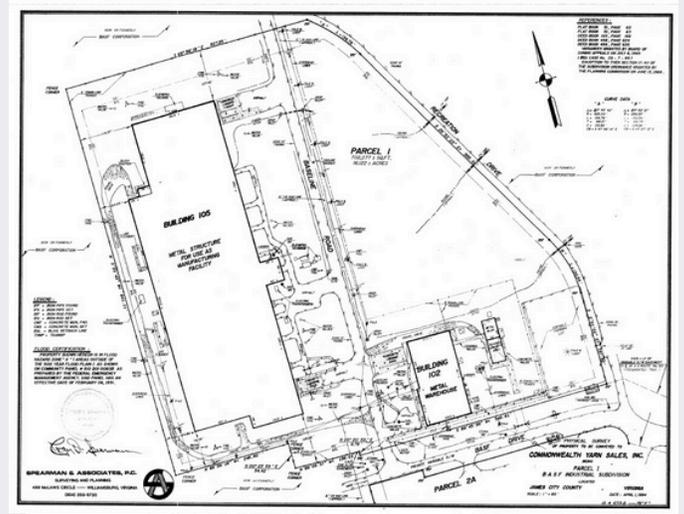


INDUSTRIAL BUILDING FOR SALE OR LEASE

8963 & 8965 POCAHONTAS TRAIL

WILLIAMSBURG, VA

+/- 144,000 SF



FOR MORE INFORMATION:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

(757) 231-5516 Tom@CampanaWaltz.com

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

AVAILABLE

INFORMATION

ABOUT THIS PROPERTY:

- Total Industrial acreage is +/- 19 Acres comprised of two separate parcels
- +/- 144,000 SF Industrial Warehouse building is situated on Parcel 1 which contains +/- 16.122 acres
- Parcel 2A contains +/- 3.208 acres and could be used for trailer parking or an additional building
- Site Plan Approved
- New Roof
- Ceiling height: 18' - 21'
- Floor: 7" concrete slab
- Ideal storage/distribution/manufacturing facility
- Multiple dock loading doors
- Power: 3 phase, amps to be determined
- Renovation paused for specific Tenant requirements

GENERAL INFORMATION:

- Built in 1974, expanded in 1981 and renovations in 2022/2023
- Located in an Opportunity Zone and a Foreign Trade Zone (FTZ)

LEASE RATE:

- \$6.95 SF - NNN

ZONING:

- M-2, General Industrial. Multiple allowable uses by right:

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO_ARTVDI_DIV12GEINDIM

AERIAL MAP



- Located along Pocahontas Trail (Route 60)
- +/- 3.5 mile from Interstate 64
- +/- 20 miles West of the Newport News Marine Terminal
- +/- 35 miles West of the Norfolk International Terminal
- +/- 55 miles East of City of Richmond
- 30 minute drive time to Interstate 295/95