



Property Features

- Stand alone 5,700 SF office/showroom/warehouse
- Built 1978 / renovation 2010
- Approximately ½ office, ½ warehouse
- Multiple restroom enable two space (2) suite demise
- 0.598 acres
- Sale Price: \$320,000 (\$56.14/SF)
- Prime location along W. Pembroke Ave. paralleling I-664 with easy access off/on I-64 (Exit 265) at LaSalle Ave. and I-664 (Exit 2) at Powhatan Pkwy./ Power Plant Pkwy.
- Signage; floor drain in warehouse
- Zoned C-3, commercial
- Major electrical and plumbing upgrades; Cox & Verizon Fios
- Ample parking spaces; rear fenced/secure
- Located in Hampton Enterprise Zone



For more information, contact:

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Newport News, VA 23606
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Property Details	
Total Building	5,700 SF
Office Area	2,900 SF ±
Shop/Warehouse Area	2,800 SF ±
Zoning	Zoned C-3
Benefits	Enterprise Zone
Year Built	1978 / 2010 upgrades (wiring, plumbing, insulated overhead doors)
Roof	<u>New</u> 2014
Electrical	Major upgrade 2010
Mechanical	Two (2) gas; electric, New 2010
Plumbing	Newly upgraded 2010
Parking	Ample (front & rear)
Miscellaneous	<ul style="list-style-type: none"> • Security – Fencing • Signage – Pole @ street • Traffic 9,800 VPD



