

FOR LEASE

20,000 SF CLASS A WAREHOUSE OFFICE



130 Stafford Court

Williamsburg, Virginia 23185

Rare Freestanding Industrial Building



THALHIMER

130 STAFFORD COURT

PROPERTY HIGHLIGHTS

Total Building Size: ±20,000 SF building built in 2024

Multi Tenant Space Sizes: #1 8,160 SF
#2 11,840 SF

Overhead Doors: (4) 12' x 14'

Loading Doors: (4) On-grade level

Interior Height: Approximately 16'±

Parking: 71 spaces (approximately 3.5 per 1,000 SF)

Electrical: 480/277 voltage, 3 phase available

Zoning: I-1, economic opportunity

Water & Sewer: Yes

Gas: Yes

Lease Rate: \$12.00/SF NNN

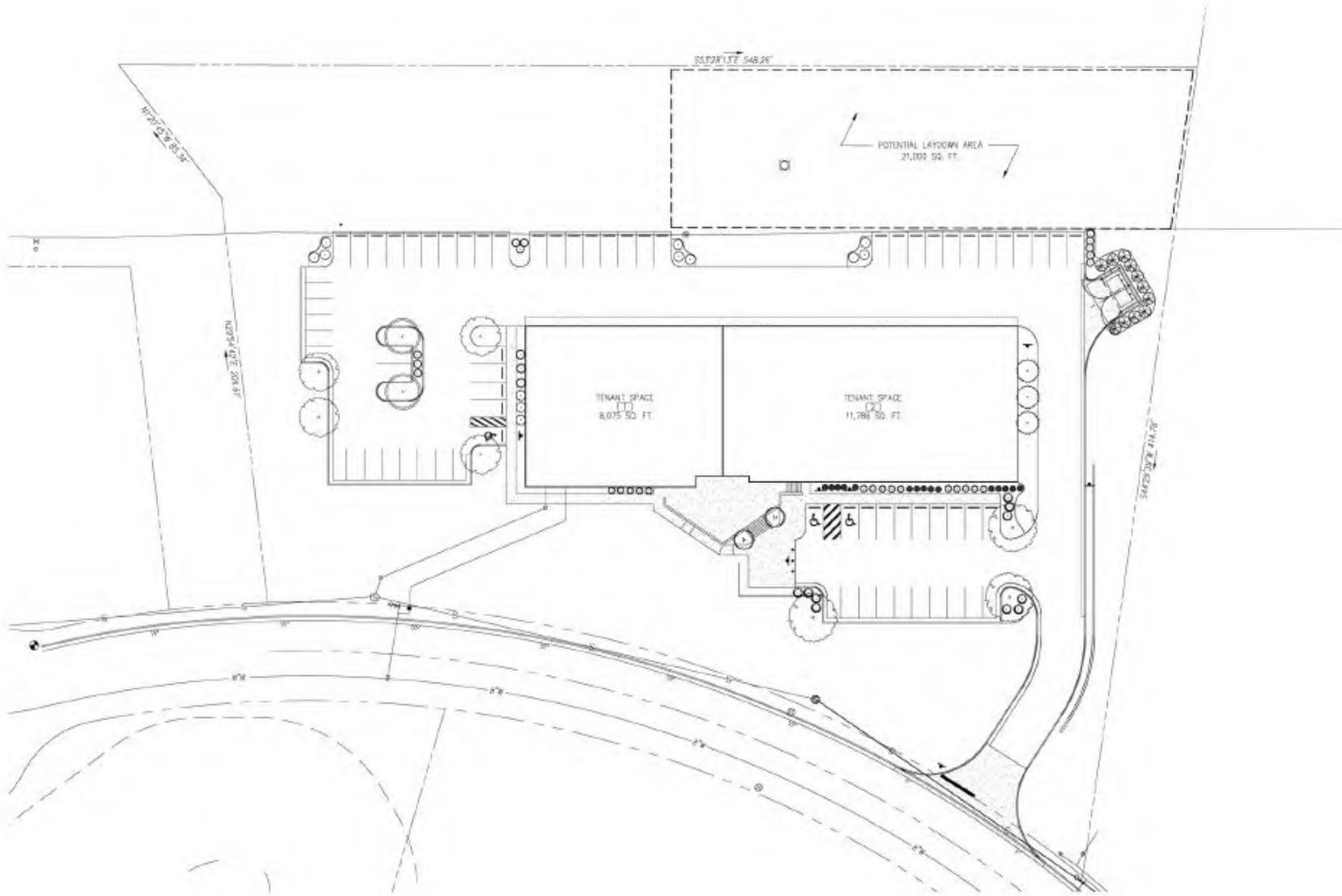
Tenant Build Out Allowance: \$10.00/SF

Additional Information:

- Ideal for industrial manufacturing, warehouse, assembling and fulfillment use
- Located within master planned 104-acre Busch Industrial Park
- Other park occupants include Eaton, Kerner Group, Liberty Warehousing and Staib Instruments
- Potential “lay-down” area in the rear

Perry Junction offers exceptional design flexibility for a single 20,000 SF user or may be divided to offer multi-tenant occupancy Unit #1 with 11,786 SF and Unit #2 with 8,075 SF. The building's flexibility allows for either 100% office, 100% warehouse, or a flex combination.

