

INDUSTRIAL PROPERTY FOR SALE OR LEASE

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451



Google Earth

Google

 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Brian C. Baker
Commercial Sales & Leasing
757.490.3585 x115
brian@katsias.com

John Katsias
President
757.490.3585
jk@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.490.3585 x115 | www.katsias.com

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451

EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / 2400 SF: \$294,900.00
Available SF: 2,400 SF
Lease Price: \$11.50 psf NNN



PROPERTY HIGHLIGHTS

- Located off of South Birdneck Road within 2.1 miles of the Interstate
- New Construction Industrial Flex Office/Warehouse Condominium
- 12,000 Sf free-standing shell building under construction
- Only one 2,400 sq ft suite remaining with 255 sq ft of office included
- Sound abatement insulation throughout, storefront with glass doors
- One 12'w x 14'h insulated rear loading overhead door
- 3-phase power and Cox Business Services available to every unit
- I-1 Zoning, AICUZ APZ-2, Virginia Beach Hub Zone and Opportunity Zone

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,122	20,187	47,873
Total Population:	5,086	47,798	122,919
Average HH Income:	\$49,865	\$70,660	\$81,484



Presented By:

Brian C. Baker | Commercial Sales & Leasing
757.490.3585 x115
brian@katsias.com

John Katsias | President
757.490.3585
jk@katsias.com

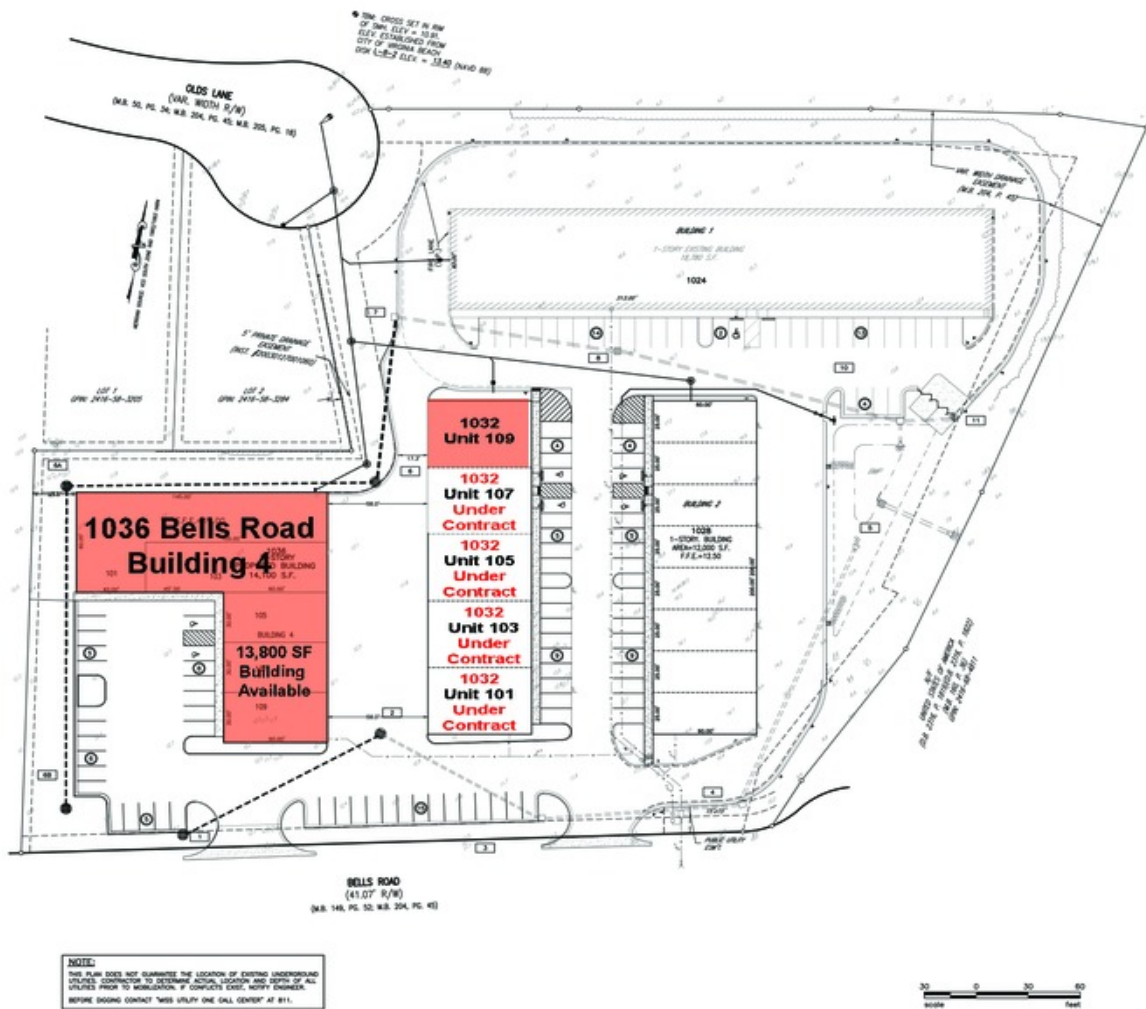
3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 x115 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451