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Office/Showroom Entry



Pole Street Signage



Shop Interior

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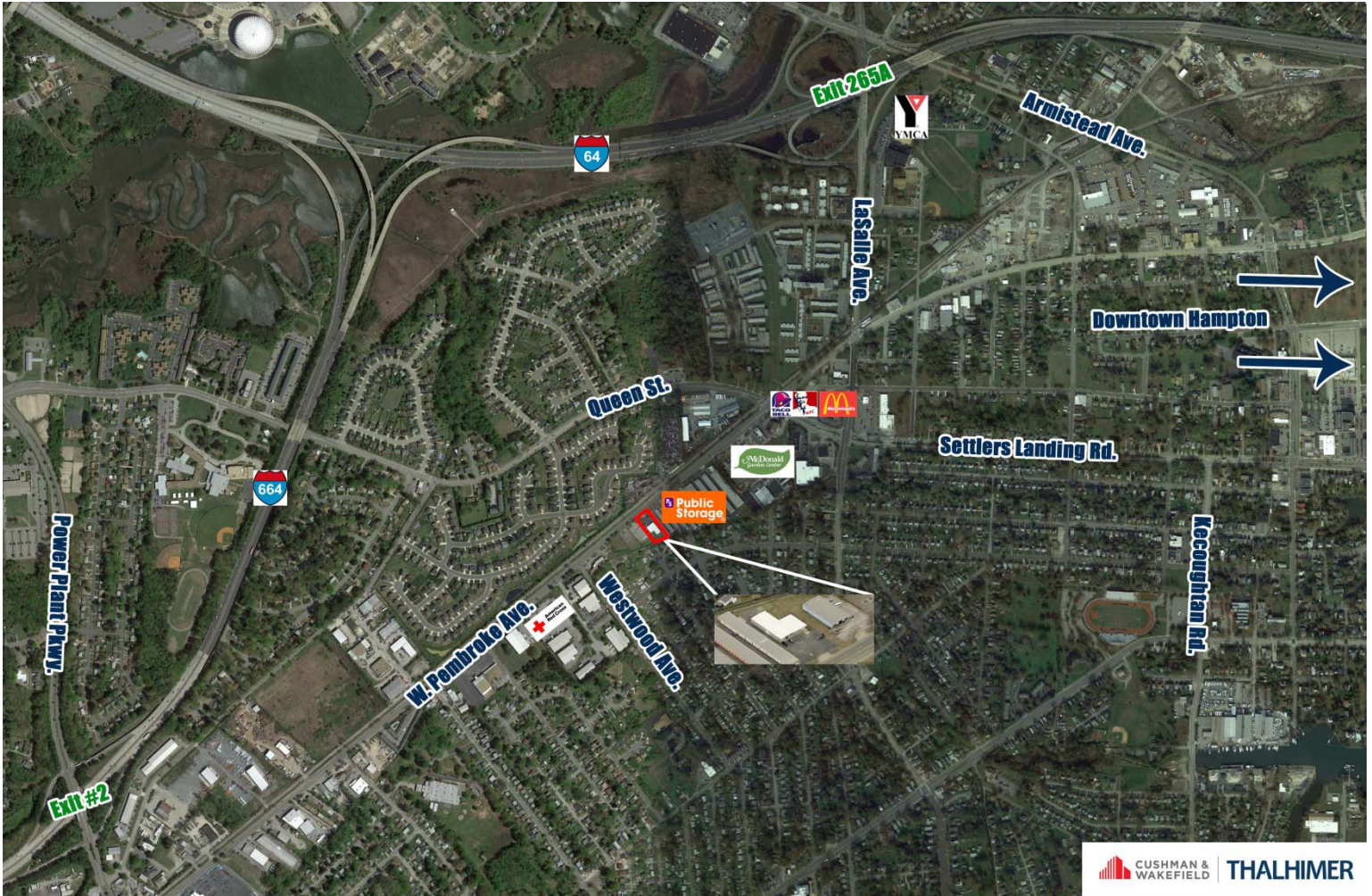
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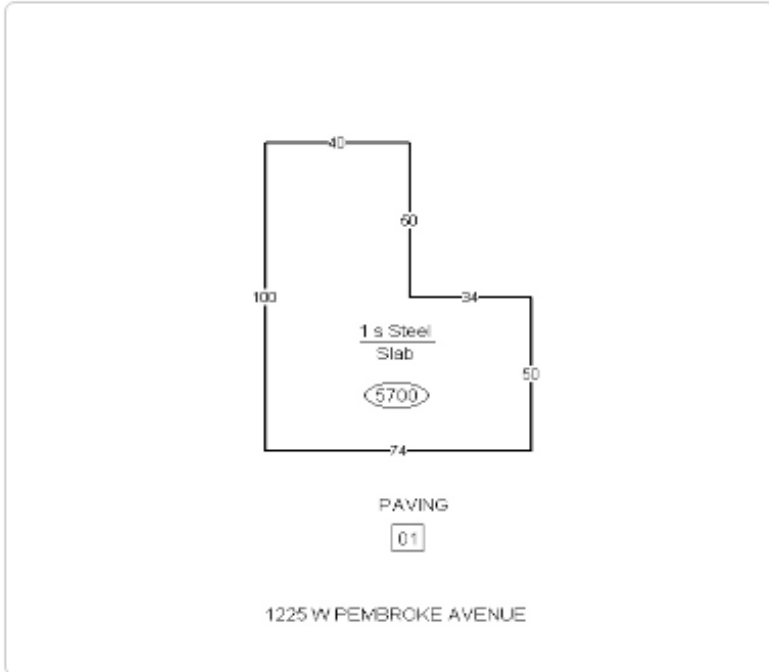
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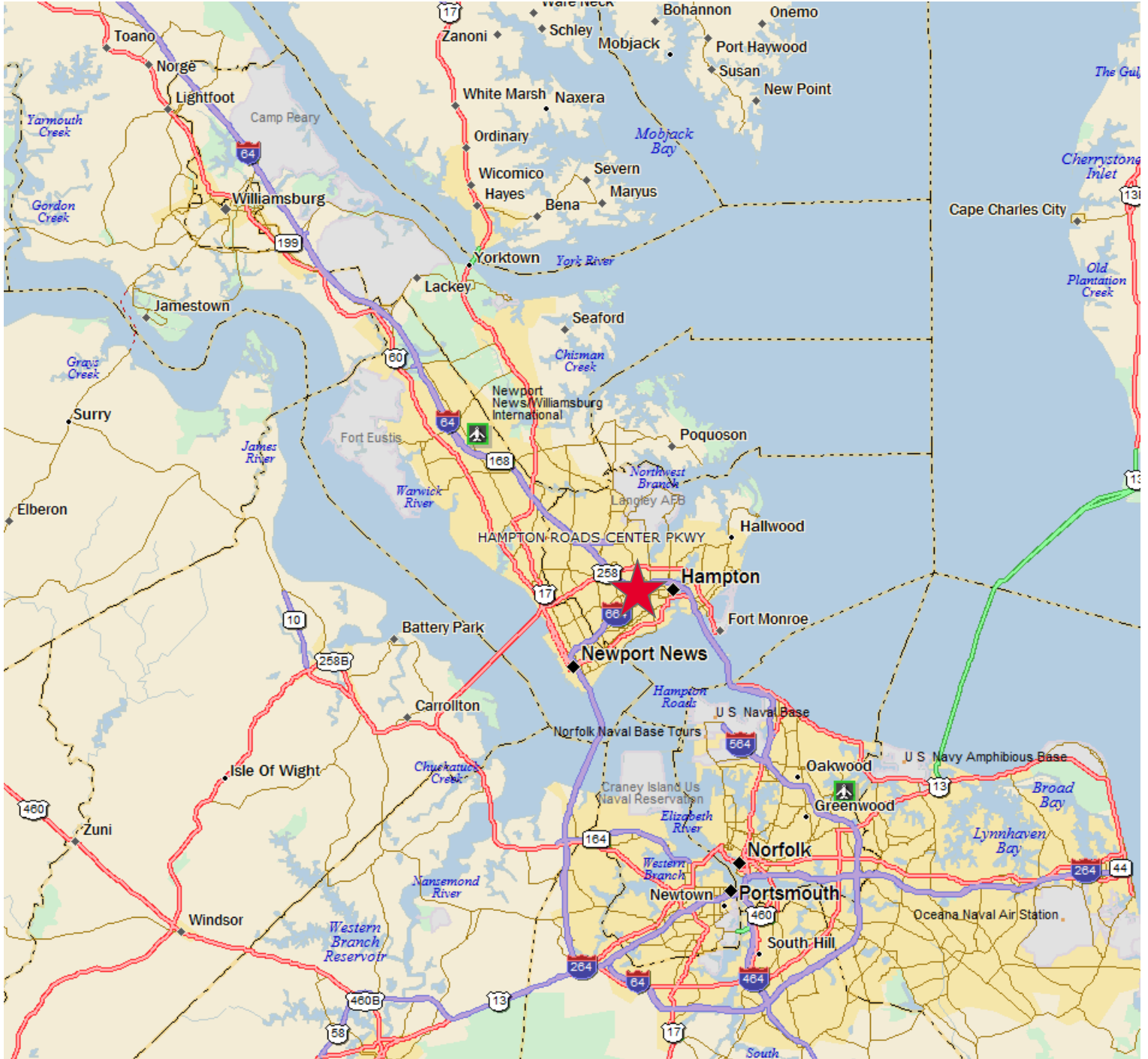
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