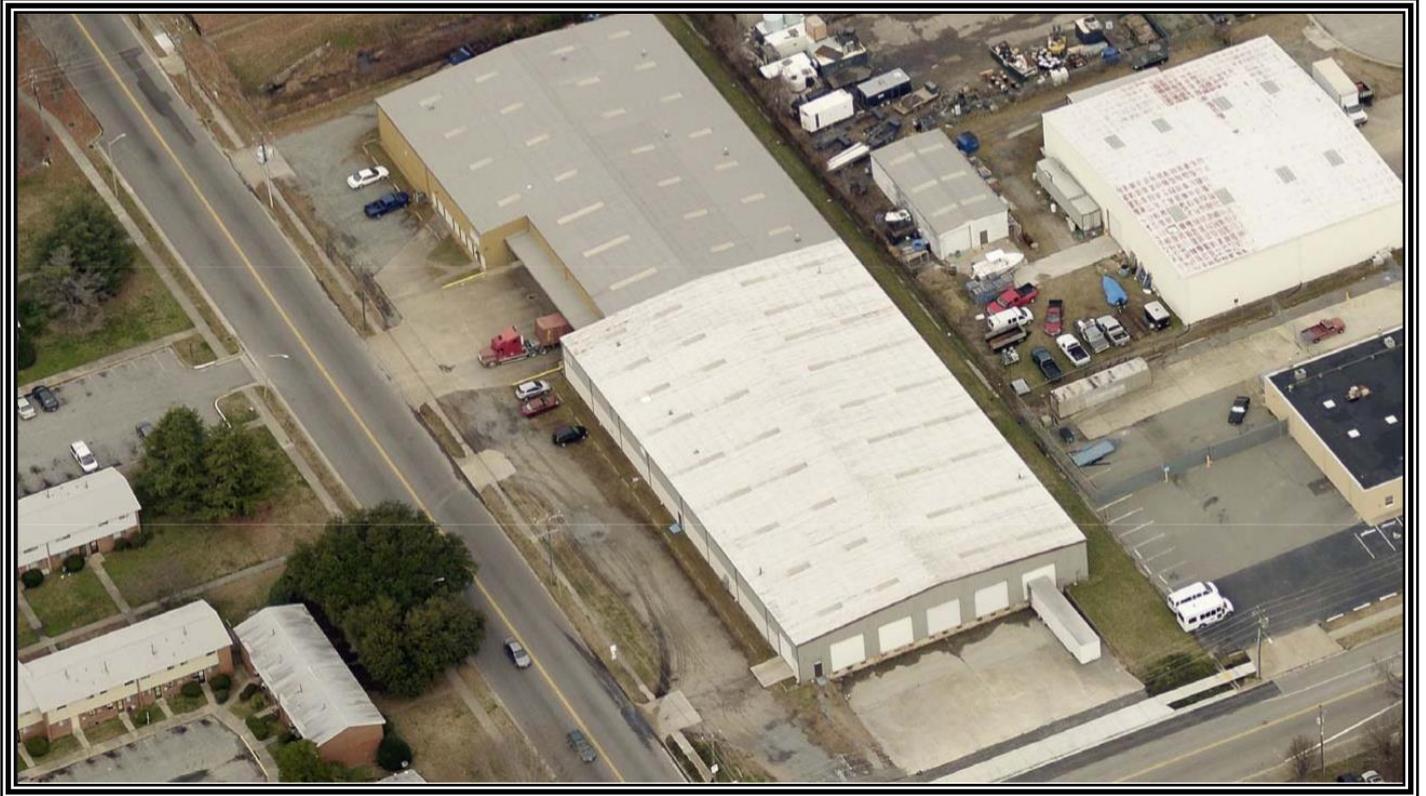


For Lease
801 48th Street
Newport News, Virginia



18,000 SF Available

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

AVAILABLE FOR LEASE

801 48th Street
Newport News, Virginia

Description: Class C light industrial building on a corner lot strategically located in the Copeland Industrial Park submarket on the Virginia Peninsula near Newport News Shipbuilding.

