

For Sale / Lease
Oakland Park
200 Enterprise Drive
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC - EAST

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231.5516

Tom@CampanaWaltz.com

www.CampanaWaltz.com

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.

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

FOR SALE/LEASE

**Oakland Park
200 Enterprise Drive
Newport News, Virginia**

- Location:** 200 Enterprise Drive
Oakland Industrial Park
Newport News, Virginia
- Building Size:** Class A corporate office building – Glass front walls and brick exterior give this facility a very distinctive first impression. Beautiful offices, large conference room, kitchen, skylights, exercise room with adjoining men’s and women’s locker rooms. Numerous other amenities. Building sits on 4.67 acres which allows for future growth and expansion.
- Built:** 1994
- Size:** 10,959 Square Feet
First floor: 8,015 sq. ft.
Second floor: 2,944 sq. ft.
4.67 acres – additional land for expansion
- Utilities:** Natural gas, water & sewer
- Parking:** 30 Spaces
- Sales Price:** \$1,750,000.00
- Lease Rate:** Negotiable
- Zoning:** M-2 Heavy Manufacturing

Additional Information:

- Aerials
- Located in Virginia Enterprise Zone
- Map Showing easy access to I-64
- Floor Plan
- Location Map
- New Roof installed in 2022

For Additional Information, Please Contact:

Thomas P. Waltz
Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.231.5516

Tom@CampanaWaltz.com
www.CampanaWaltz.com



*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.*

200 Enterprise Drive
Newport News, Virginia



*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.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

200 Enterprise Drive, Newport News, Virginia



*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.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST



*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.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

200 Enterprise Drive, Newport News, Virginia

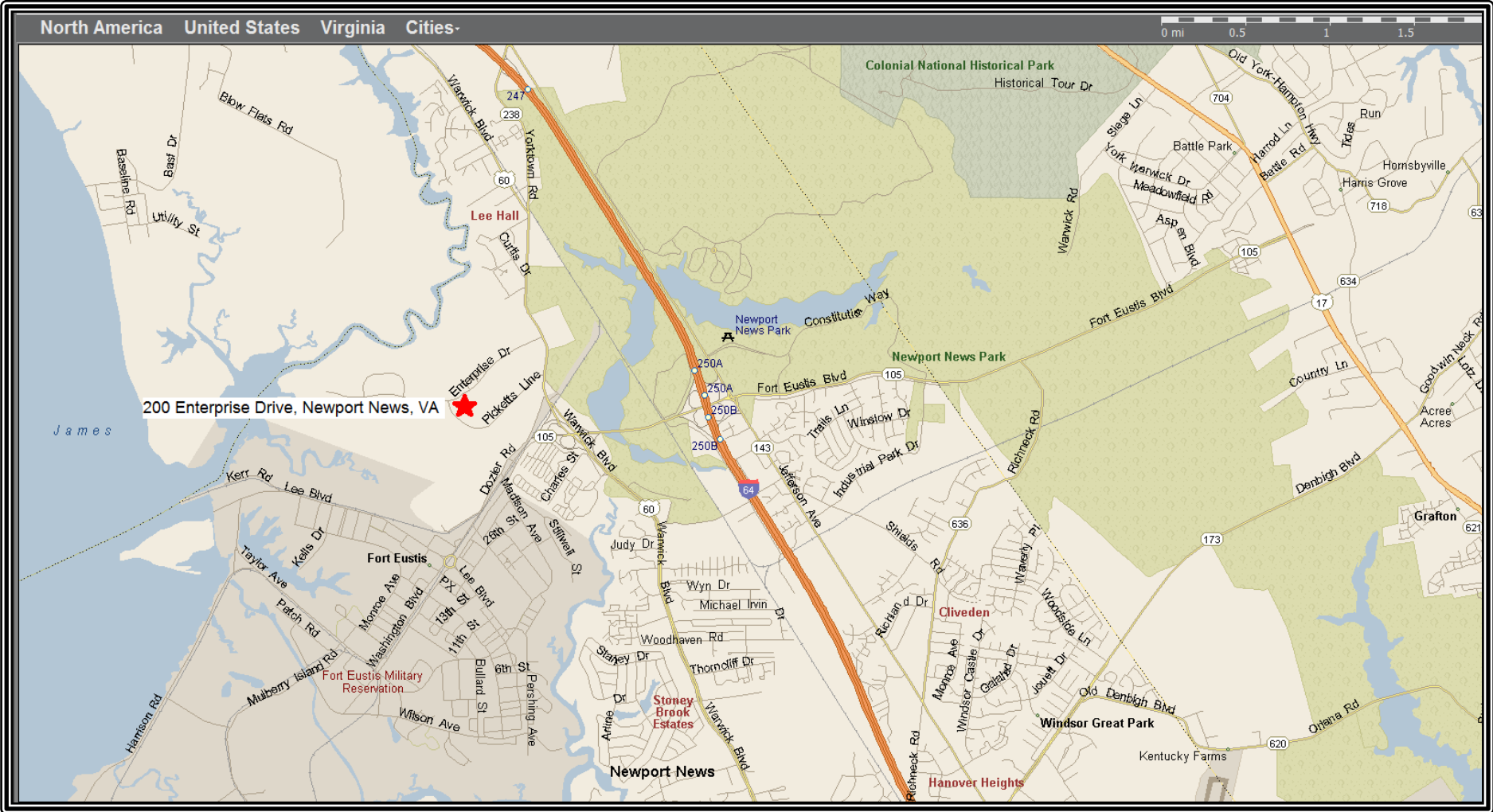


*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

200 Enterprise Drive Newport News, Virginia



200 Enterprise Drive, Newport News, VA

*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.*

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 - EAST is ____ the Listing Broker, ____ Buyer Broker, ____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST