

# 5465

Greenwich Road

VIRGINIA BEACH | VA

Centrally located Warehouse  
with dock, ramp and van  
loading, and heavy power.

Former Hoffman Beverage facility



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## FEATURES

This facility offers high image, dry warehouse with multiple loading options and fantastic drive-thru capability. This highly desirable, central location is within the “core” of the southside, with a 10 mile population of 798,998. The garage building has 9 drive-thru lanes to secure 40’ and 30’ trucks.

Available to occupy in ± 90 days

### Building Area:

Warehouse	±101,661 SF
Office	±3,000 SF

Total	104,661 SF
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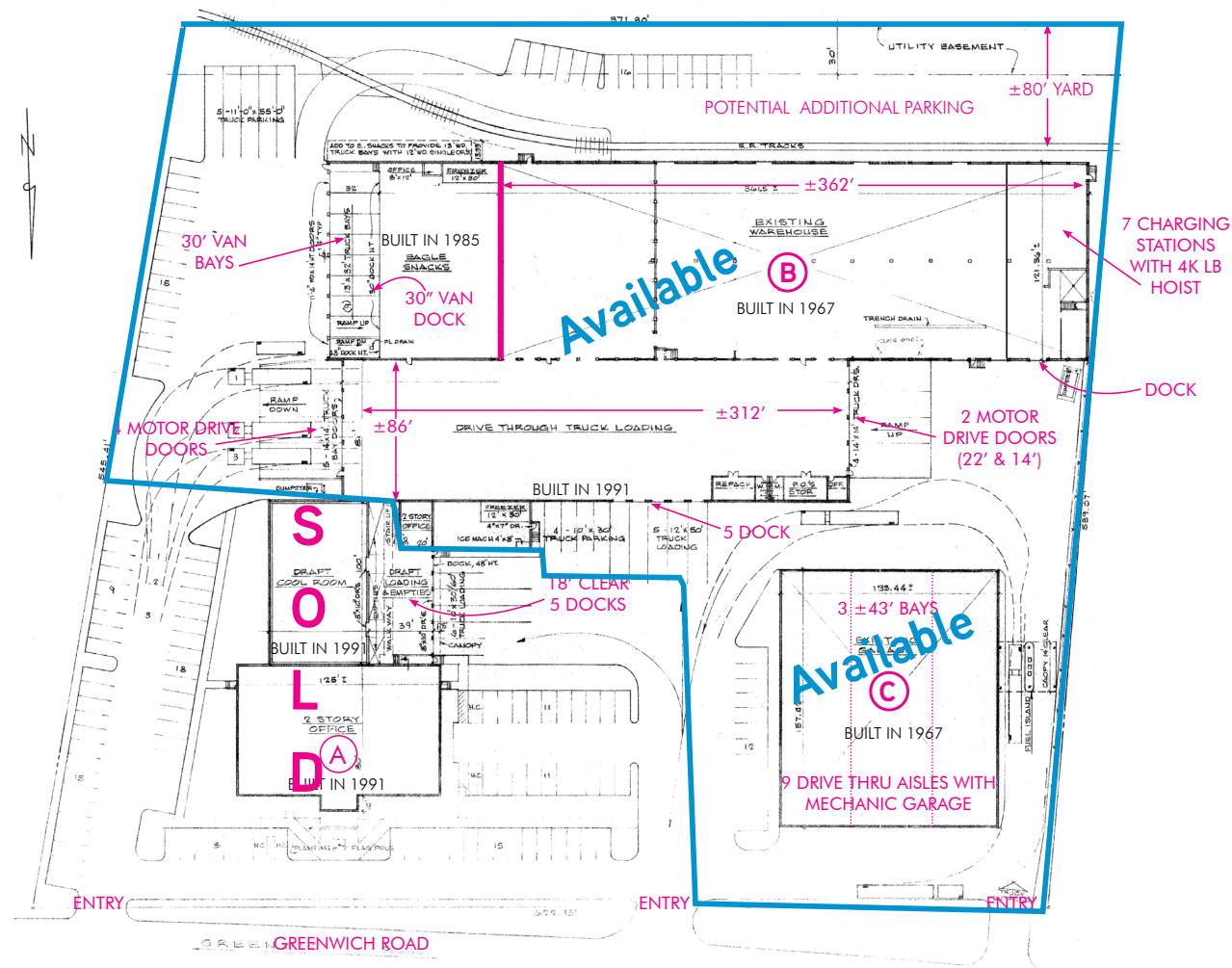
- ±5.00 acre site
- Centrally located to all South Hampton Roads in Newtown/ Greenwich Road Corridor, this offering provides a rare opportunity for a distributor to serve the Hampton Roads region.
- Ceiling Height: ±18’ - ±20’
- Efficient white membrane roof

- Power: Abundant 3- phase
- Quick access to Interstate I-264 & I-64
- Visibility on I-264
- 7 dock level doors
- 3in/4out oversized drive-thru doors for any size vehicle
- I-1 (Industrial) Zoning
- Secured, fenced yard
- Multiple van-high dock positions
- Sales Price: \$4,950,000
- \$47.30/ SF±

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SITE PLAN



5465 GREENWICH ROAD  
BUILDING AREA SUMMARY

AREA	APPROX CLEAR HEIGHT	USE	SIZE SF
A	Occupied	By	Get Solutions Engineering
A	Occupied	By	Get Solutions Engineering
B	19' 5"	Drive-Thru Whrse	clear span w/ floor drains
B	20'	Whse w/ interior Loading	recessed covered van dock
B	20'	Whse w/ dock loading	w/cooling to 45-50 F
C	14' 19' at lift	Drive thru mechanic/ storage Garage	1437 LF of interior parking
SUM		Bldgs. SF Per Plat	104,661 SF ±
Land AC ±			5 ±

Note: This information is for guideline purposes only. Colliers International and preparer make no warranty as to accuracy and cannot be held liable for errors and omissions.

