

Flex Office/Warehouse in Airline Business Park

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

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

3303 AIRLINE BOULEVARD SUITES A-E

PORTSMOUTH, VA 23701

 **\$1,470,000**

PROPERTY HIGHLIGHTS

- ✓ PRICED TO SELL AT \$86/SF
- ✓ TWO LOADING DOCK DOORS
ONE DRIVE IN DOOR
- ✓ 800 AMP 3-PHASE POWER
- ✓ SHOWROOM/OFFICE/
WAREHOUSE
- ✓ SELLER WILL COVER 5 YEARS
OF CONDO DUES

CHRIS CORRADA | 804.833.7909
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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.

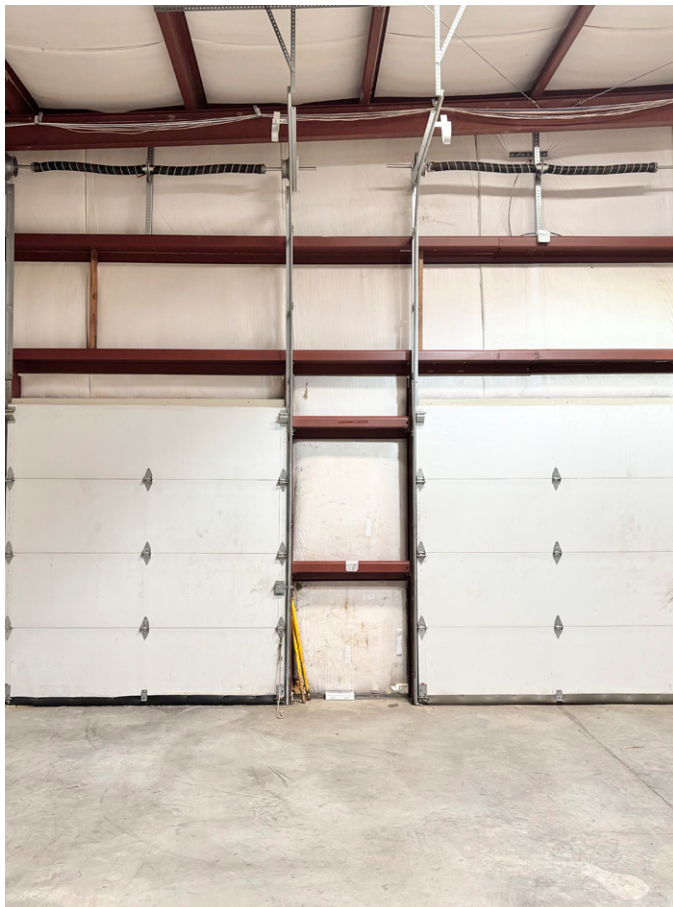
The property has 6 separate bathrooms and three breakrooms/kitchens. The first floor is divided into two spaces and so is the second floor office. This allows an owner to occupy a portion and lease out the rest or combine it all into one space. There are many options to subdivide in different ways.

The seller has agreed to cover 5 years of condo dues for a full-priced buyer.

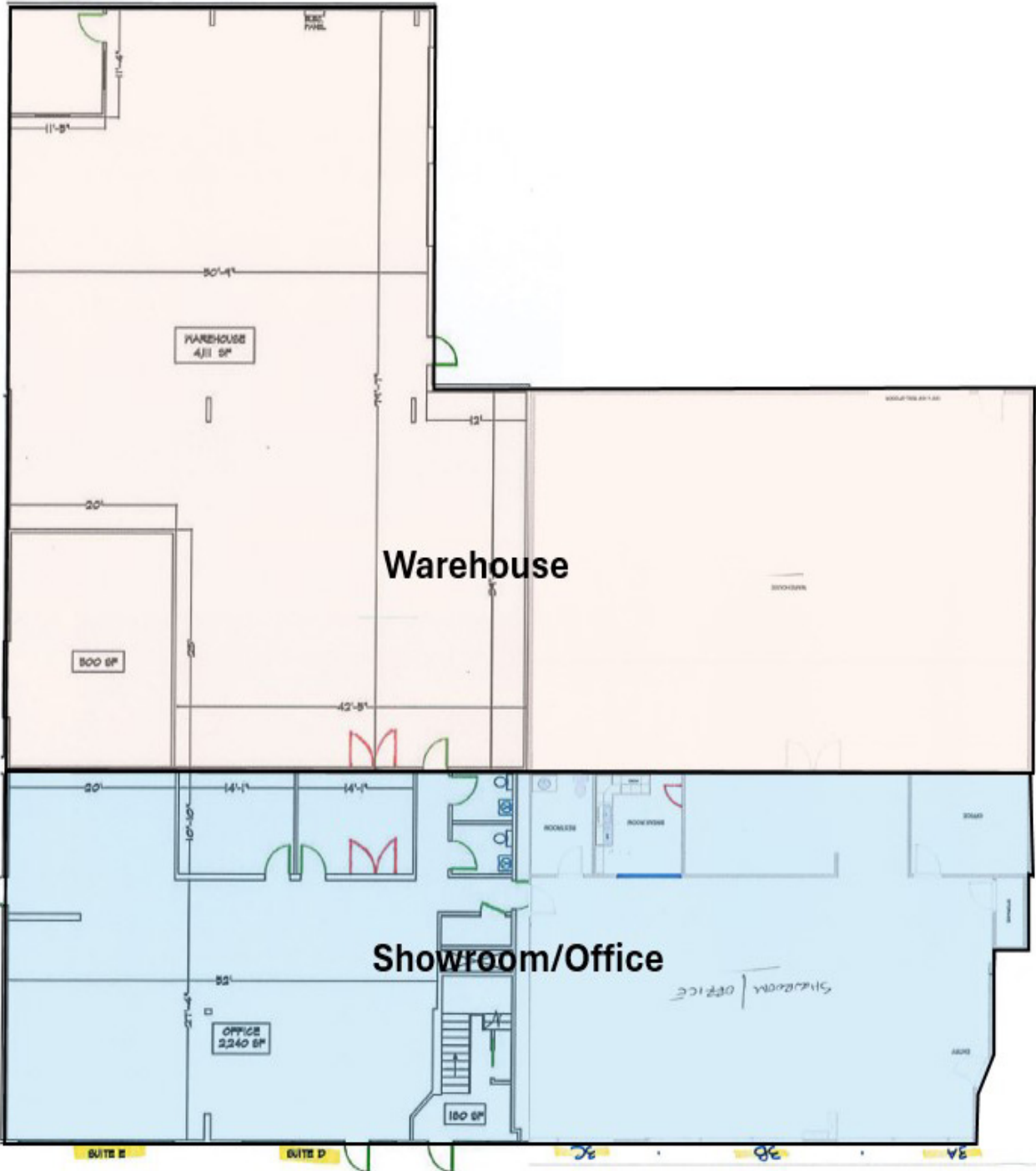
QUICK FACTS	
ADDRESS	3303 Airline Boulevard, Suites A-E, Portsmouth, VA 23701
ZONING	IL
GBA	17,000 square feet industrial flex space consisting of five contiguous condo units (3A-3E) 10,000 sq ft of office/showroom over two floors with 7,000 sq ft of warehouse space (units not sold separately)
STORES	2
YEAR BUILT	2002
SALE PRICE	\$1,470,000





