



**FOR LEASE**  
**615 BLAND BLVD**

**378,331 SF**  
**NEWPORT NEWS, VA**

**ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## 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

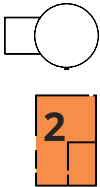
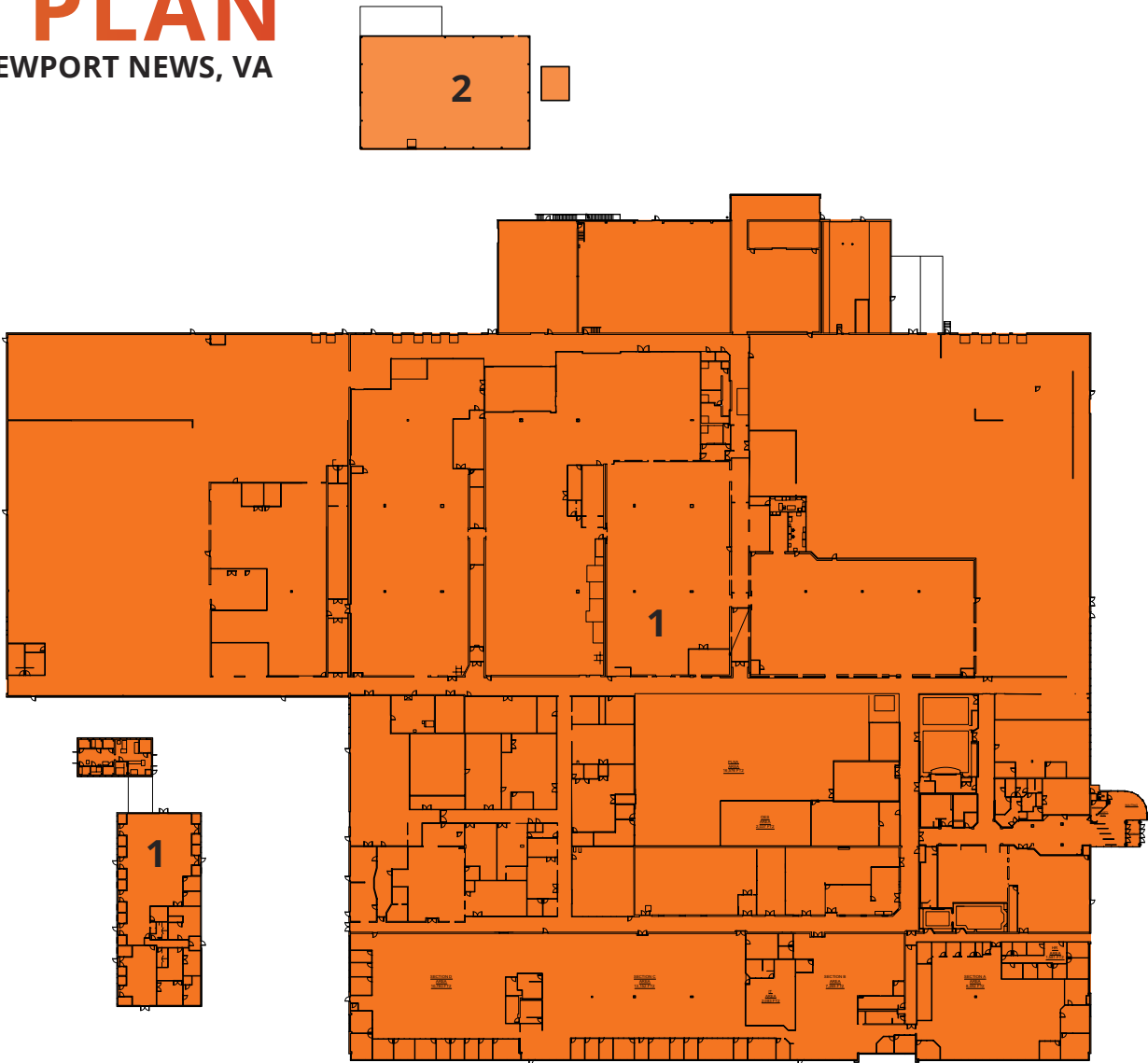
615 BLAND BLVD | NEWPORT NEWS, VA

|                  |                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                            |

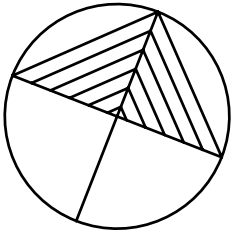


# FLOOR PLAN

615 BLAND BLVD | NEWPORT NEWS, VA



| 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.**