

Warehouse and Office Area for Lease

**700 FLAG STONE WAY, SUITE C
NEWPORT NEWS, VIRGINIA 23608**

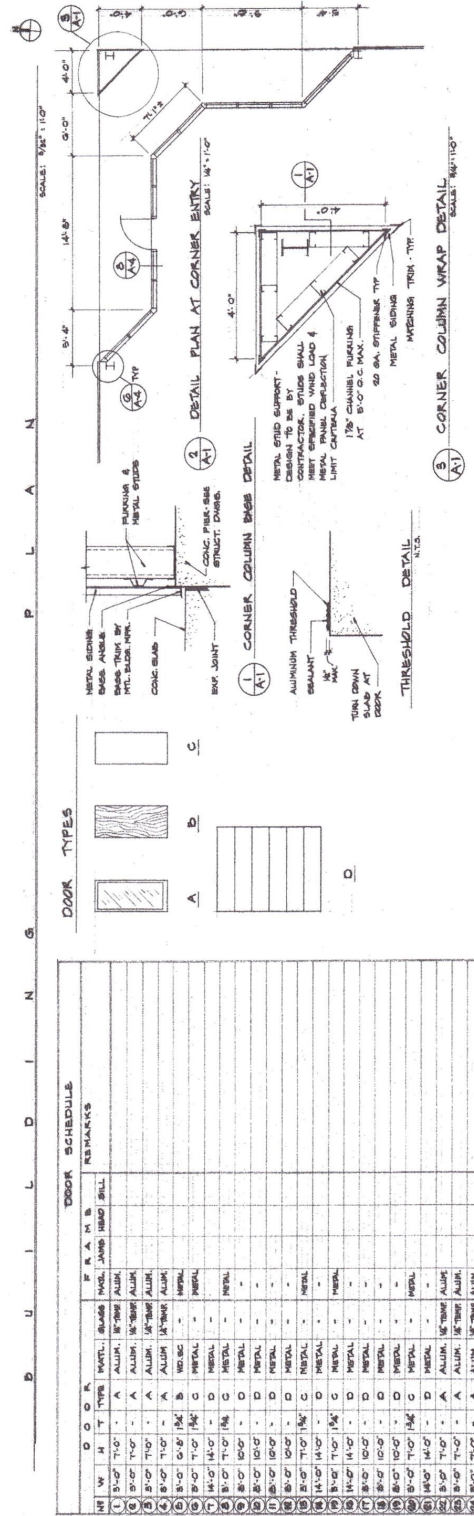
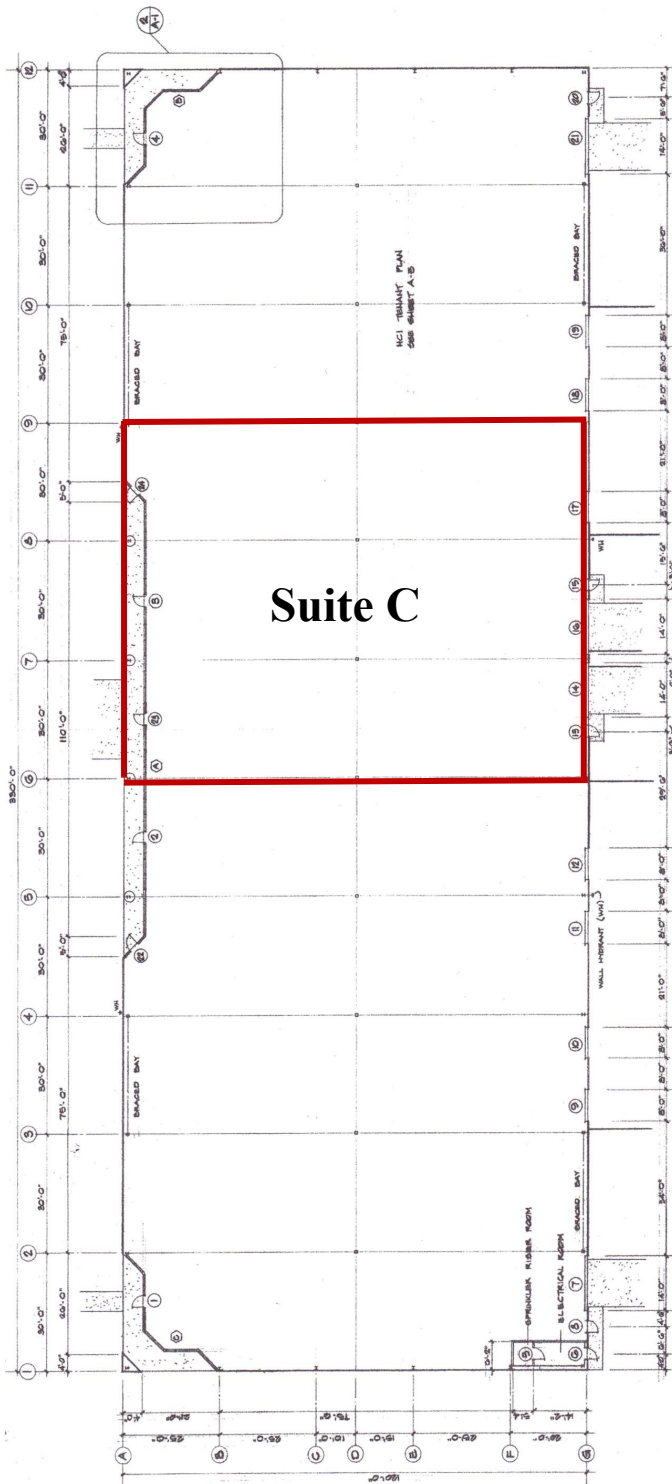
**DEER RUN
COMMERCE CENTER II**



DEER RUN COMMERCE CENTER II

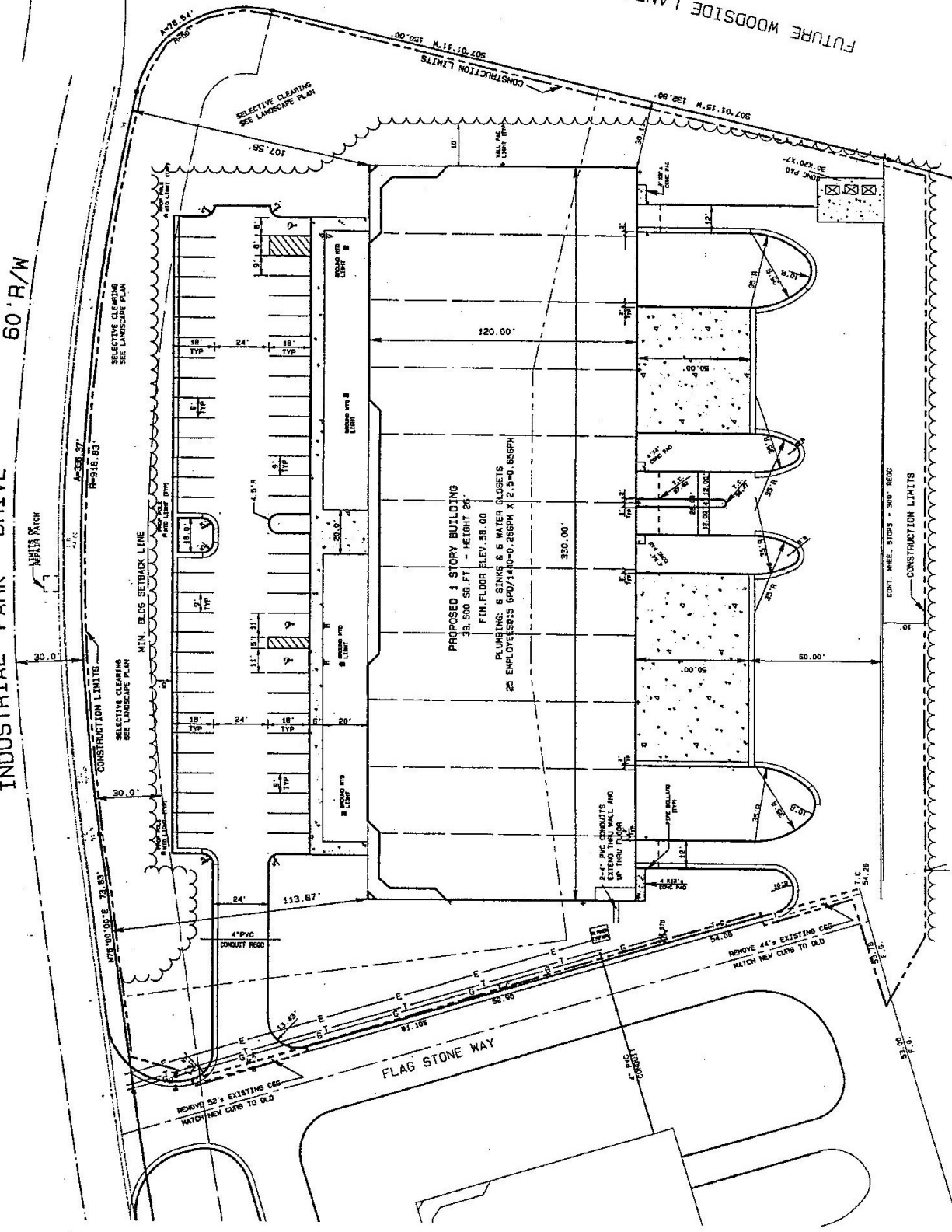
BUILDING SIZE	Total Building.....39,600 sq. ft. Office Area.....8,832 sq. ft. Warehouse.....30,658 sq. ft. Common area.....110 sq. ft.
AVAILABLE AREAS	10,800 sq. ft. (Suite C) Consisting of: 3,000 sq. ft.- Office and 7,800 sq. ft. approximately - Warehouse
SITE SPECIFICATIONS	4.0 acres (approximately), located within Virginia Enterprise Zone.
PARKING SPACES	Paved parking / loading area
ZONING	M-1 (Light Industrial)
ELECTRICAL SERVICE	480 Volt, 3 phase, 200 amp
LOADING DOORS	1 dock—8' x 10' at dock height 2 grade level doors —14' x 14' at grade
CEILING HEIGHT	Average 22' clear (Low -20'6" to High- 24')
UTILITIES	Electricity, gas, water and city sewer
FLOOR	6" reinforced concrete
EXTERIOR WALLS	Insulated Metal Panels and Glass
FEATURES	* Office areas are heated and cooled * Warehouse area gas heated * High Quality construction * Full sprinkler system
LEASE TERM	5-10 years preferred
RENTAL RATE	\$6.95NNN per sq. ft.
DATA AVAILABLE	February 1st, 2023

Suite C Floor Plan - 10,800 square feet



INDUSTRIAL PARK DRIVE 60' R/W

FUTURE WOODSIDE LANE/SNIOW BOULEVARD



PROPOSED 3 STORY BUILDING
39,500 SQ. FT. - HEIGHT 26'
FIN. FLOOR ELEV. 58.00
PLUMBING: 6 STINKS & 6 WATER CLOSETS
25 EMPLOYEES @ 1400-0.2566PM X 2.540.6566PM

DRCC II - SITE PLAN

DEER RUN COMMERCE CENTER II REAR VIEWS



