

OFFICE / WAREHOUSE BUILDING FOR SALE

1381-1397 BAKER ROAD

VIRGINIA BEACH, VIRGINIA 23455



Brokerage with vision. Real estate with results.

Presented By:

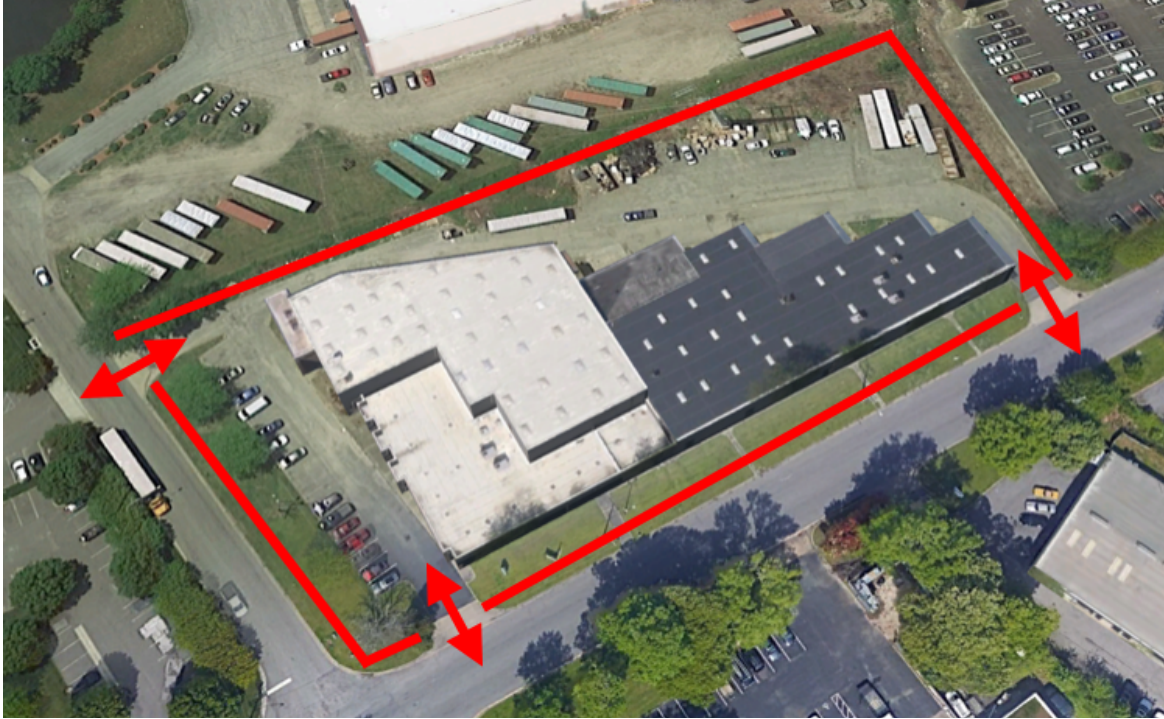
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
NOI:	\$226,335
Cap Rate:	9.43%
Building Size	43,635 SF



PROPERTY HIGHLIGHTS

- Centrally located industrial flex building built in 1984 on 2.75 acres of land and located on the hard corner of Baker Rd and Ward Ct
- Close proximity to Interstate-64, Norfolk International Airport, Norfolk Premium Outlets, Ikea, and numerous retailers and restaurants
- Great investment opportunity with long-term and strong credit tenants in place
- Vacancy rate is 2.3% with only one small office available for lease
- Suite A: 1,000 SF (No warehouse / two-story 1,000 SF Office)

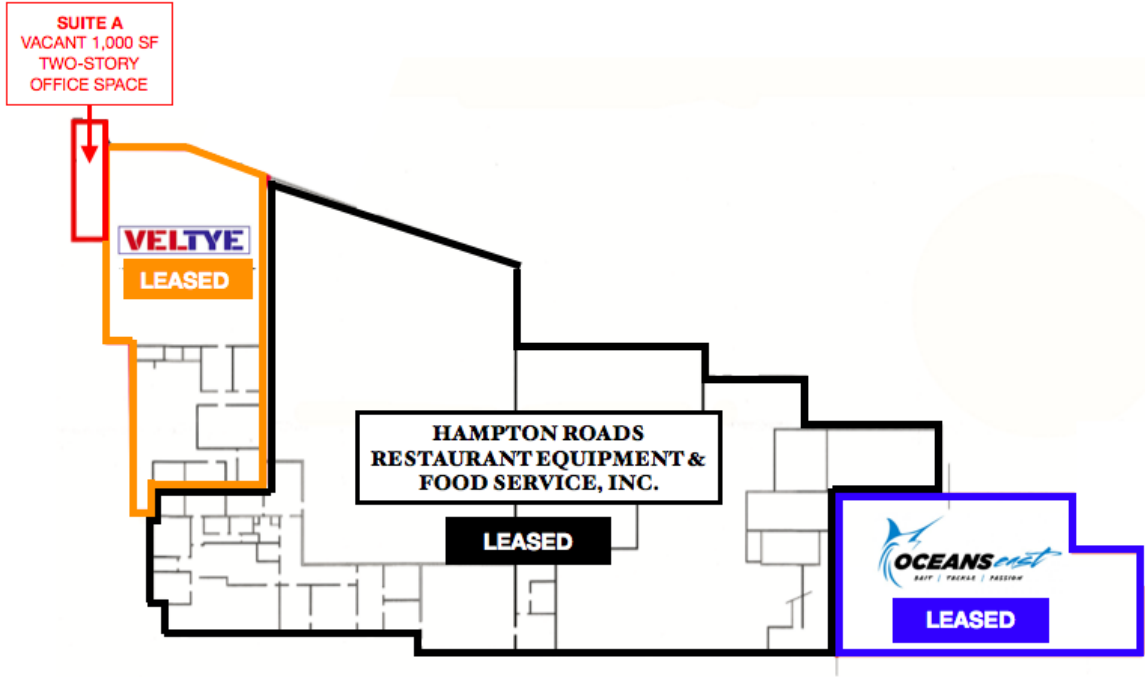
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,793	28,388	83,984
Total Population:	6,440	76,863	224,413
Average HH Income:	\$60,197	\$64,070	\$62,938

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AVAILABLE SPACE



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BUILDING PICTURES



Front of Building Photo



Suite A Exterior Photo



Front of Building Photo



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AERIAL MAP



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