



FOR LEASE

**2572 Horse Pasture Road
Virginia Beach, VA**

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PROPERTY DETAILS

High quality office/warehouse space

- **BUILDING SIZE:** ±37,355 SF total
- **AVAILABLE SPACE:** ±23,055 SF available now
- **ZONING:** I-1 (Light Industrial District)
- **YEAR BUILT:** 2007
- **CONSTRUCTION:** Attractive tilt-wall construction with skylights, ceiling fans, and exhaust fans throughout

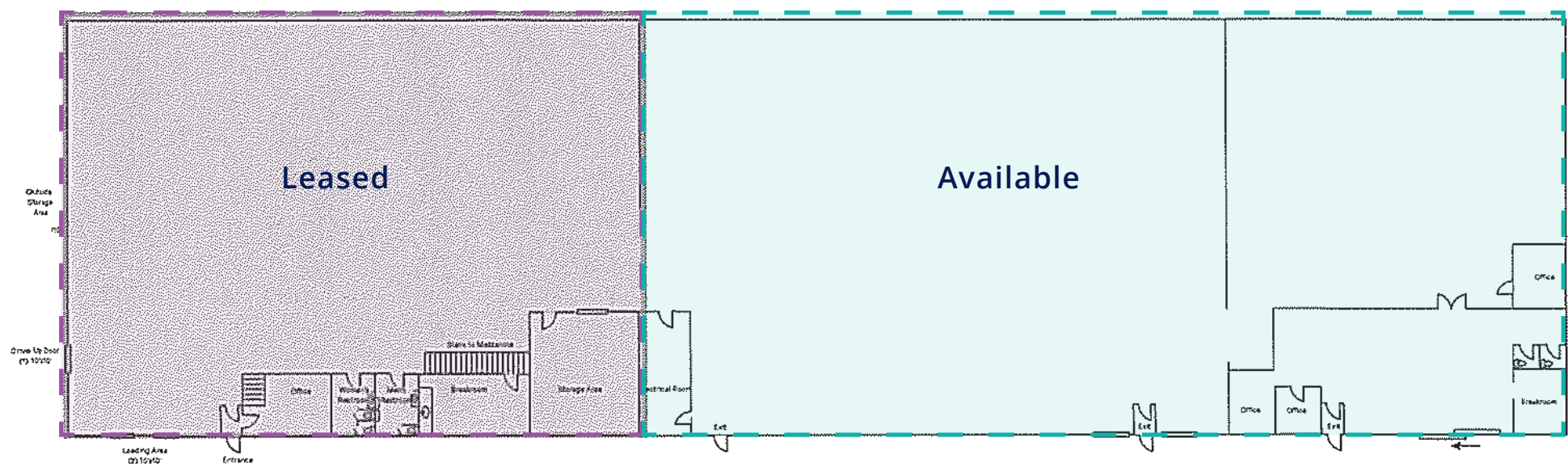
- **LOADING:** Dock and grade loading available
- **POWER:** 480Y / 277V
- **FIRE SUPPRESSION:** Wet system, fully sprinklered
- **HEATING:** Heated warehouse
- **COLUMN SPACING:** 36' x 36'
- **CEILING HEIGHTS:** 20' – 22'

Lease Rate:

