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Oyster Point Industrial Park

FOR LEASE | 300-330 Ed Wright Lane & 309 Bell King Road, Newport News | VA

This modern warehouse campus offers multiple suite size options with both dock and grade loading. It is highly accessible space to the central and popular Oyster Point City Center/ Patrick Henry submarket and offers excellent access to all of the Peninsula. The design with insulated architectural panels lends itself to long term durability, attractiveness and efficiency. All units are fully insulated. The campus offers an excellent combination of functionality, accessibility, and visibility along one of the most vibrant commercial corridors in Hampton Roads. Traffic counts on Jefferson Avenue are approximately 51,000 cars per day (2014).

FEATURES

- Located in the “center of gravity” of the Peninsula - near Oyster Point
- Quick I-64 access & Jefferson Lab
- Suite sizes ranging from 2,000 SF, 5,000 SF and 7,263 SF available
- Office suites available
- Office warehouse suites with grade loading available
- 18' - 23' warehouse ceilings
- M-1 zoning, light industrial
- Blended Lease Rate: \$5.50 PSF, NNN for warehouse, \$11.00 PSF, NNN for office
- Operating expense approximately \$1.60 PSF



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Suite	Warehouse SF	Office SF	Total SF	Clear Height	Grade Door	Dock Door	Other
330 Ed Wright - Suite A/B	3,000	2,000	5,000	23'	2	--	Conditioned showroom; fully insulated
330 Ed Wright - Suite C	2,500	---	2,500	23'	1	--	Fully insulated
330 Ed Wright - Suite A/B/C	5,500	2,000	7,500	23'	3	--	
321 Ed Wright - Suite B/C/D	3,634	3,634	7,268	23'	3	--	
321 Ed Wright - Suite G/H	5,000	0	5,000	23'	2	--	

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JEFFERSON AVENUE

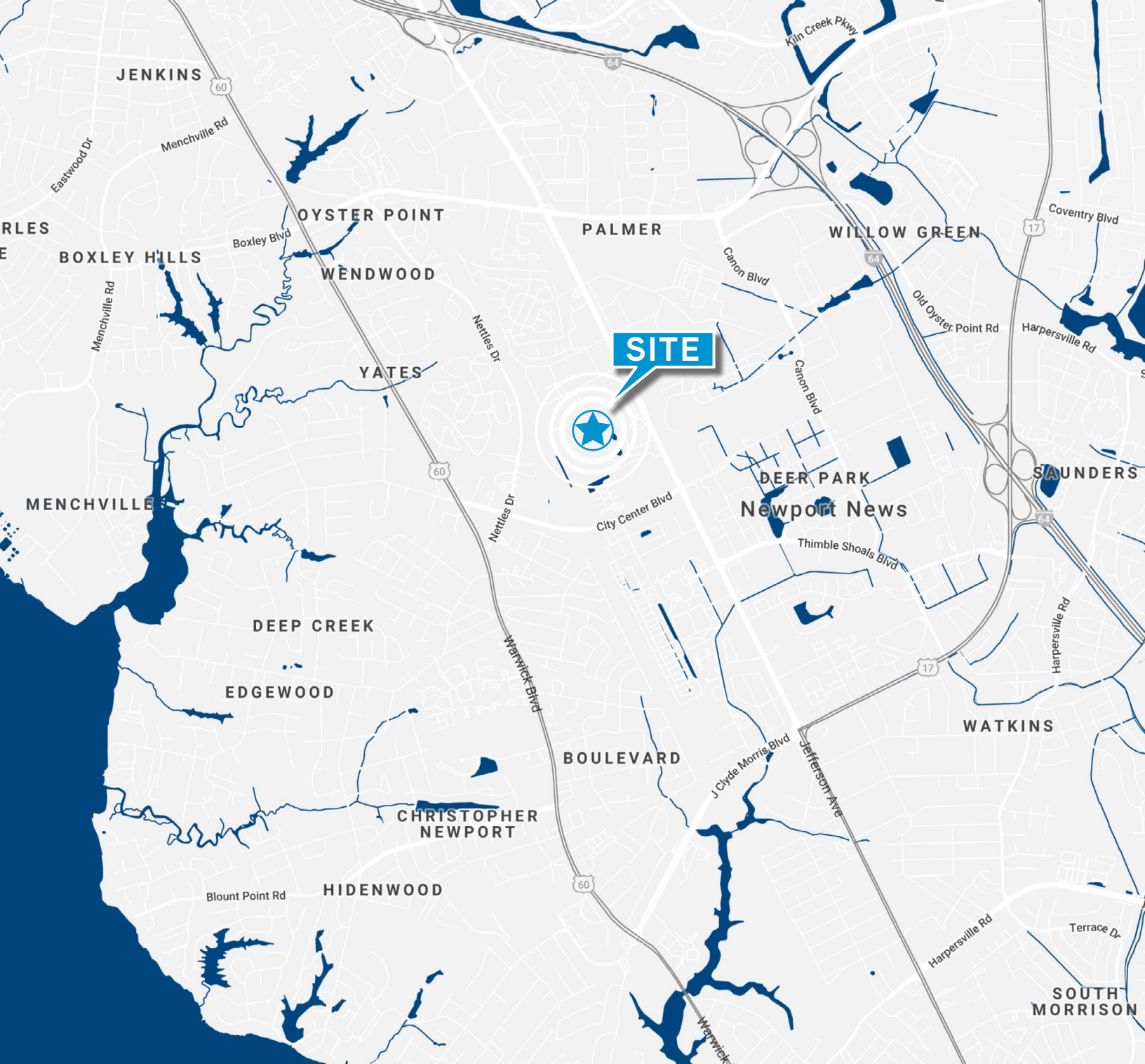
OYSTER POINT
INDUSTRIAL PARK



Demographics 2015 (Estimated)	1 mile	3 mile	5 mile
Population	8,802	83,304	172,865
Households	3,964	33,424	68,201
Average HH Income	\$55,127	\$72,851	\$76,395
Daytime Population	11,534	57,747	82,527

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