SITE PLAN



Presented By:
Brian C. Baker | Commercial Sales & Leasing **John Katsias | President**
757.490.3585 x115 757.490.3585
brian@katsias.com jk@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 x115 | www.katsias.com

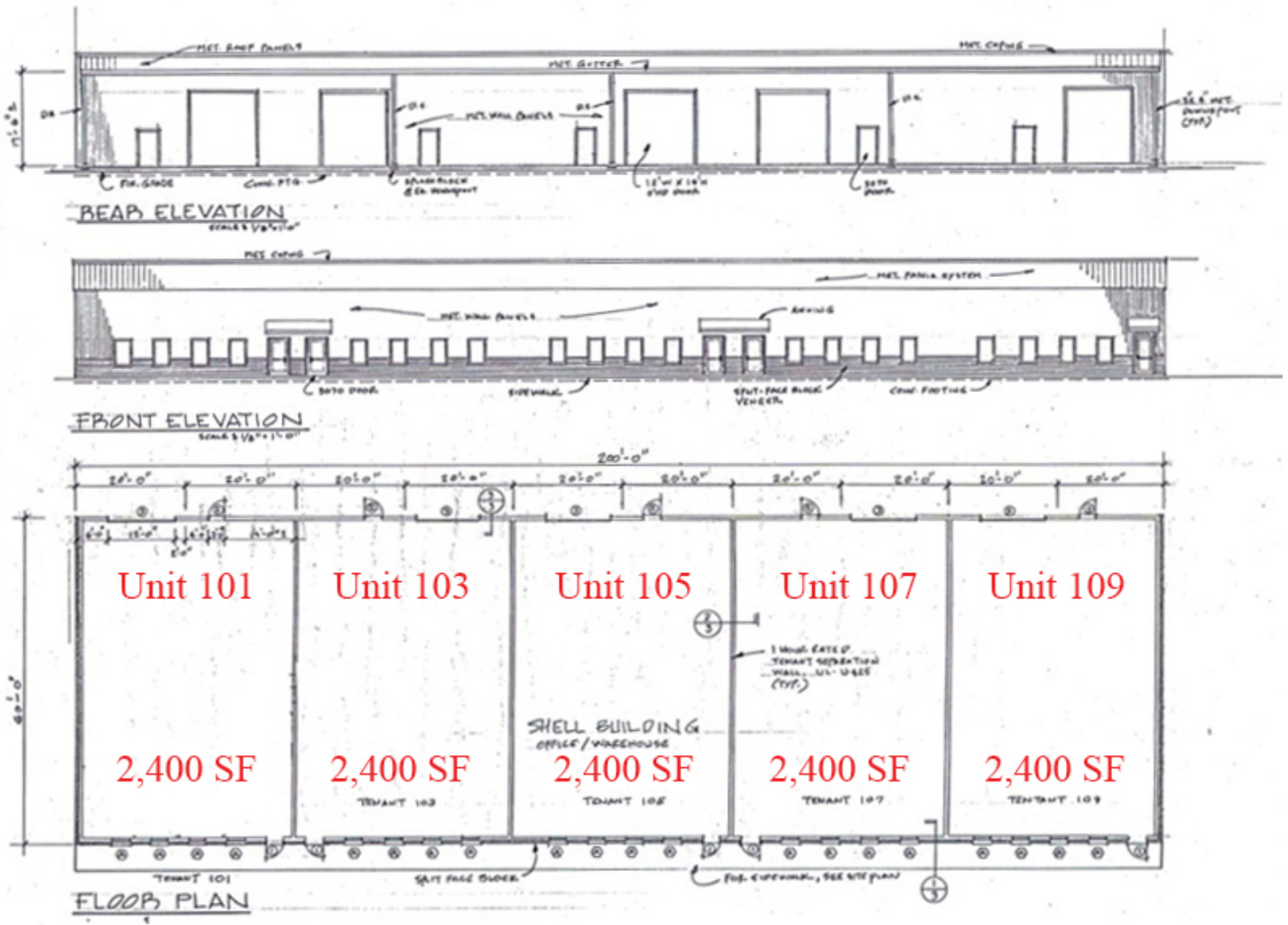
We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