The building was constructed of metal in 1973 with subsequent additions and upgrades (in 2008 air conditioned production area of ± 5,500 SF was added); the facility has been well-maintained. This is a versatile, light manufacturing facility with a full HVAC production area and a distribution space.

- 18,000 SF clear span warehouse
- Five (5) 14' x 14' dock doors
- One (1) 12' x 14' grade level overhead door
- Lighting: fluorescent & skylights
- Gas unit heaters

Ceiling: 20'+ clear ceiling height throughout

Electrical: 440 volt; 3 phase

Size: Approximately 18,000 square feet

Lease Rate: \$5.25 / SF – rent includes real estate taxes and building insurance

Zoning: M1 – Light Industrial

Parking: Concrete (truck wells, aprons) & gravel (car)

Additional Information:

- Located in an Enterprise Zone
- Aerial
- Floor Plan
- Map showing easy access to Interstate 664

For Additional Information, Please Contact:

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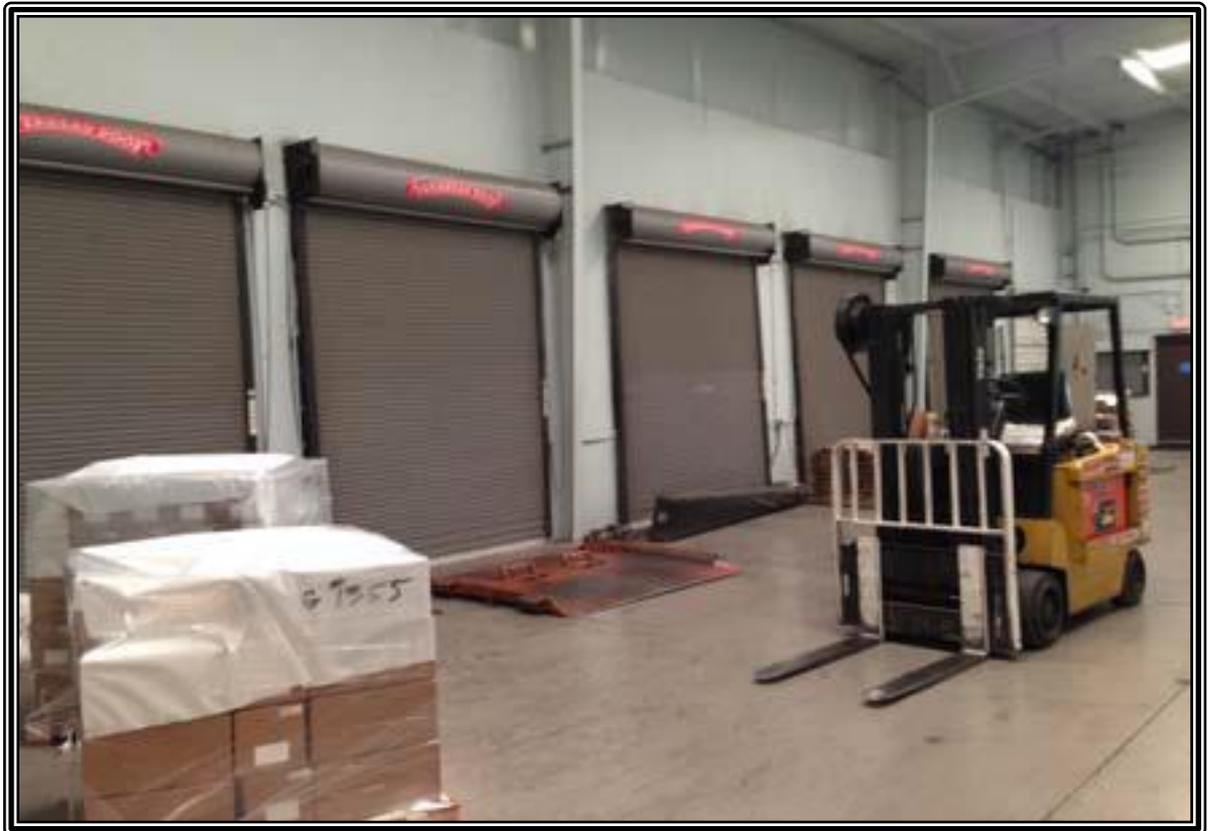
