Flex Office/Warehouse in Airline Business Park

Condo Units 3A, B, C, D, E

EXCLUSIVE LISTING

FOR SALE



20 08
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3303 AIRLINE BOULEVARD SUITES A-E

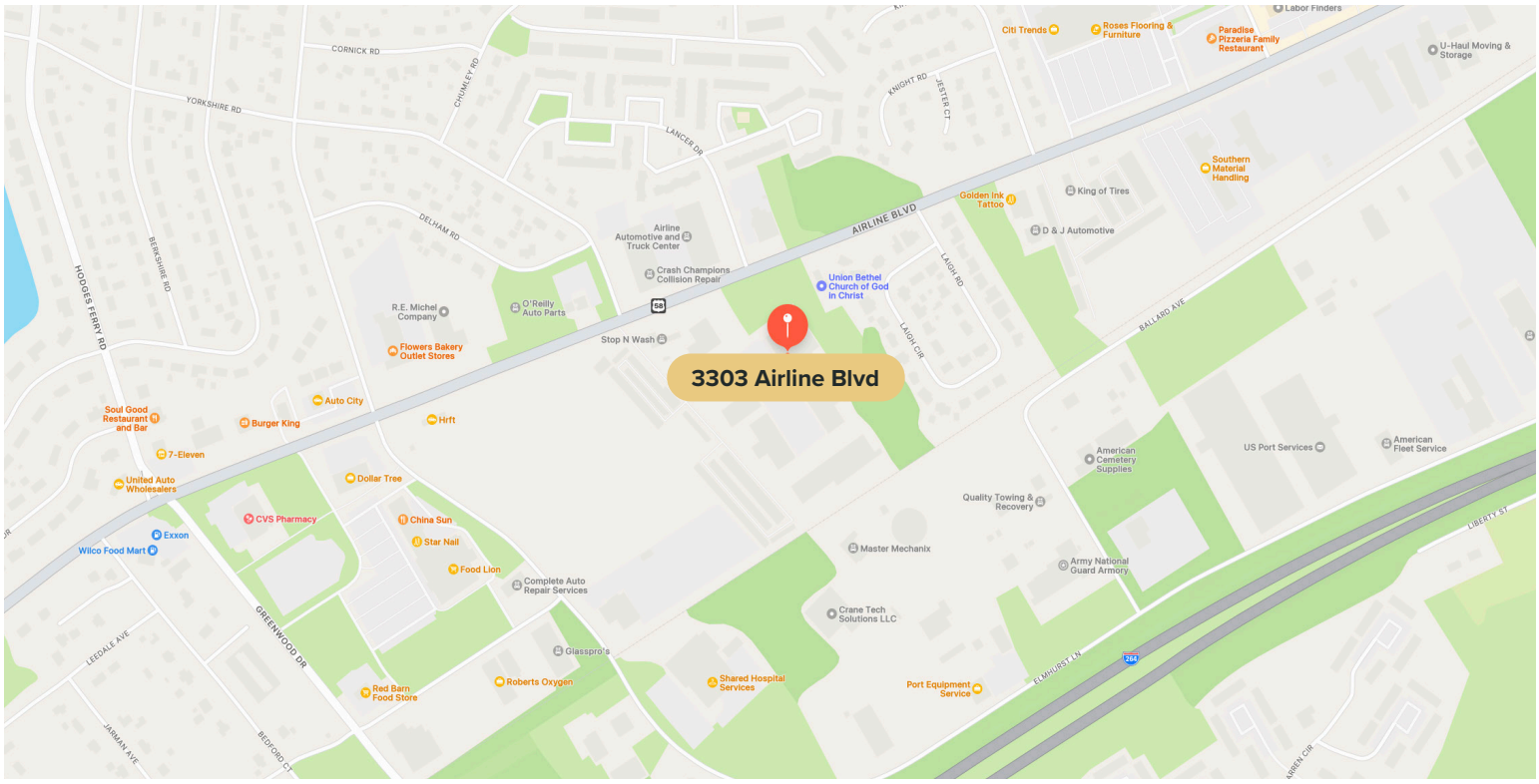
PORTSMOUTH, VA 23701

$1,370,000

PROPERTY HIGHLIGHTS

- ✓ PRICED TO SELL AT $80/SF
- ✓ TWO LOADING DOCK DOORS ONE DRIVE IN DOOR
- ✓ 800 AMP 3-PHASE POWER
- ✓ SHOWROOM/OFFICE/ WAREHOUSE

CHRIS CORRADA | 804.833.7909
chris.corrada@onesouthcommercial.com



Extremely functional industrial flex property with 7,000 SF of warehouse and 10,000 SF of of office/showroom.