\$11.50 ^{PSF,} _{NNN}



FLOOR PLAN



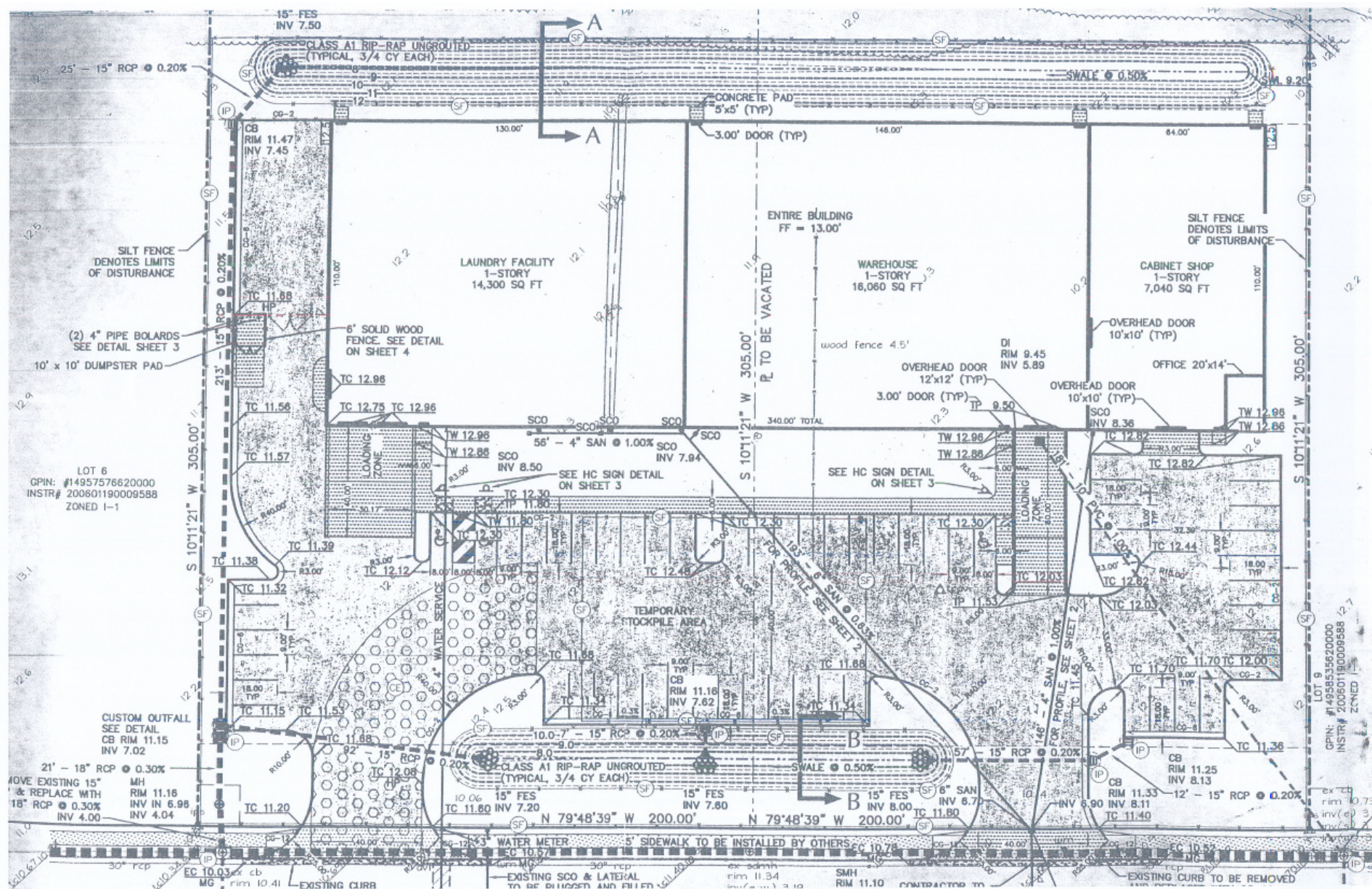
Suite A
±14,300 SF

Availability	Leased through March 2028
Total SF	14,300 SF
Office SF	815 SF
Loading	Dock - (2) - 10' x 10' Grade - (1) - 10' x 10'