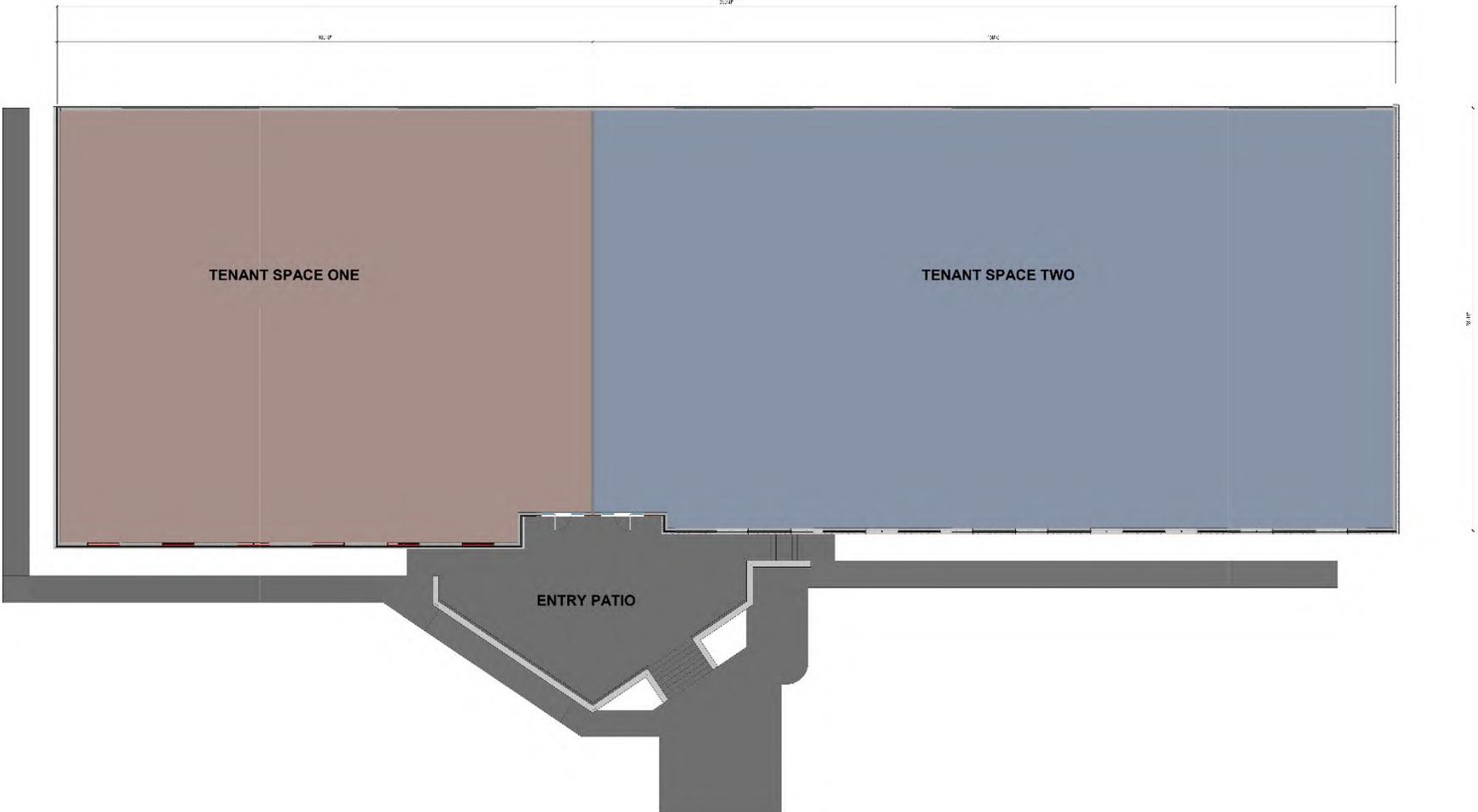




SITE PLAN

20,000 SF





FIRST FLOOR PLAN - NEW

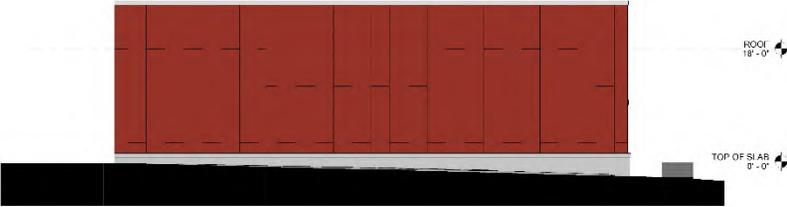


FLOOR PLAN

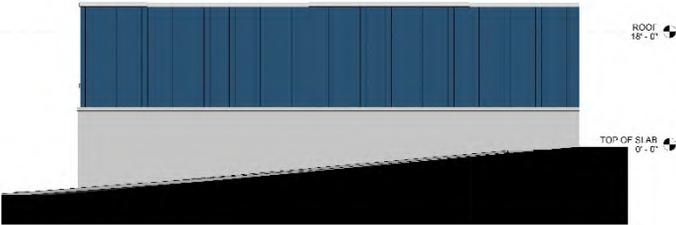
20,000 SF



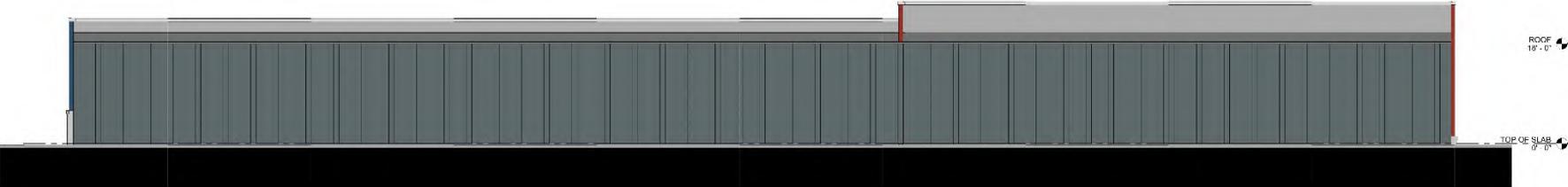
SOUTH ELEVATION - NEW



WEST ELEVATION - NEW