The first-floor front is ideal for a showroom, the second-floor office is very efficient and the warehouse is clean with great access.

The property has 6 separate bathrooms and three breakrooms/kitchens. The first floor is divided into two spaces and so is the second floor office. This allows an owner to occupy a portion and lease out the rest or combine it all into one space. There are many options to subdivide in different ways.

QUICK FACTS	
ADDRESS	3303 Airline Boulevard, Suites A-E, Portsmouth, VA 23701
ZONING	IL
GBA	17,000 square feet industrial flex space consisting of five contiguous condo units (3A-3E) 10,000 sq ft of office/showroom over two floors with 7,000 sq ft of warehouse space (units not sold separately)
STORES	2
YEAR BUILT	2002
SALE PRICE	$1,370,000

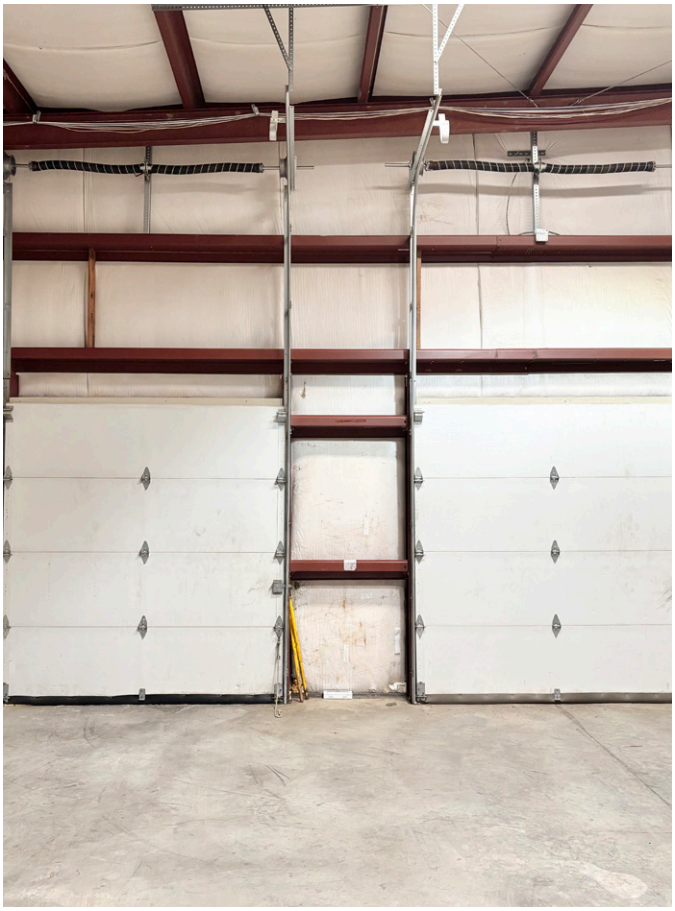







Make sure
doors are
CLOSED !!