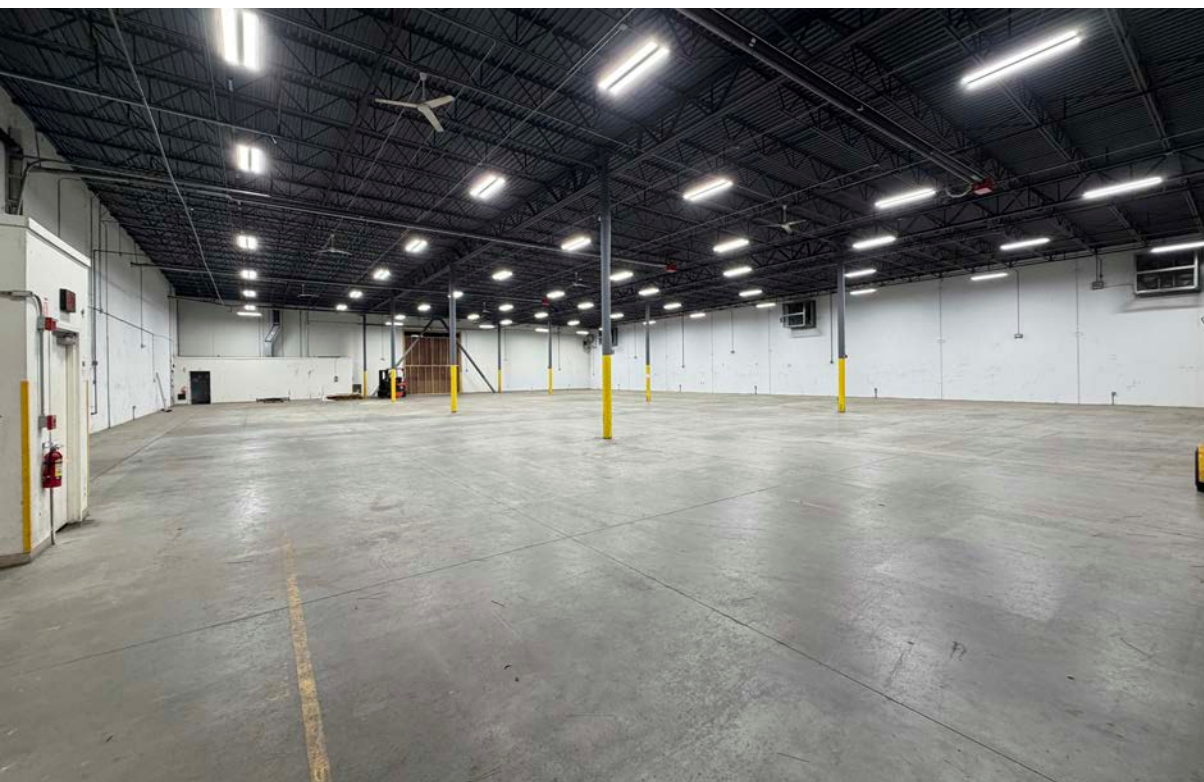
Suites B-C
±23,055 SF

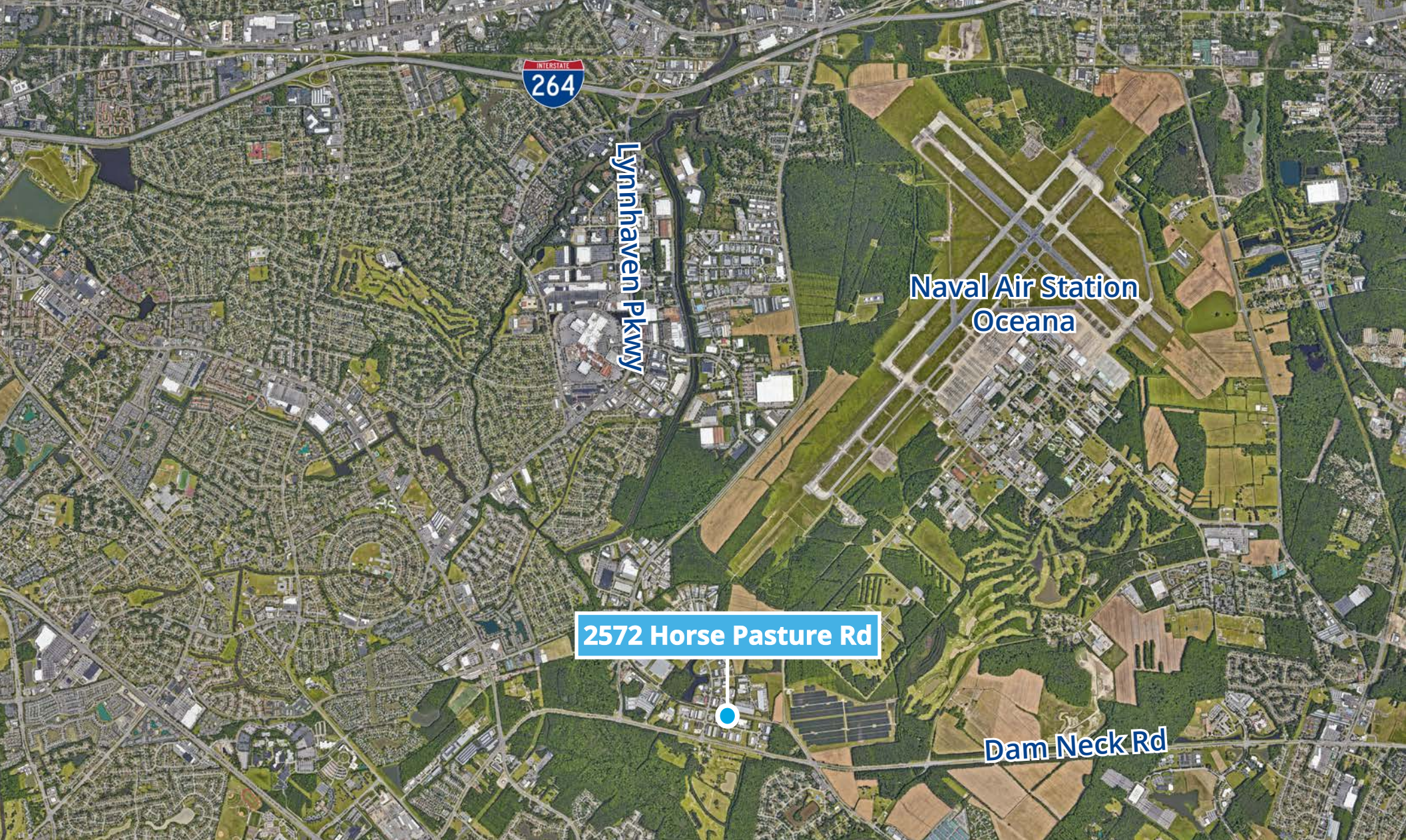
Availability	Available now for lease
Total SF	23,055 SF
Office SF	1,985 SF
Loading	Dock - (1) - 10' x 12' Grade - (1) - 12' x 16'

± 2.84 acre site



PHOTOS





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