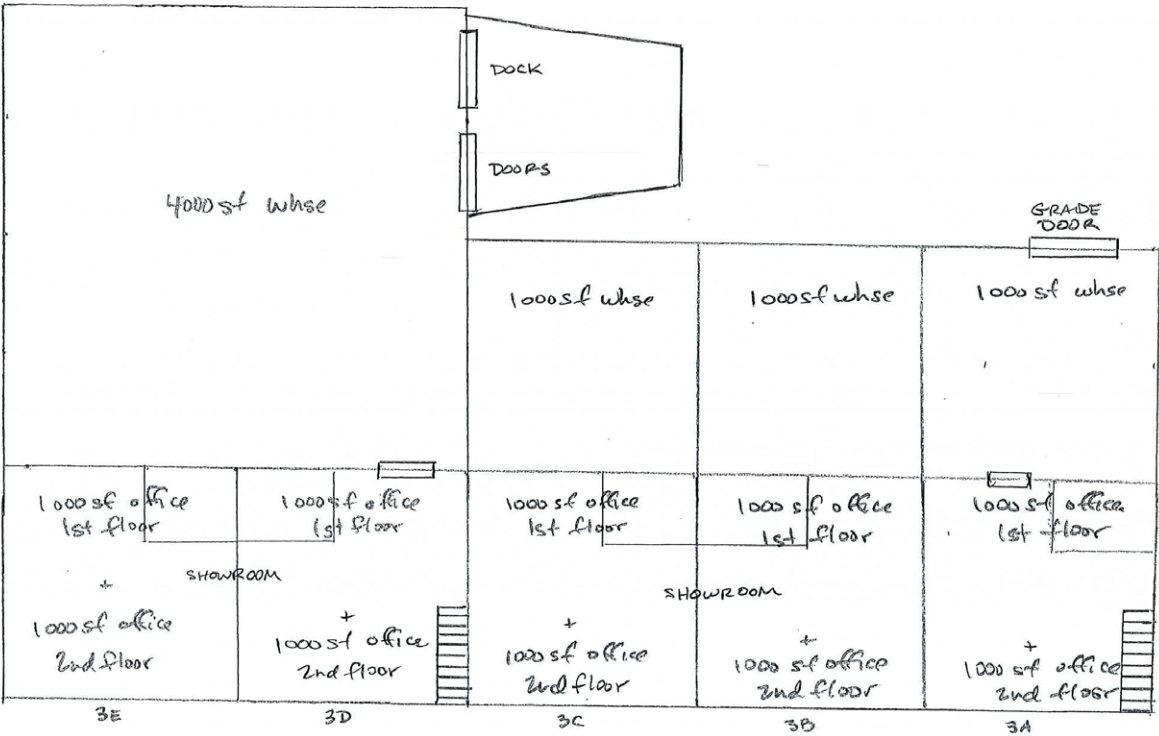
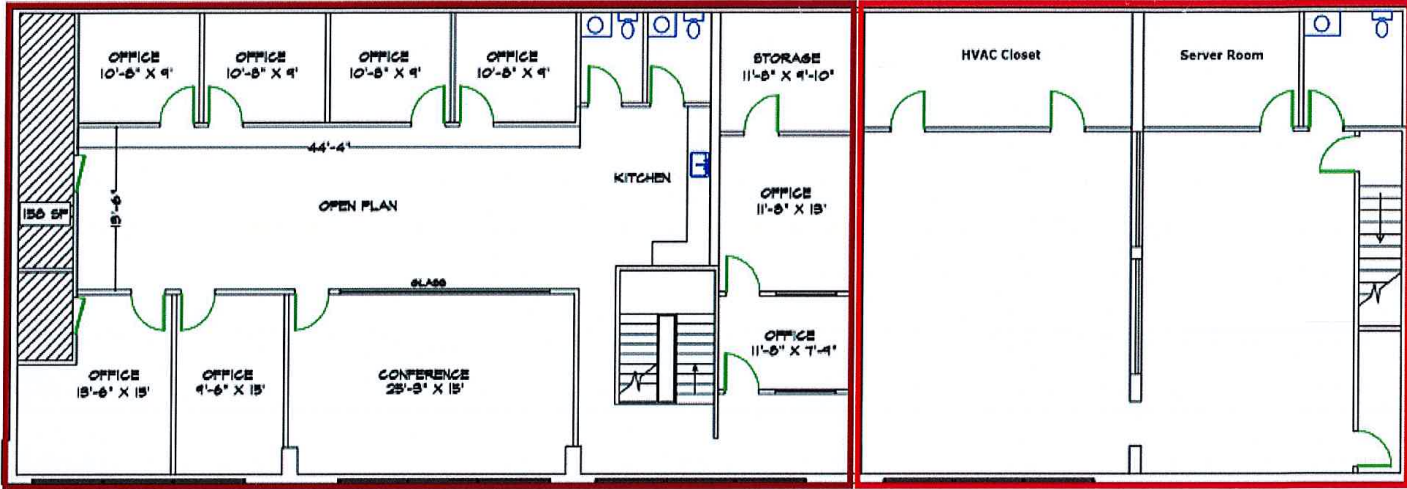






Suite 3C
2nd Floor
3,000 rsf

Suite 3B
2nd Floor
2,000 rsf





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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