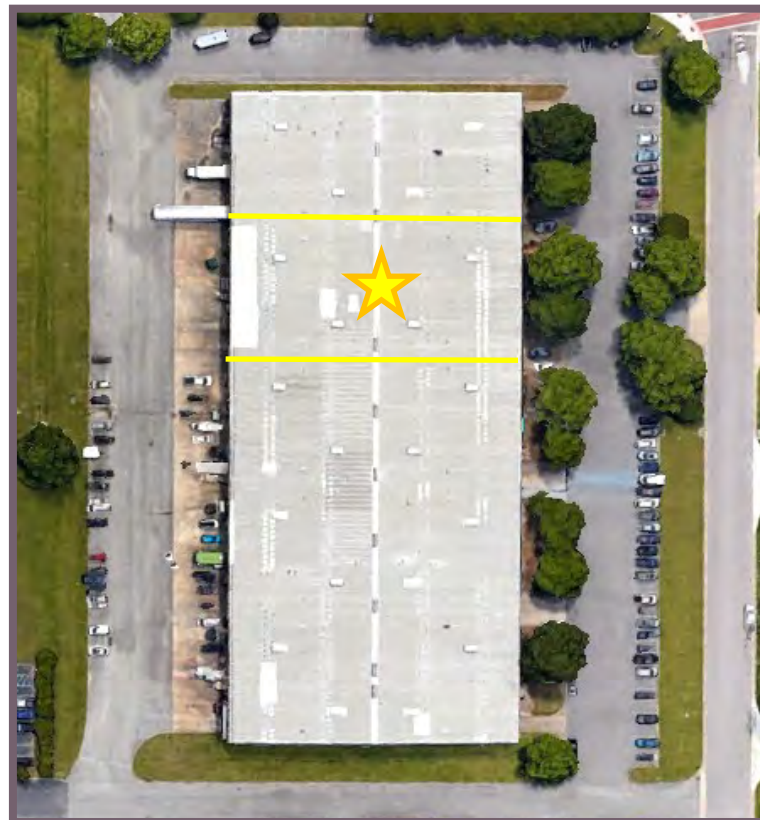


**9,600 SF TO 19,200 SF**

**LEASE RATE: \$11.00/SF, NNN | AVAILABLE: May 1, 2026 | Oceana West Industrial Park**

**Office/Warehouse**  
**Distribution/Production Space**

- Up to ± 19,200 SF available. Includes approx. 2,500 SF of office space. Within 96,800 SF Building, situated on 5.3 acres.
- Minimum divisible 9,600± SF
- Loading: Two(2) drive-in loading doors (10' x 14') and two (2) dock-height loading doors
- Clear Ceiling Height: Approx. 22' ±
- Property Features a Wet Sprinkler System
- Heavy Power
- Natural Gas Heat
- Portions of the warehouse area are fully conditioned
- Location: Oceana West Industrial Park. Located on signalized intersection of London Bridge Road and Taylor Farm Road
- Zoning: I-2
- Good Parking



**John Lee, SIOR, President**  
 5520 Greenwich Rd, Suite 207  
 Virginia Beach, VA 23462

Phone: 757-490-3311  
[johnlee@johnleeassociates.com](mailto:johnlee@johnleeassociates.com)  
[www.johnleeassociates.com](http://www.johnleeassociates.com)

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Location/High Visibility



**High Visibility from London Bridge Road:**

<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Volume</b>
London Bridge Rd	Sonic Drive SW	31,037
London Bridge Rd	Crusader Circle N	31,575
London Bridge Rd	Shipp's Corner Rd	31,575

**JOHN LEE  
ASSOCIATES**



INDUSTRIAL & OFFICE REAL ESTATE