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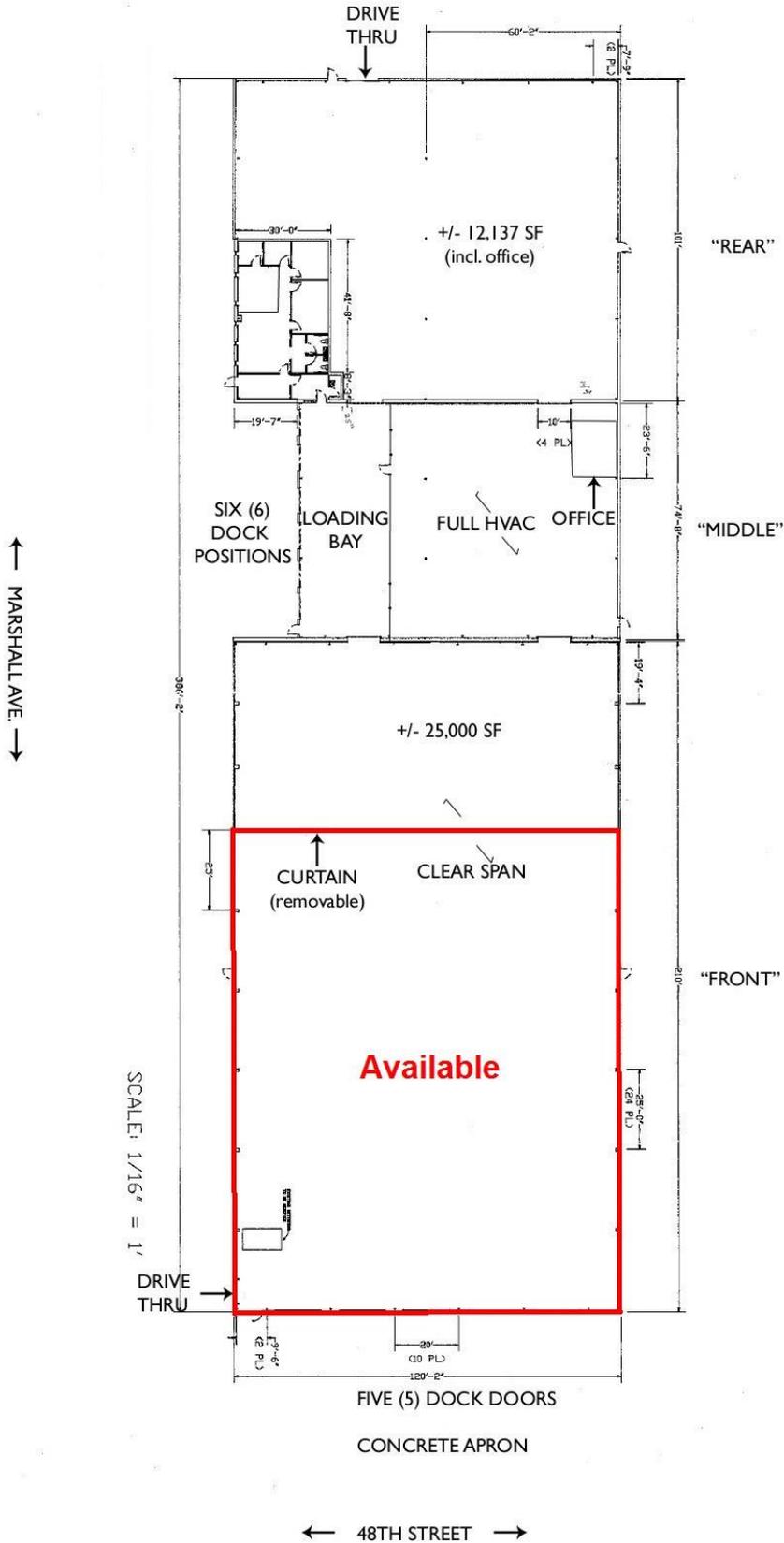
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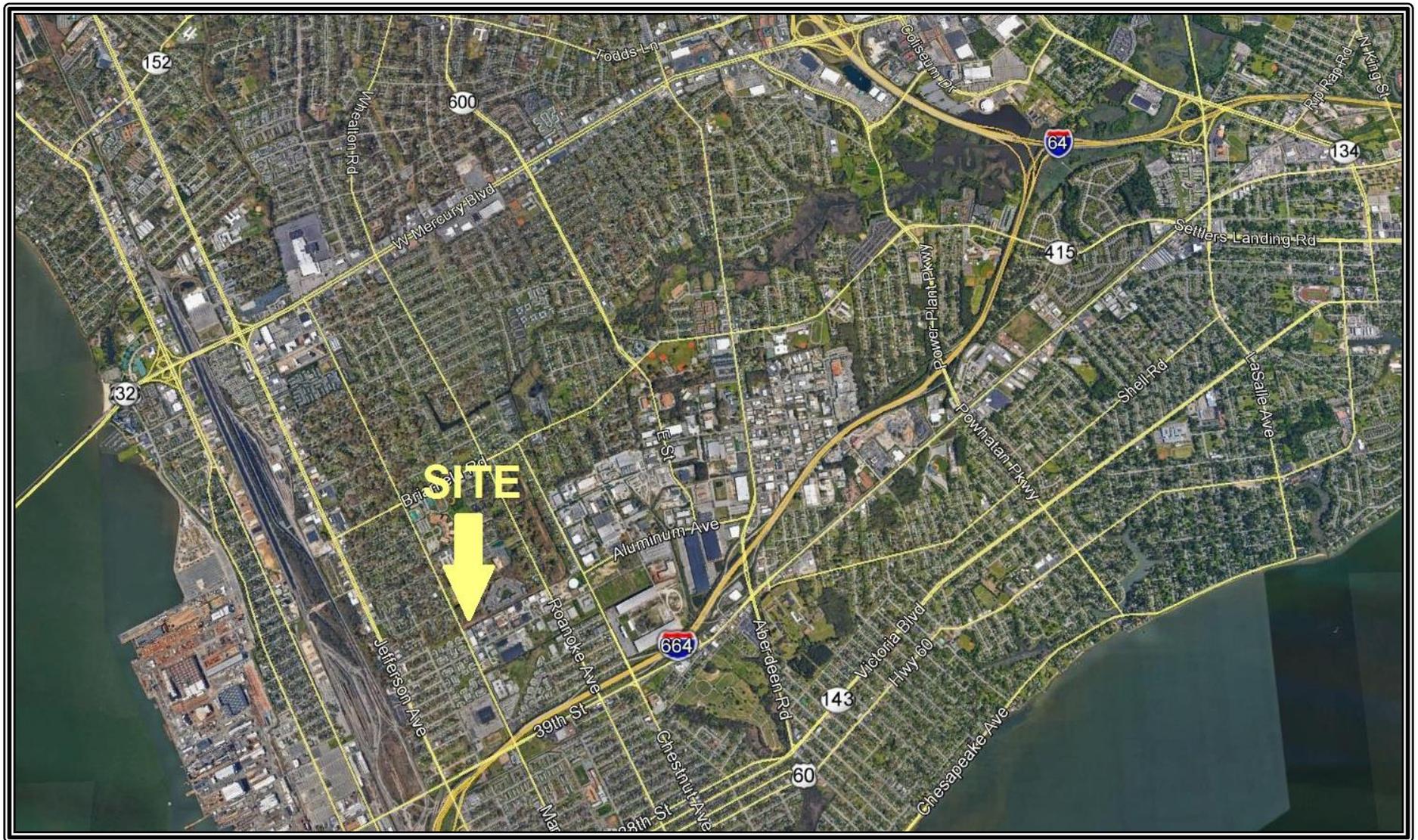
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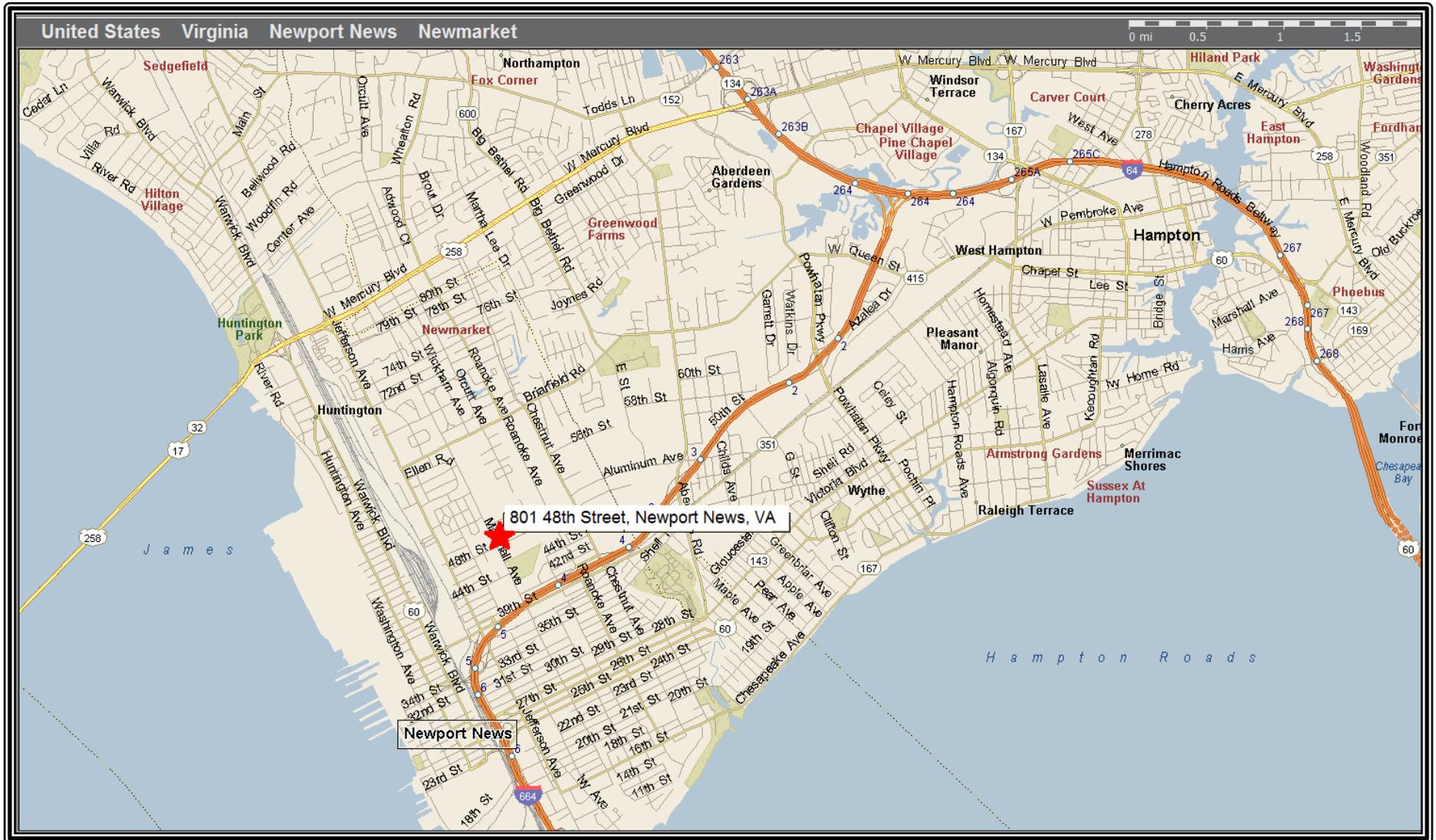
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AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC