

# For Sale & Lease

14350 Warwick Boulevard  
Newport News, Virginia 23602



**For Additional Information Please Contact**



**Vince Campana**

1313 Jamestown Road Suite 201

Williamsburg, Virginia 23185

[www.CWCREW.net](http://www.CWCREW.net)

**757.209.2990**

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14350 Warwick Blvd  
Newport News, Virginia 23602

- Description:** *This is a rare offering!* One of the most recognized corner lots in all of Newport News, Virginia is both for sale and lease! The subject property is located at the signalized intersection of Warwick Boulevard and Denbigh Boulevard and is accessible to both streets! Effective December 15<sup>th</sup> 2023 the building will be available to any prospective buyers / tenants interested in locating to one of the regions most traversed intersections!
- Land Size:** .69 acres
- Building Size:** 6,356 Sq.Ft.
- Parking:** Approximately 48 paved parking spaces.
- Traffic Count:** Average Annual Daily Traffic ~ 34,000. Per VDOT's 2021 Study.
- Availability:** For Lease – December 14, 2023.  
For Sale – Available.
- Sale Price:** \$1,250,000.00
- Lease Rate:** \$21.00/Sq.Ft. - NNN



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# Photographs



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# Photographs



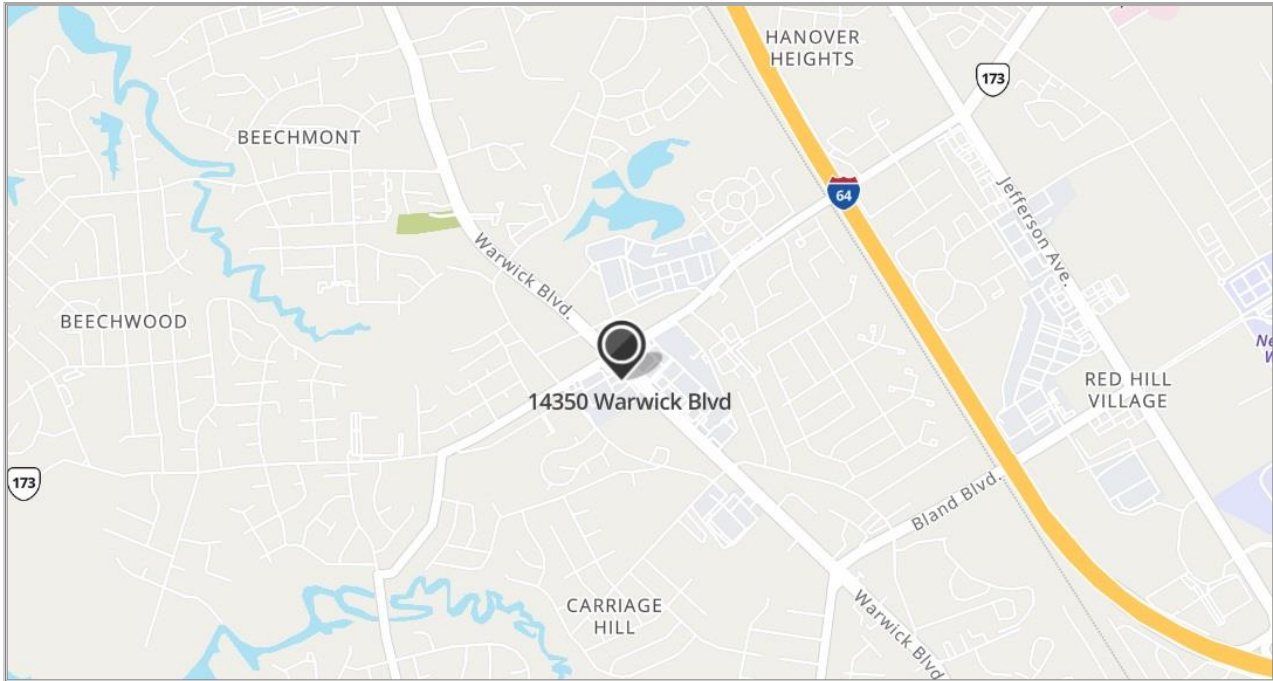
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# Aerial



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# Maps



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