Available For Lease
OFFICE/WAREHOUSE
1409 Air Rail Avenue, Virginia Beach, VA 23455

JOHN LEE & ASSOCIATES
INDUSTRIAL & OFFICE REAL ESTATE

Airport Industrial Park | **LEASE RATE:** $10.50/SF, NNN | **AVAILABLE:** December 1, 2026

- **FREESTANDING BUILDING:** One of only a few free-standing office warehouse facilities available within Airport Industrial Park
- **Size:** 8,712 SF ± located on an approximate half acre lot; includes 775 SF ± office area
- **Ceiling Height:** 16'-18' ±
- **Loading:** Two 10' x 12' grade level loading doors
- **Zoning:** I-1
- Fully Conditioned Warehouse
- **Location:** Airport Industrial Park. Close proximity to Norfolk International Airport, Norfolk Premium Outlets, and Little Creek Amphibious Base. Less than a quarter mile from UPS distribution facility.

Loading Area

For More Information Please Contact

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

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www.johnleeassociates.com

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Aerial View

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Bird's-Eye View

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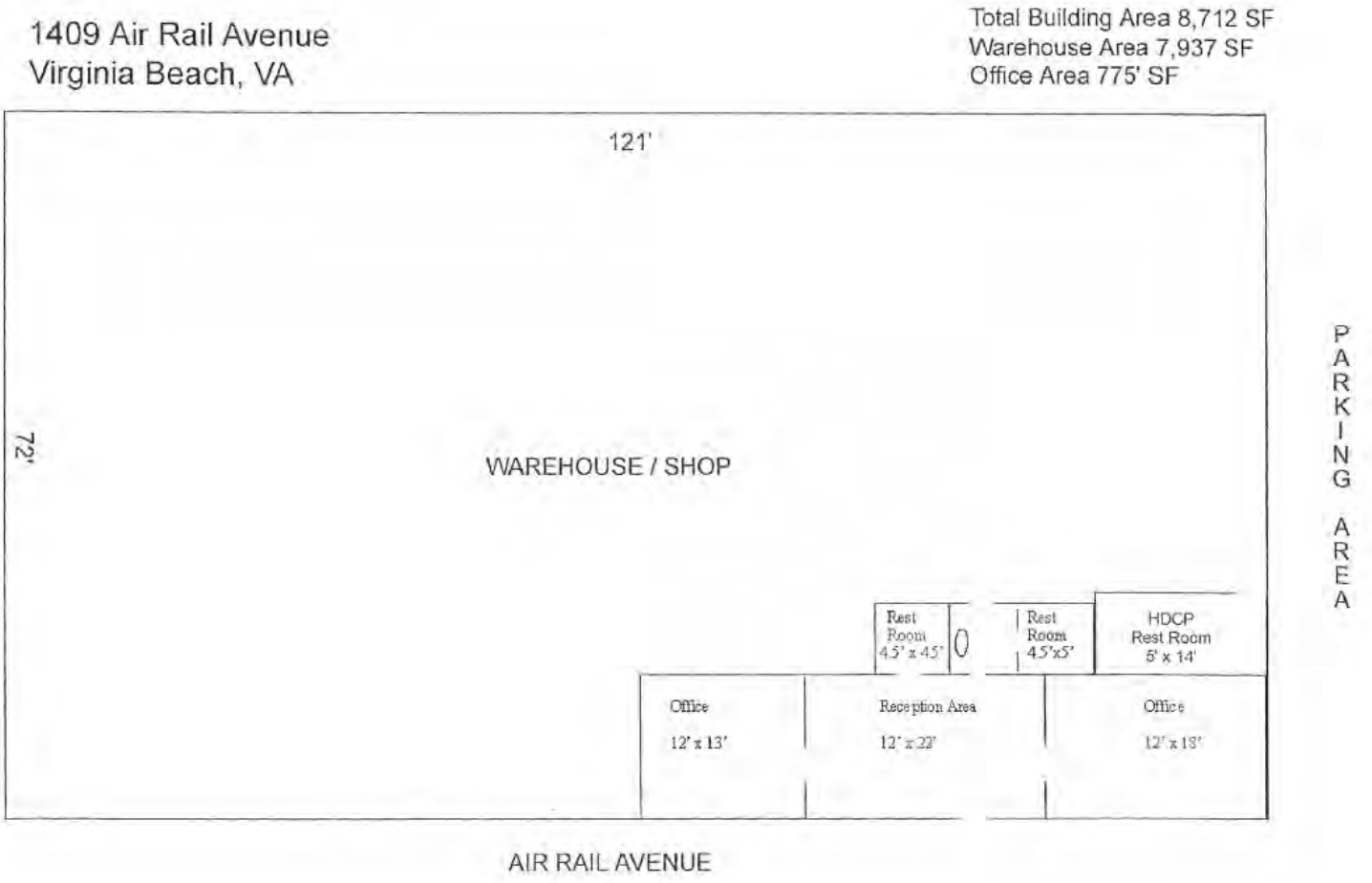
Floorplan



