

FOR LEASE

± 7,000 SF
OFFICE/WAREHOUSE

FLEX BUILDING
VICTORY INDUSTRIAL PARK
324 Redoubt Road
Yorktown, VA 23692



PROPERTY SUMMARY

- ➔ Building Size: ± 7,000 SF
 - Office: ± 3,300 SF
 - Warehouse: ± 3,700 SF
- ➔ Land Size: ± 0.74 AC
- ➔ Zoning: Limited Industrial
- ➔ Ceiling Height: 14' Clear
- ➔ Grade Level Doors: Two (2) 10' x 10'
- ➔ Electric: 3 Phase
 - 120 Amp/240 Volt
- ➔ HVAC: Office Area - Heat Pump, Warehouse - Natural Gas Unit
- ➔ Year Built: 1990
- ➔ Potential Warehouse expansion of ± 1,000 SF Inside Office area

DEMOGRAPHICS (2023)

	3 MI.	5 MI.	7 MI.
Population:	2,254	26,199	89,951
Households:	893	10,208	36,505
Families:	633	7,425	24,761
Avg. Household Size:	2.48	2.53	2.44
Median Age:	45.4	44.2	38.2
Median Household Income:	\$95,512	\$94,349	\$76,968
Average Household Income:	\$117,212	\$116,900	\$100,966
Businesses:	276	743	2,533
Employees:	3,835	8,750	35,482

LEASE RATE: \$9.50 / PSF, NNN

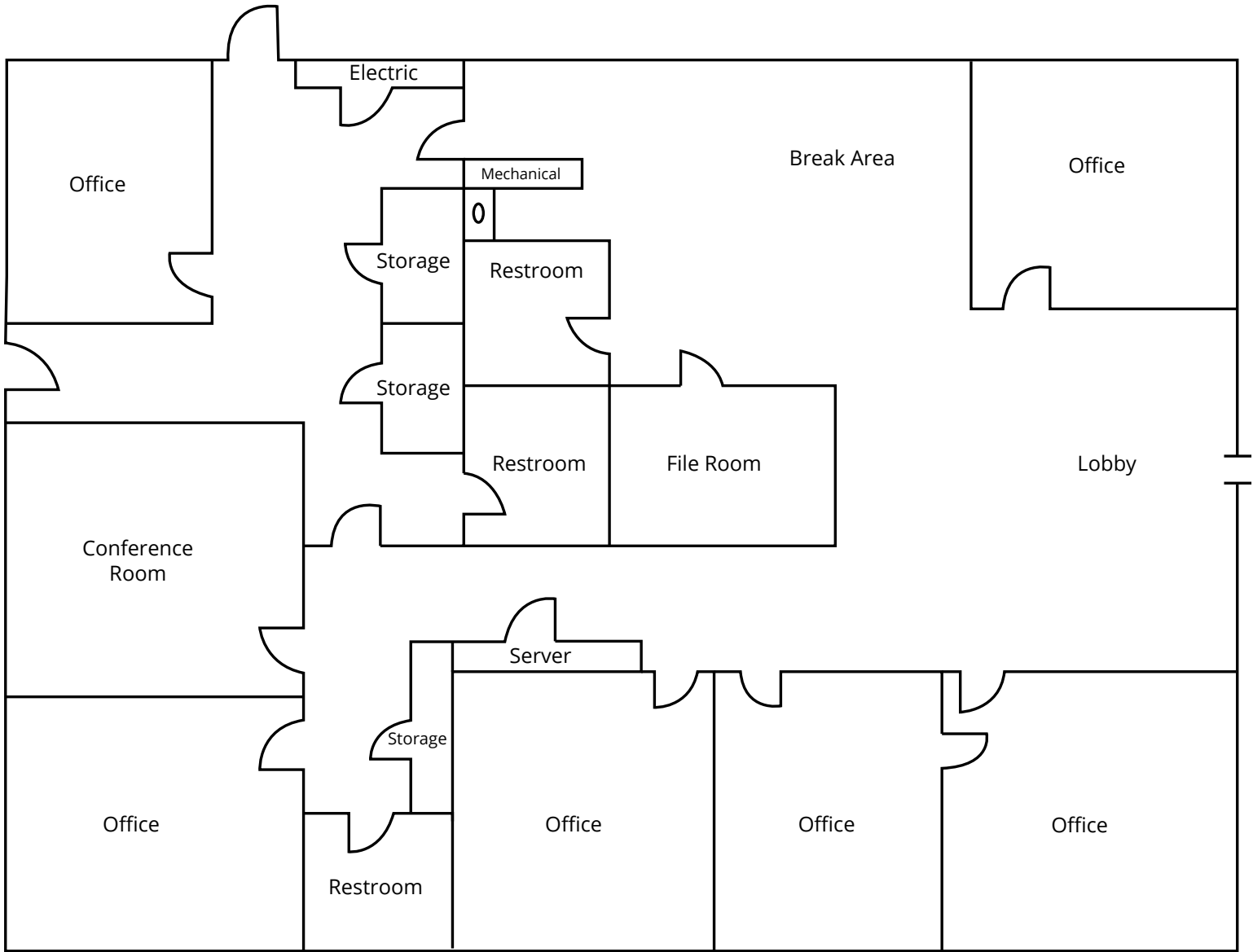
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

OFFICE LAYOUT

324 Redoubt Road, Yorktown, VA 23692



± 3,300 SF

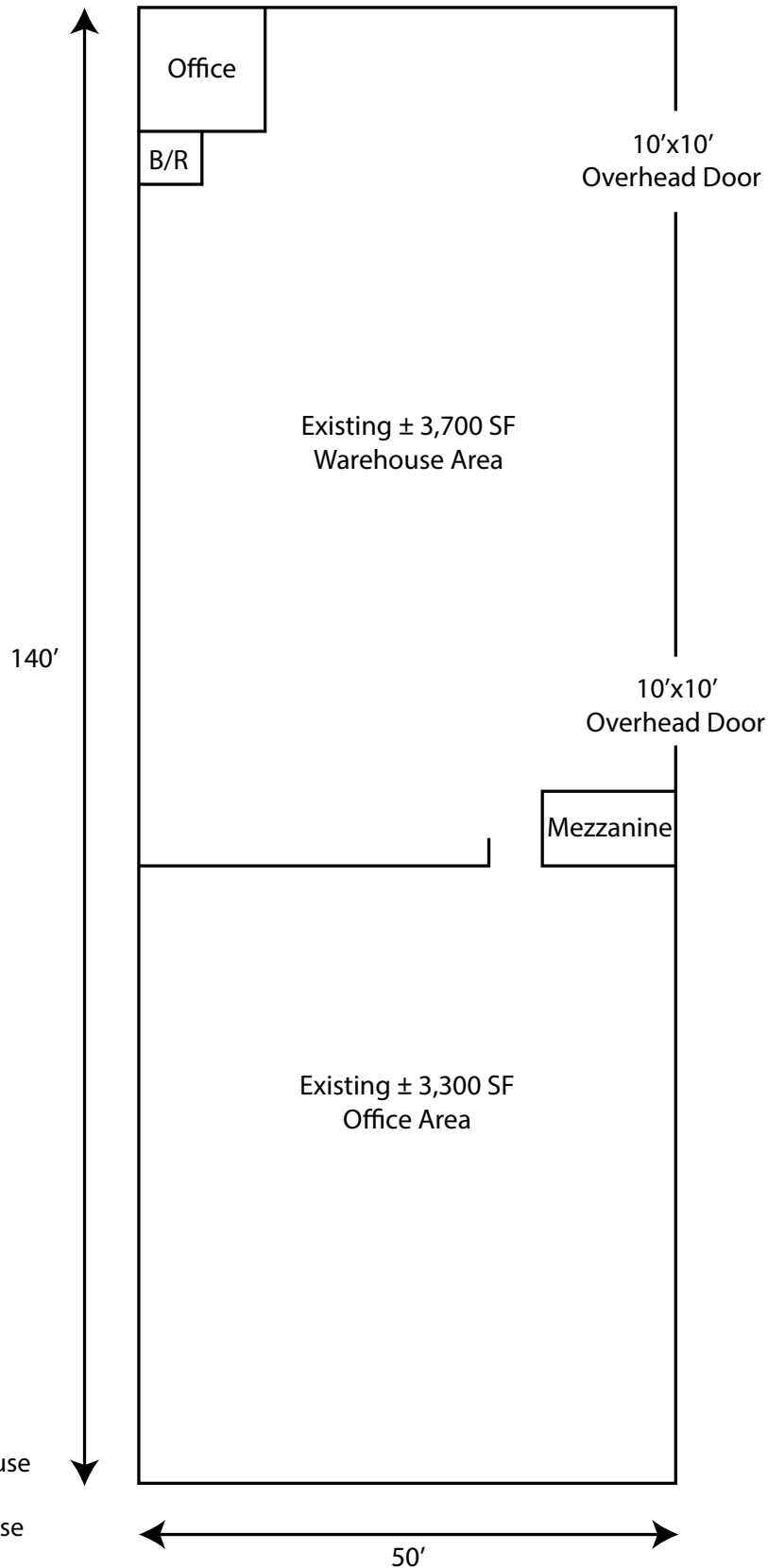
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

WAREHOUSE LAYOUT

324 Redoubt Road, Yorktown, VA 23692



Note

Potential Warehouse Expansion:
4,700 SF Warehouse
2,300 SF Office

For more information:

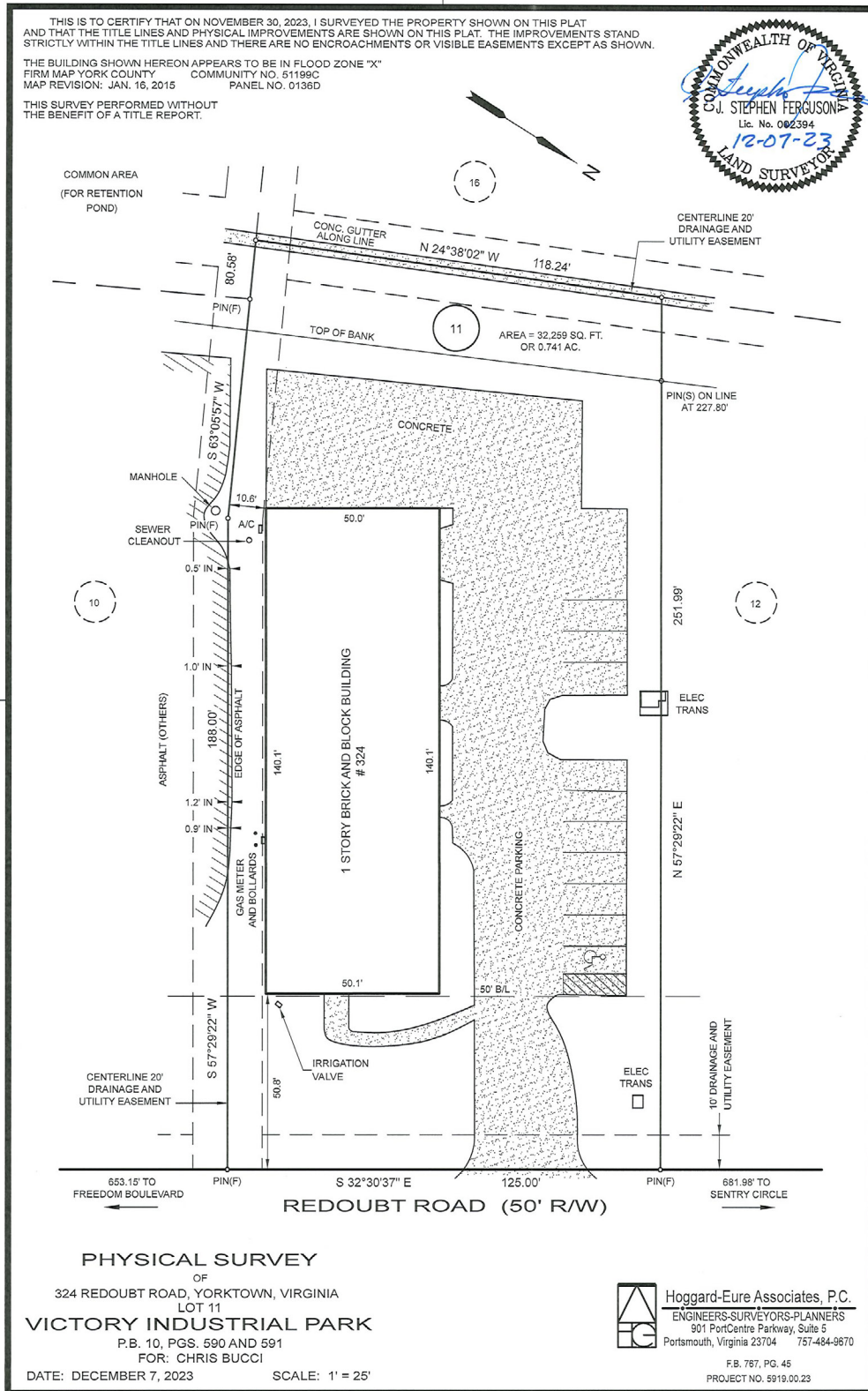
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HARVEY LINDSAY
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AERIAL

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