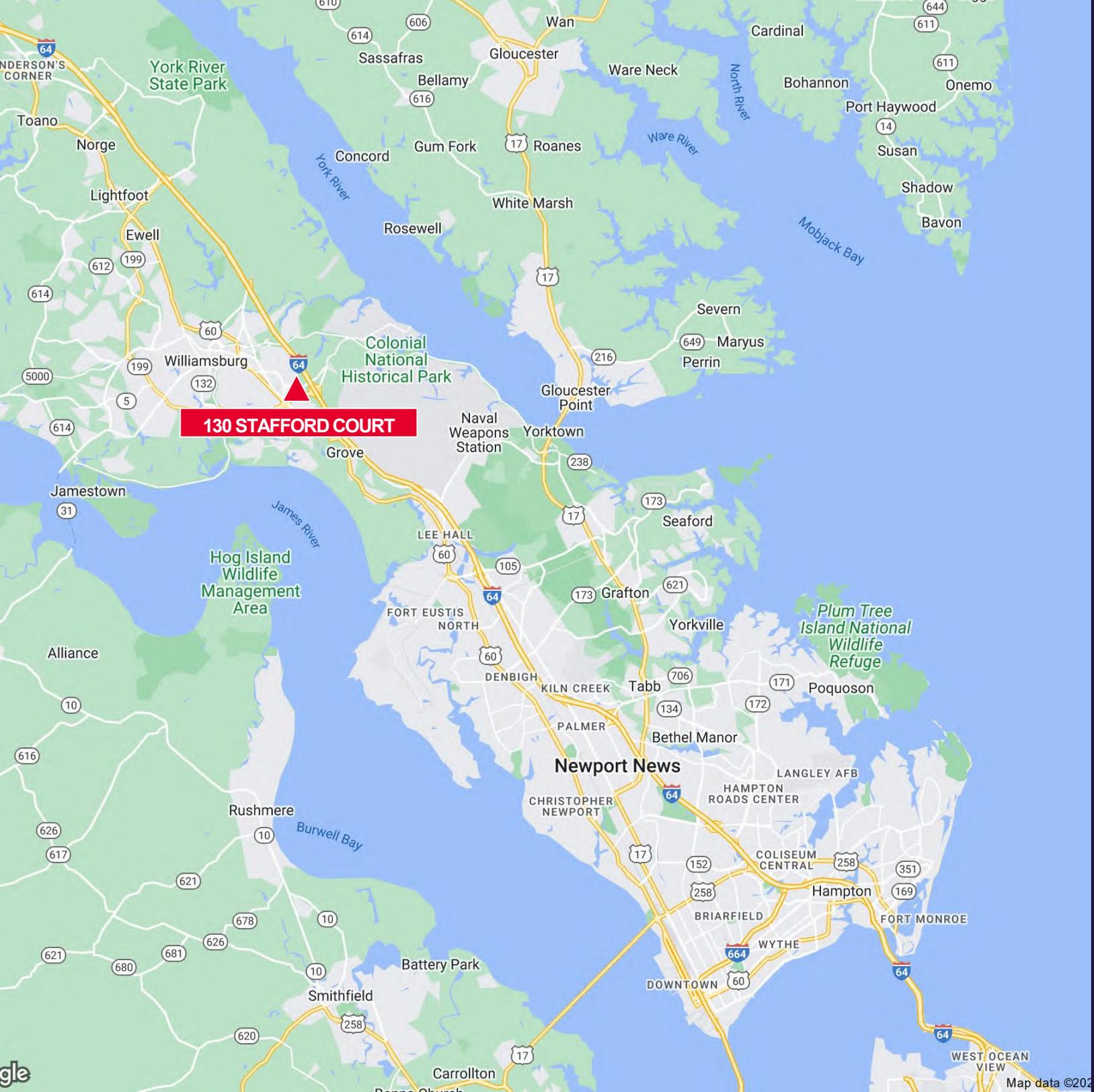
EAST ELEVATION - NEW



NORTH ELEVATION



ELEVATION PLANS
20,000 SF



130 STAFFORD COURT

1 MILE
TO INTERSTATE 64

4 MILES
TO COLONIAL
WILLIAMSBURG

18 MILES
TO NEWPORT NEWS

41 MILES
TO NORFOLK AIRPORT

48 MILES
TO RICHMOND
AIRPORT

50 MILES
TO RICHMOND

A DRIVING WORKFORCE

3,364
POPULATION
1 MILE

\$86,507
MEDIAN HHI
1 MILE

19,130
POPULATION
3 MILE

\$119,201
MEDIAN HHI
3 MILE

40,841
POPULATION
5 MILE

\$102,970
MEDIAN HHI
5 MILE



CONTACT INFORMATION

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