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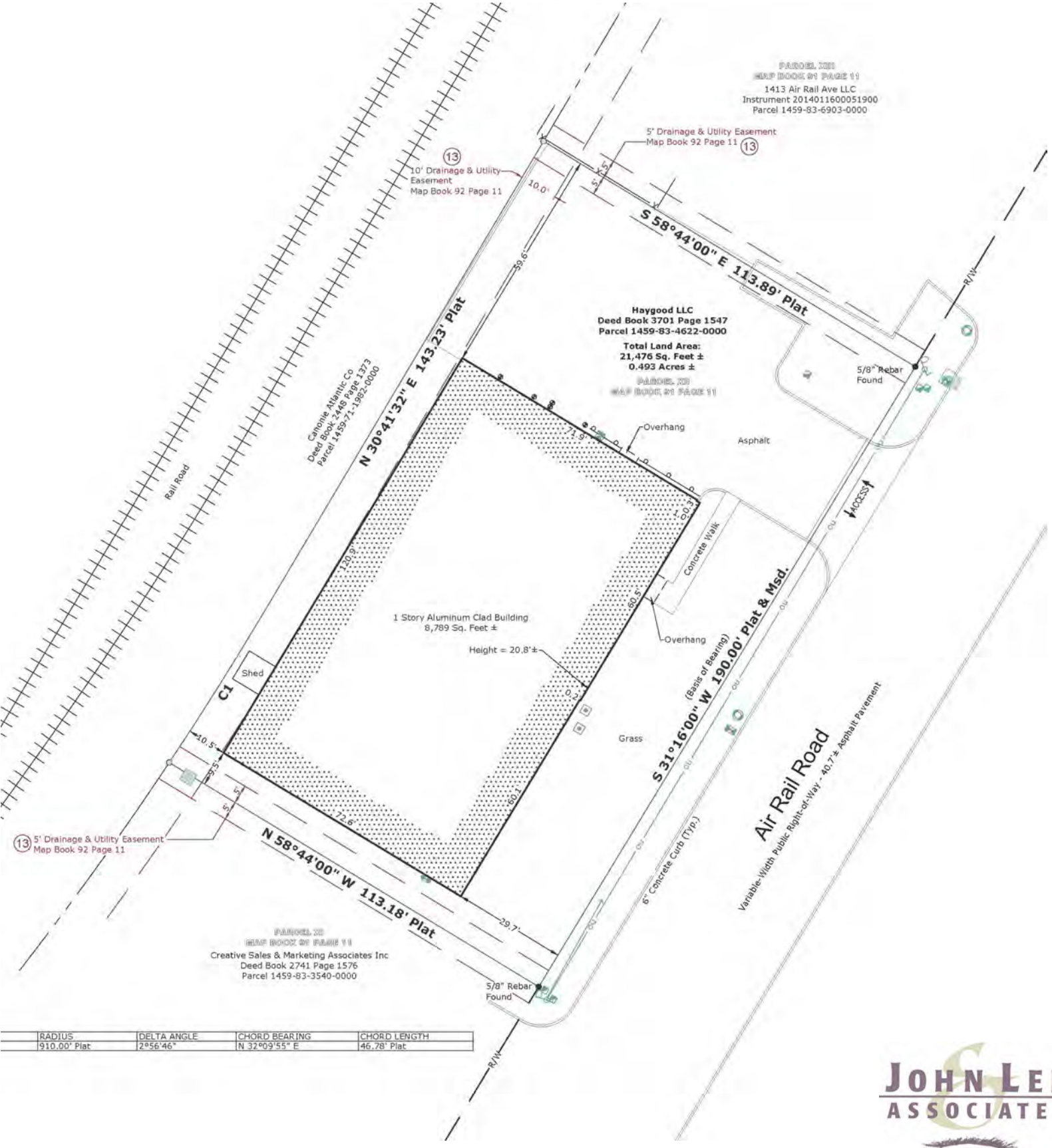
Survey



RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
910.00' Plat	2°56'46"	N 32°09'55" E	46.78' Plat

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