## BUILDING SPECIFICATIONS

- **SITE:** ±5.00 Acres
- **BUILDING AREA:** Approximately 104,661 SF total in 2 buildings
- **CLEAR HEIGHT:** 18' - 20' clear predominantly, 19'+ in drive-thru garage
- **COLUMN SPACING :** 60' x 24' and 38' x 32' and clear span
- **LOADING:** 7 docks with insulated doors and pit levelers at most  
6 ramp (lanes) into main warehouse  
18 grade doors (9 in, 9 out) at drive-thru garage
- **ELECTRIC:** Abundant power of 25 megawatts ±
- **FIRE SUPPRESSION:** Wet fire sprinkler throughout warehouse and in office lobby area
- **LIGHTING:** T5/T8 high efficiency high output fluorescent fixtures, with motion detectors
- **HVAC:** Natural gas heaters in warehouse area
- **ROOF COVER:** Roof entirely replaced in 2011 with white membrane cover
- **TRAILER PARKING:** Ample available on paved site areas
- **CONNECTIVITY:** Verizon: High Speed DSL – 3MB download – 384 K Upload  
Cox: Not Available
- **AVAILABILITY:** Available to Occupy in ± 90 days  
Sale or long term lease available

### Distance To Ports (Drive Time)

- **Portsmouth Marine Terminal** 12.7 Miles
- **Norfolk International Terminal** 13.1 Miles
- **Virginia International Gateway** 13.6 Miles
- **I-64** 2.24 Miles
- **I-264** 1.10 Miles



Household Income

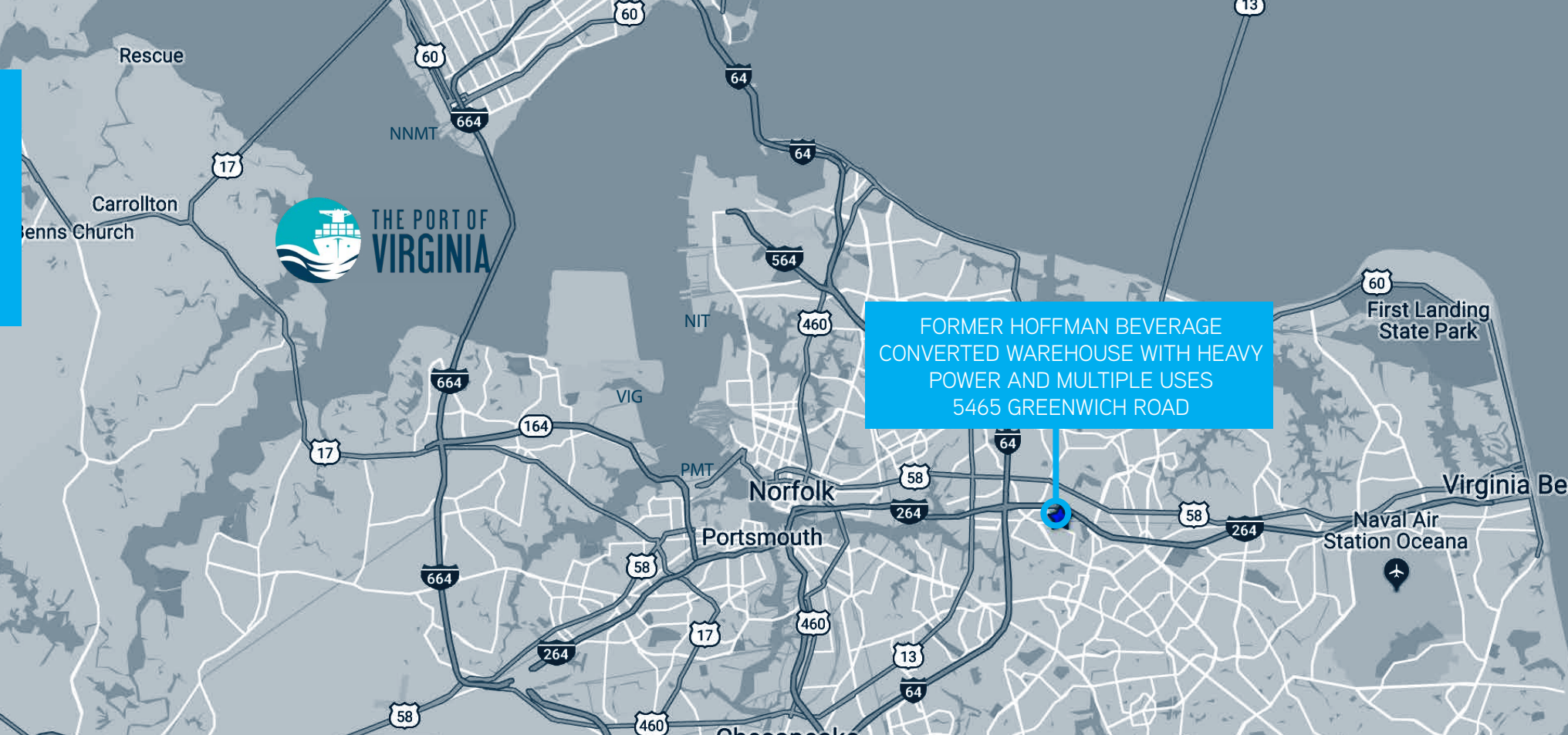
5mi	\$82,802
10mi	\$84,302
15mi	\$87,868



Population

311,424
788,407
1,053,233





VIEW ONLINE 

[colliers.com](https://colliers.com)

For additional information and personal tours contact us:

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