INDUSTRIAL PROPERTY FOR SALE OR LEASE

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451

SHELL FLOOR PLAN AND ELEVATION



The KATSIAS COMPANY
Brokerage with vision. Real estate with results.

Presented By:
Brian C. Baker | Commercial Sales & Leasing **John Katsias | President**
757.490.3585 x115 757.490.3585
brian@katsias.com jk@katsias.com

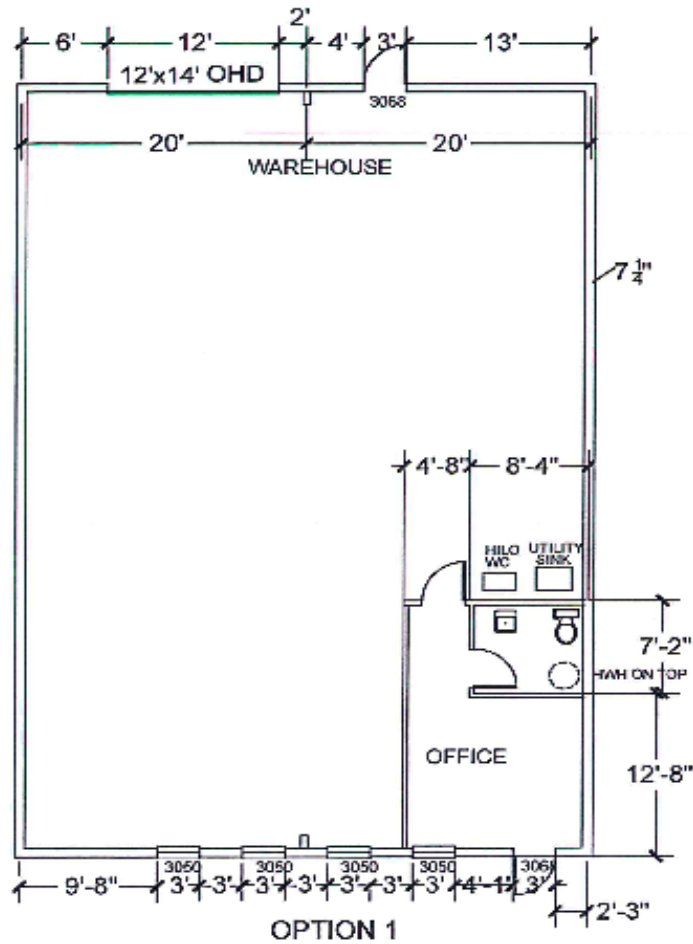
3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 x115 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451

TYPICAL BUILT OUT FLOOR PLAN



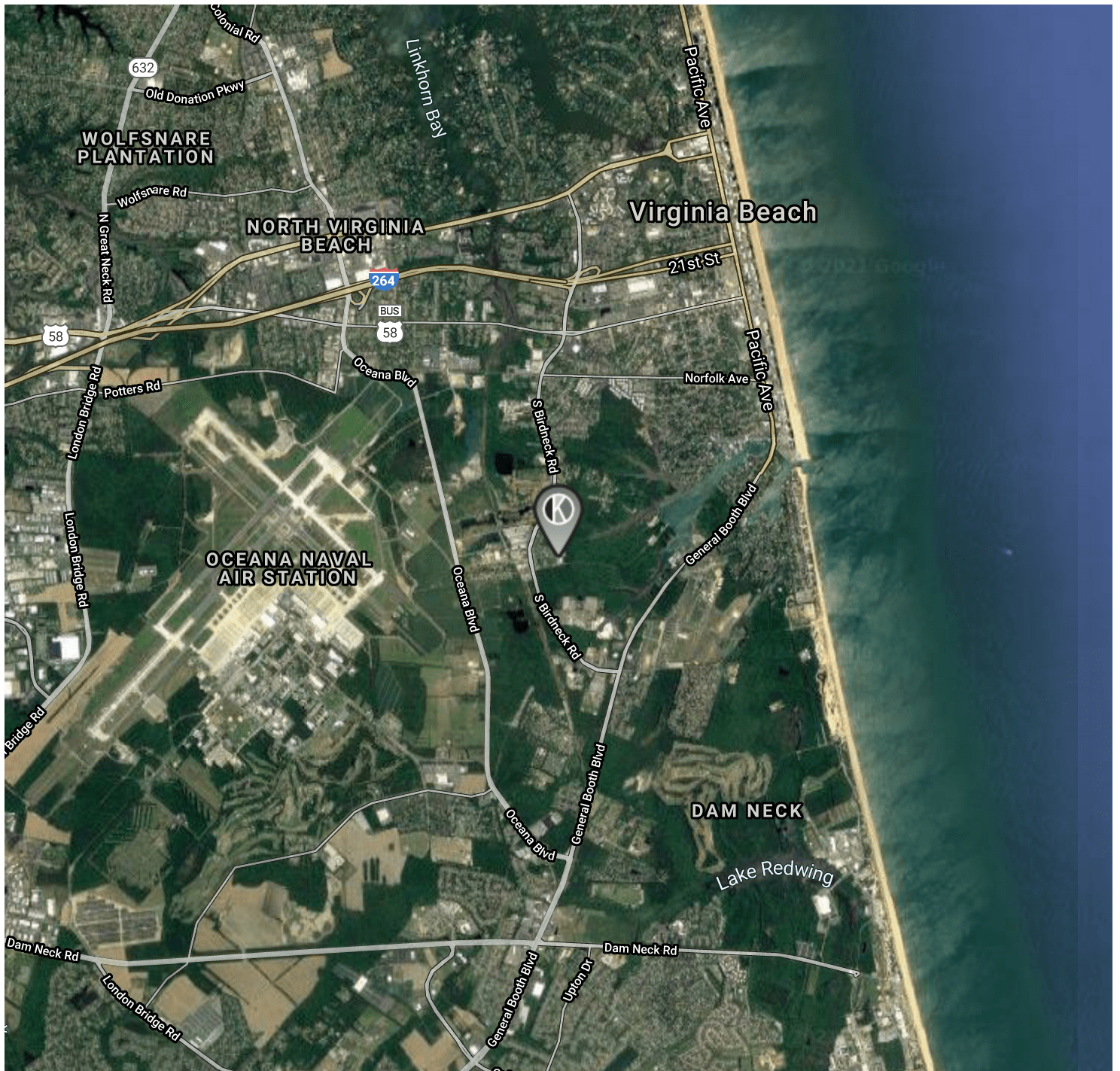
TOTAL AREA = 2400 S.F.
OFFICE AREA = 255 S. F.
WAREHOUSE = 2145 S. F.

INDUSTRIAL PROPERTY FOR SALE OR LEASE

INDUSTRIAL FLEX SPACE IN HUB AND OPPORTUNITY ZONE

1032 BELLS ROAD, VIRGINIA BEACH, VA 23451

AERIAL LOCATION MAP



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, City of Virginia Beach, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Brokerage with vision. Real estate with results.

Presented By:

Brian C. Baker | Commercial Sales & Leasing
757.490.3585 x115
brian@katsias.com

John Katsias | President
757.490.3585
jk@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 x115 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.