



FOR LEASE
615 BLAND BLVD

378,331 SF
NEWPORT NEWS, VA

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PROPERTY HIGHLIGHTS



**STRATEGICALLY LOCATED
IN A SOUGHT-AFTER,
LAND-CONSTRAINED
MARKET**



**HIGHLY SKILLED
LABOR FORCE**



**ADJACENT TO NEWPORT
NEWS/WILLIAMSBURG
INTERNATIONAL
AIRPORT WITH
PROXIMITY TO NORFOLK
INTERNATIONAL AIRPORT**



**FULLY CLIMATE-
CONTROLLED
WAREHOUSE & OFFICES**



**LOCATED IN
A FEDERAL
OPPORTUNITY
ZONE**



PROPERTY DETAILS

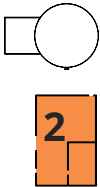
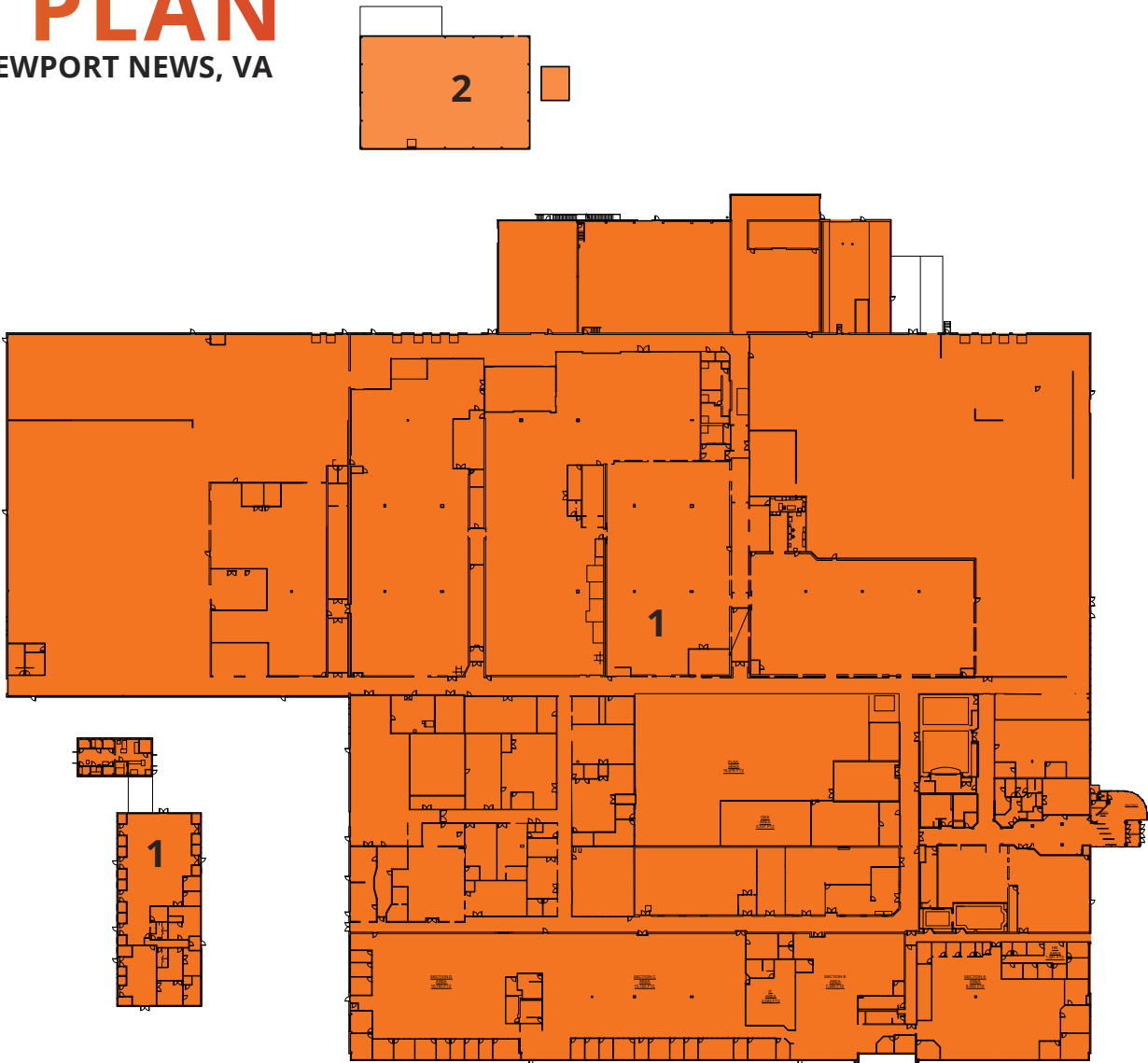
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AVAILABLE SPACE	378,331 SF
DOCK DOORS	10 (10' x 14')
DRIVE-IN DOORS	3 (10' x 14')
CLEAR HEIGHT	17'
WALLS	Steel Frame, Masonry Walls
FLOORS	Concrete Slab
YEAR BUILT	1971
FIRE SUPPRESSION	Wet
LIGHTING	LED
GAS	Provided by Virginia Natural Gas
WATER	Provided by Waterworks 6" Water Main, Two Additional Lines (1 Fire Suppression & 1 Irrigation) Additional Water Tank On Site
GROUNDWATER	Potential for 12M Gallons/Yr (1.4M Gallons/Mo) for HVAC Cooling Tower Makeup
SEWER	Provided by HRSD 8" Sewer Line
POWER	Provided by Dominion Energy 16,000 Amps, 277/480V, 3-Phase
PARKING	493 Surface Spaces
LAND AREA	27.4 Acres
ZONING	M-1: Light Industrial

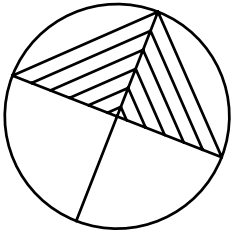


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE & OFFICE	365,851 SF
2	ANCILLARY BUILDINGS	12,480 SF
TOTAL		378,331 SF



LOCATION MAP

615 BLAND BLVD | NEWPORT NEWS, VA

**NEWPORT NEWS/
WILLIAMSBURG INT'L
AIRPORT**

.5 MILE

I-64

1 MILE

RICHMOND, VA

67 MILES

WASHINGTON, D.C.

170 MILES

ROANOKE, VA

255 MILES

GREENSBORO, NC

262 MILES

CAMP PEARY

**NAVAL SUPPLY CENTER,
CHEATHAM ANNEX**

**YORKTOWN NAVAL
WEAPONS STATION**

FORT EUSTIS

**NEWPORT NEWS
WILLIAMSBURG AIRPORT**

NEWPORT NEWS

LANGLEY AFB

**\$3.8B Hampton Roads Bridge-
Tunnel Widening Project. Estimated
completion in 2027.**