

1723 GEORGE WASHINGTON MEMORIAL HWY

YORKTOWN, VA 23693



THALHIMER

Office/Warehouse For Lease

Former Chase  
Roofing Space



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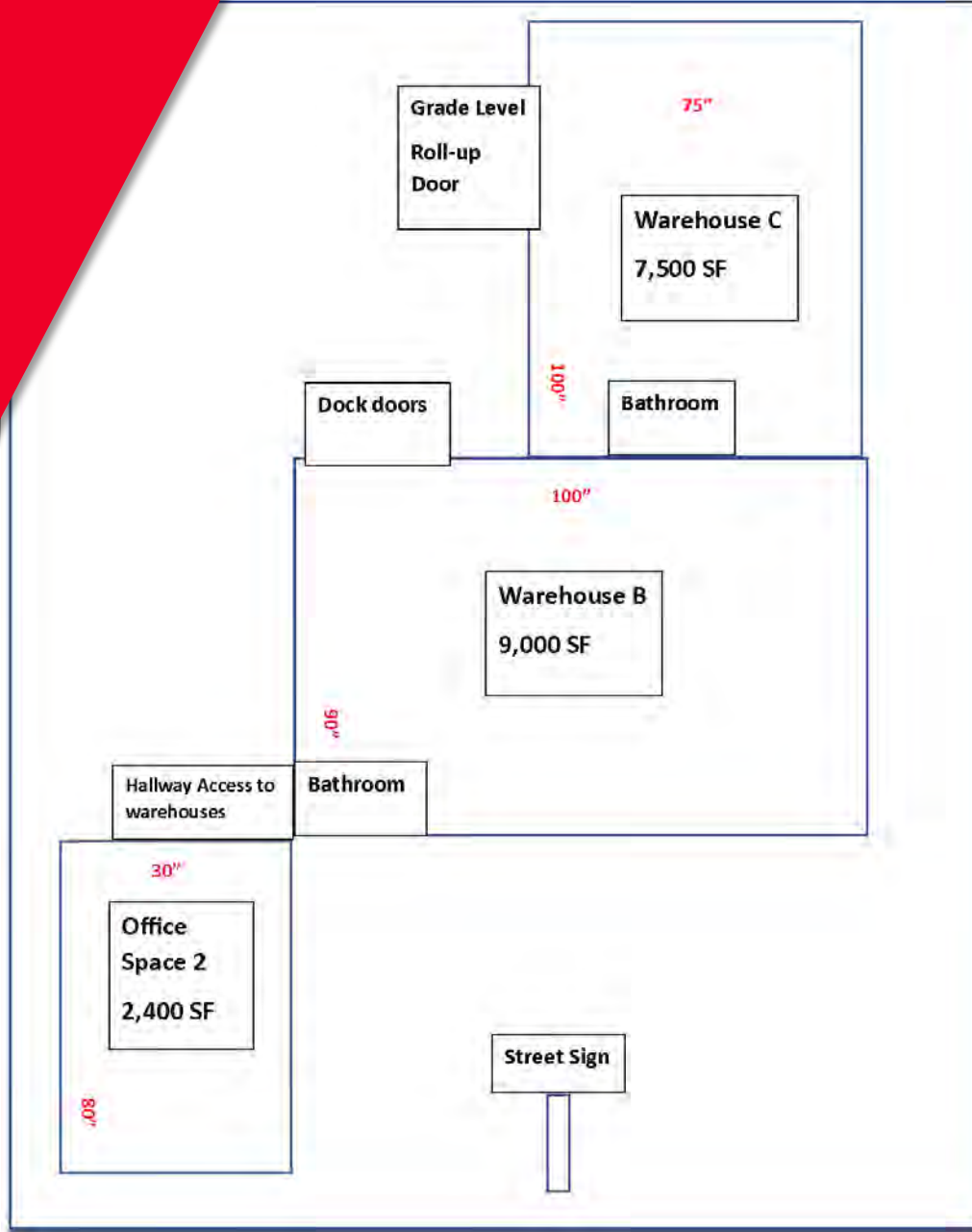
## SITE

- 2.66 acres
- Direct exposure to George Washington Memorial Highway (Route 17) – signage above entrance and at street to be paid for by Tenant
  - 33,250 vehicles per day on GWMH
- Zoned GB - General Business
  - Permitted use information provided upon request
- Utilities to the site – water (included in rent), electric, no gas, septic
- Ample parking in front
- Ample laydown yard in rear

## LEASING INFORMATION

- **\$8 PSF, NNN for warehouse space**
- **\$12 PSF, NNN for office space**
- Landlord prefers to lease entire 18,900 SF; however, will consider leasing Warehouse B (7,500 SF) separate, if office and Warehouse A are leased
- First month's rent and security deposit equal to first month's rent are due upon lease signature
- 5-year lease preferred
- Operating expenses estimated at \$0.60 PSF





## BUILDING

- 18,900 SF total
  - Office space
    - 2,400 SF
    - Recent construction
    - Four large private offices
    - Nice reception area
    - Very large bullpen/kitchen/meeting room
    - 200 amp, 3 phase service
    - Men's and women's
  - Warehouse B
    - 9,000 SF
    - Warehouse office
    - Fully insulated
    - Skylights
    - 25 new LED lights recently installed
    - 3 phase power
    - Two (2) dock level doors (10'x10')
    - 22' – 25' clear
    - Small overhead space heater
    - Access to Warehouse C via 10' x 14' opening
    - Restroom
  - Warehouse C
    - 7,500 SF
    - No office or heat; ADA restroom
    - Fully insulated
    - New high bay LED lights recently installed
    - Wall fans
    - Large grade level door (10'w x 14'h)
    - 16' – 18'5" clear
    - Free span

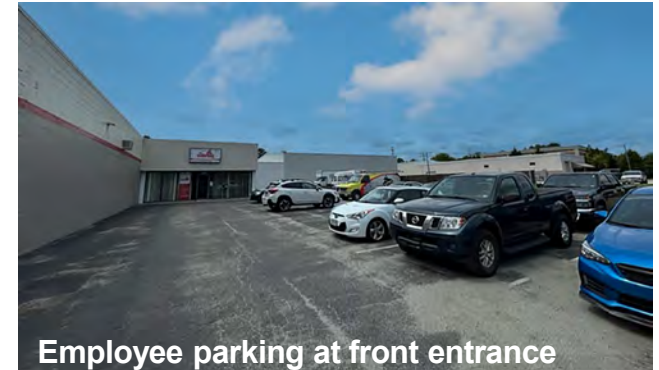


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Door and grade level loading



Employee parking at front entrance



Laydown yard



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Ample Laydown Yard



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