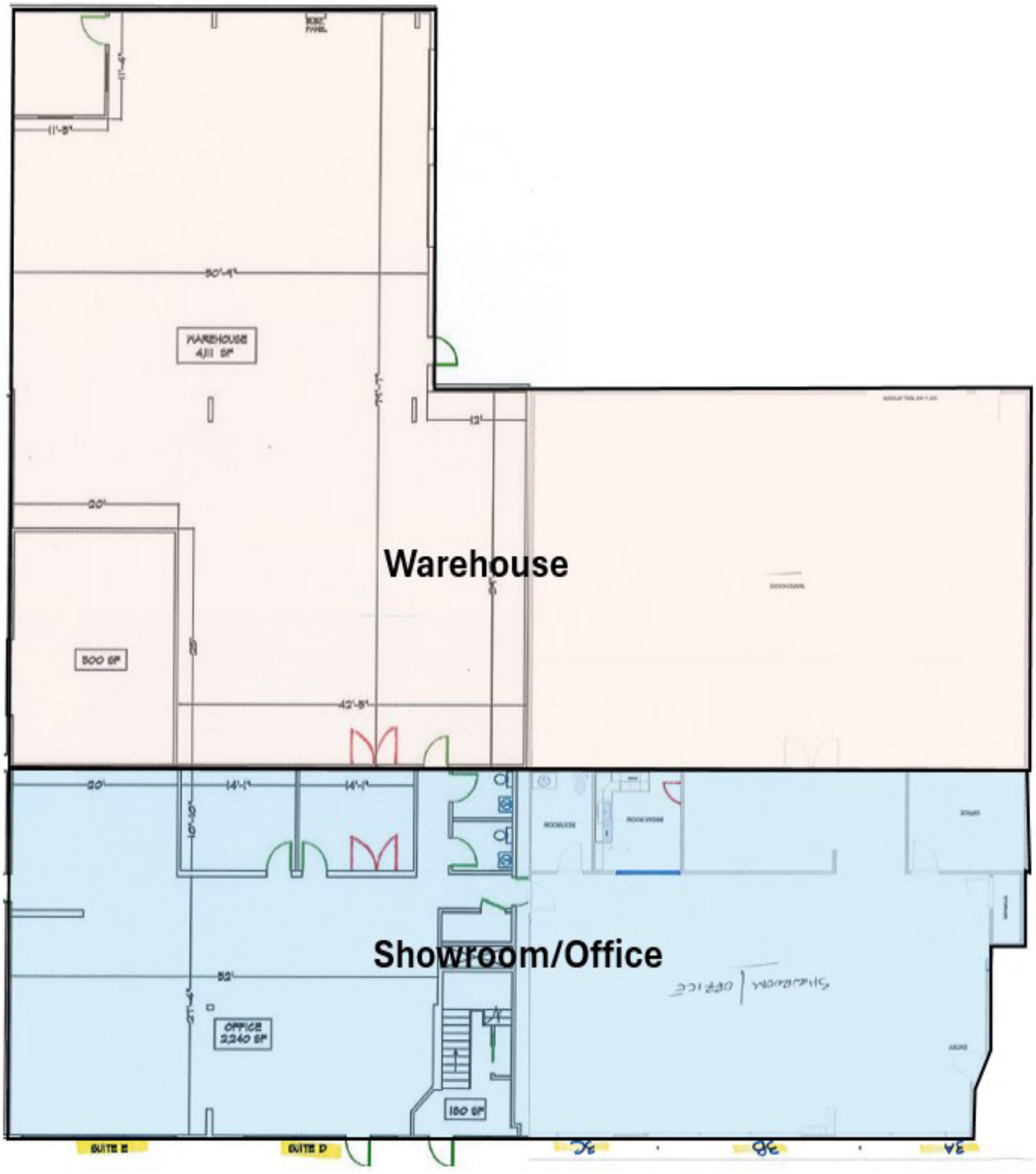


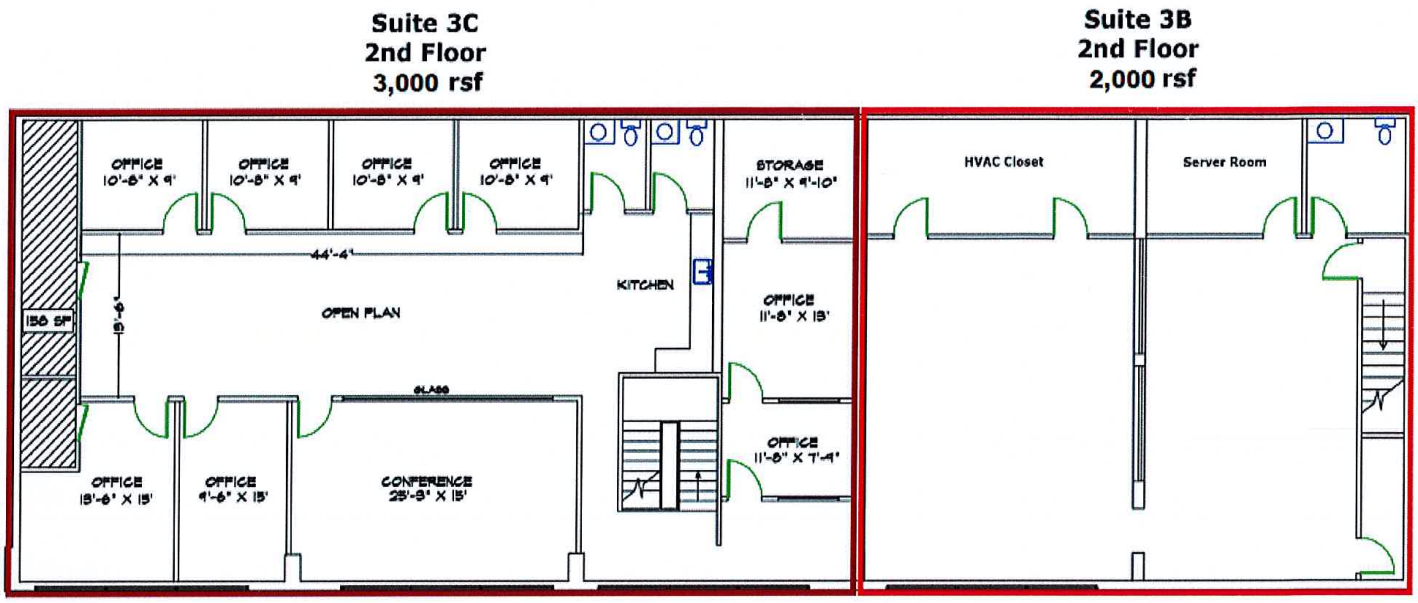

EXIT

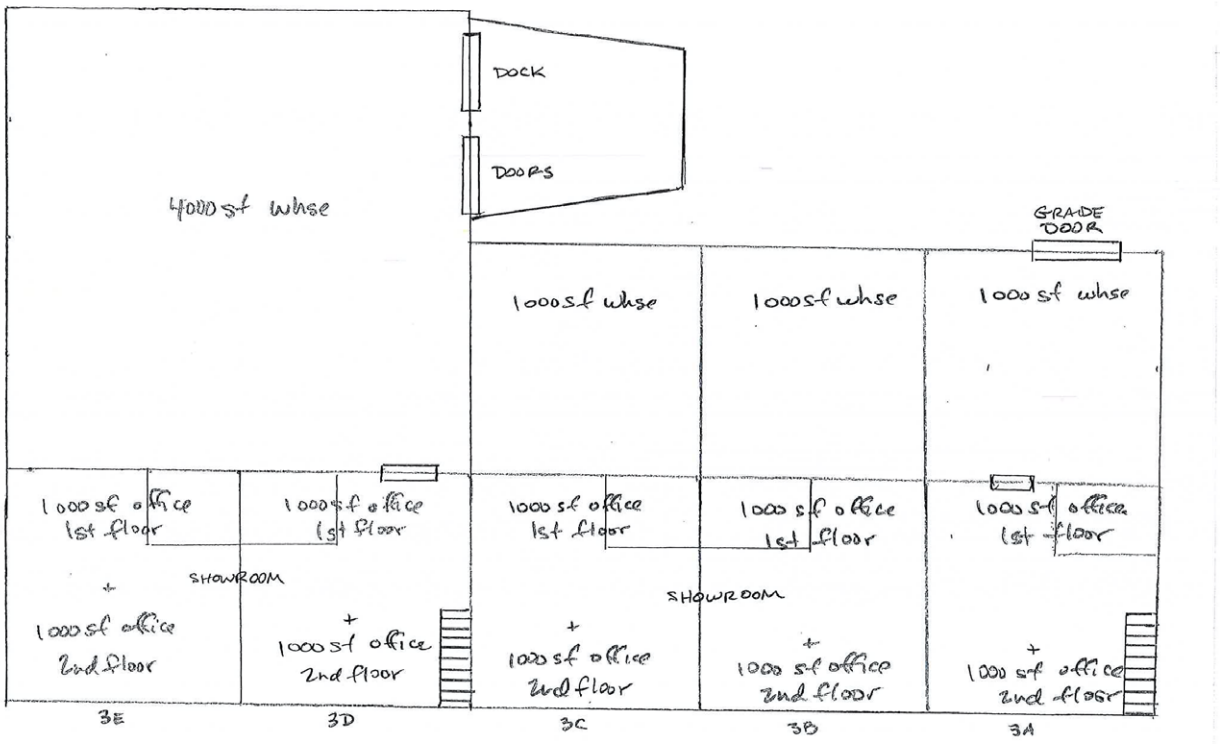







Warehouse
Showroom/Office
WAREHOUSE
4,111 SF
500 SF
OFFICE
2,240 SF
180 SF
SUITE E
SUITE D


Suite 3C
2nd Floor
3,000 rsf
Suite 3B
2nd Floor
2,000 rsf
OFFICE 10'-8" X 9'
OFFICE 10'-8" X 9'
OFFICE 10'-8" X 9'
OFFICE 10'-8" X 9'
STORAGE 11'-8" X 9'-10"
44'-4"
KITCHEN
OFFICE 11'-8" X 13'
OPEN PLAN
156 SF
GLASS
OFFICE 11'-8" X 7'-9"
OFFICE 13'-6" X 13'
OFFICE 9'-6" X 13'
CONFERENCE 23'-3" X 15'
HVAC Closet
Server Room


DOCK
DOORS
4000 sf whse
GRADE DOOR
1000 sf whse
1000 sf whse
1000 sf whse
1000 sf office 1st floor
1000 sf office 1st floor
1000 sf office 1st floor
1000 sf office 1st floor
1000 sf office 1st floor
SHOWROOM
SHOWROOM
1000 sf office 2nd floor
1000 sf office 2nd floor
1000 sf office 2nd floor
1000 sf office 2nd floor
1000 sf office 2nd floor
3E
3D
3C
3B
3A



FOR MORE INFORMATION, CONTACT:

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