



Available - Sublease Opportunity **OFFICE/WAREHOUSE**

1381-1397 Baker Rd, Virginia Beach, VA

AIRPORT INDUSTRIAL PARK

**± 6,700 SQ. FT.
SUITE**



AVAILABLE: Within 30-days | LEASE RATE: \$10.75/SF, MODIFIED NET

Office/ Warehouse/ Showroom

- Rare and highly sought after opportunity within **Airport Industrial Park**.
- ± 6,700 SF Office/Warehouse Suite, also known as 5788 Ward Court.. Includes approximately 3,750 SF of warehouse and 2,950 SF of office space.
- **Great Location:** Close proximity to I-64 access ramp, Norfolk International Airport, Norfolk Premium Outlets, Ikea, and numerous retailers and restaurants.
- **Loading:** 10' x 14' overhead drive-in door.
- Warehouse Ceiling Height: ± 24'
- **HEAVY POWER:** 3-phase
- **Warehouse features:** existing airlines and Industrial (HVLS) overhead fan
- Wet Sprinkler System (office/showroom).



- Suite located within 43,635 Industrial Flex Building located on the corner of Baker Road and Ward Court, 1381-1389 Baker Road, Virginia Beach, VA 23455.



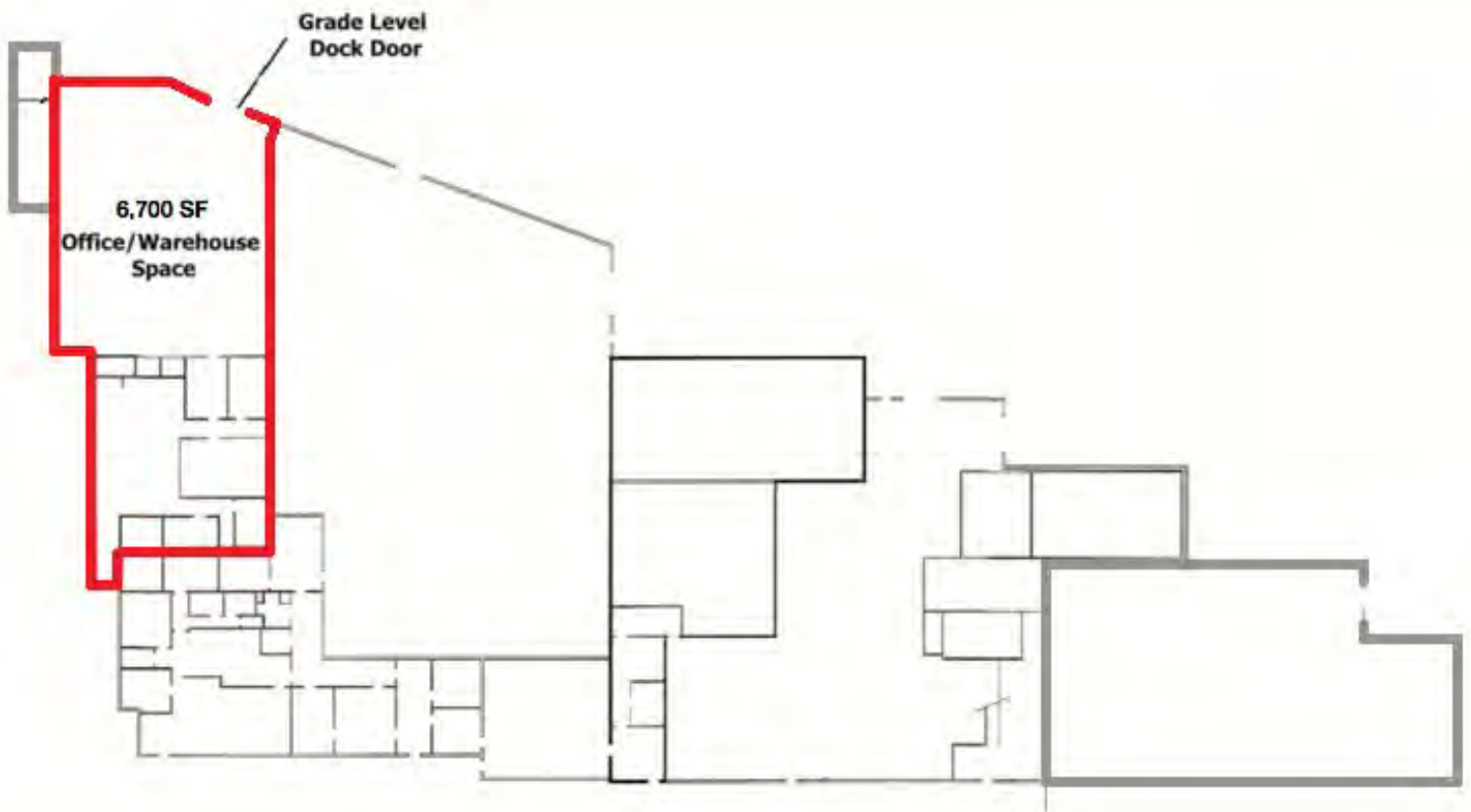
John Lee, SIOR, President
5520 Greenwich Rd, Suite 207
Virginia Beach, VA 23462

Phone: 757-490-3311
johnlee@johnleeassociates.com
www.johnleeassociates.com

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Aerial & Site Plan





Office/ Showroom



Warehouse



Ward Court Viewpoint



Loading Area

1381-1397 Baker Rd, Virginia Beach, VA 23455

Aerial Map

