

# 1643 MERRIMAC TRAIL WILLIAMSBURG, VA

OFFICE, WAREHOUSE & YARD FOR SALE  
9,086 RSF



**THALHIMER**  
INDEPENDENTLY OWNED AND OPERATED

**\$100,000 PRICE REDUCTION!!**

## PROPERTY FEATURES

- ~~\$650,000~~ \$550,000 (\$334,700 below assessed value)
- Excellent owner/occupant opportunity for user who needs office, warehouse and fenced storage yard
- 7,420 sf office building with 1,846 sf warehouse and fenced-in storage yard
- Building currently leased to three Tenants on short term leases producing annual income of \$56,325
- Approximately 2,120 sf currently vacant on first floor
- Buyer can occupy as much or as little of the entire building subject to existing lease terms and their interest in maintaining the current income stream provided by existing Tenants
- Roadside monument signage available on Rt. 143 (16,000 VPD)
- Excellent interstate connectivity on I-64 at Exit 242 providing good access to Newport News, Hampton & Yorktown Richmond and Norfolk.
- Just off Rt. 199 in close proximity to Doctors Hospital, InBev Brewery, Busch Gardens & Kingsmill Golf Resort & Spa



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

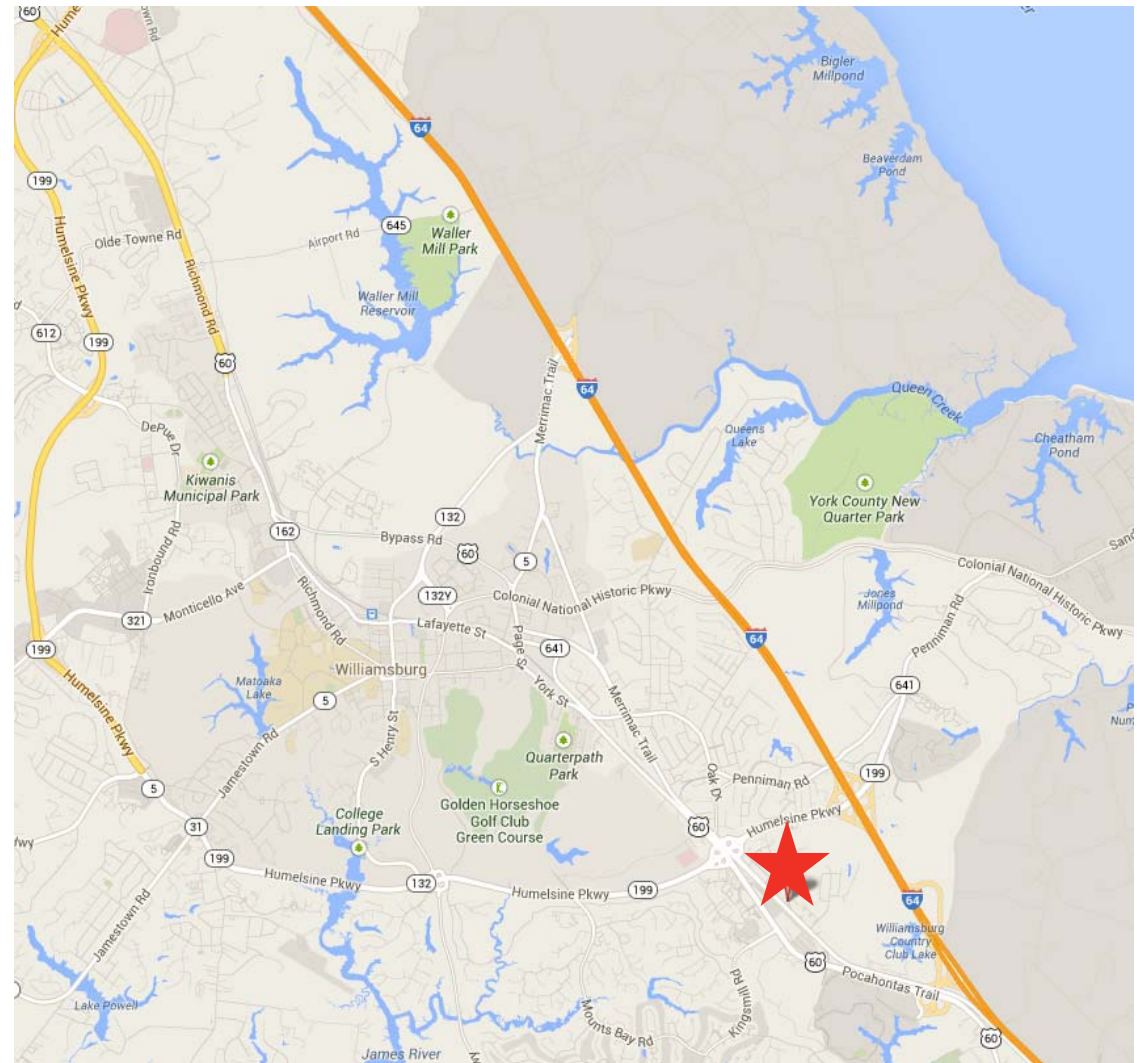
# 1643 MERRIMAC TRAIL

## Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE

### BUILDING DESCRIPTION

WAREHOUSE SIZE	± 1,846 SF (± 1,000 SF Mezz.)
WAREHOUSE HEIGHT	16 ft. Clear
WAREHOUSE LOADING	3 grade level doors (10 x 12)
WAREHOUSE MEZZANINE	Approx. 1,000 sf
WAREHOUSE POWER	220v
BUILDING SIZE	± 7,420 SF
BUILDING POWER	Electric – 4 separate meters
YEAR BUILT	1997
ZONING	GB (General Business)
CURRENT ANNUAL INCOME	\$56,325
BUILDING RENTABLE SQUARE FOOTAGE	7,420 SF
1 <sup>ST</sup> FLOOR – SUITE A	2,120 SF
1 <sup>ST</sup> FLOOR – SUITE B	1,836 SF
2 <sup>ND</sup> FLOOR – SUITE C	1,553 SF
2 <sup>ND</sup> FLOOR – SUITE D	1,662 SF
WAREHOUSE BAY 1 SQUARE FOOTAGE	Approx. 700 sf
WAREHOUSE BAY 2 SQUARE FOOTAGE	Approx. 700 sf
WAREHOUSE STORAGE UNIT 1	Approx. 200 sf
WAREHOUSE STORAGE UNIT 2	Approx. 200 sf
MEZZANINE STORAGE AREA	Approx. 1,000 sf



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

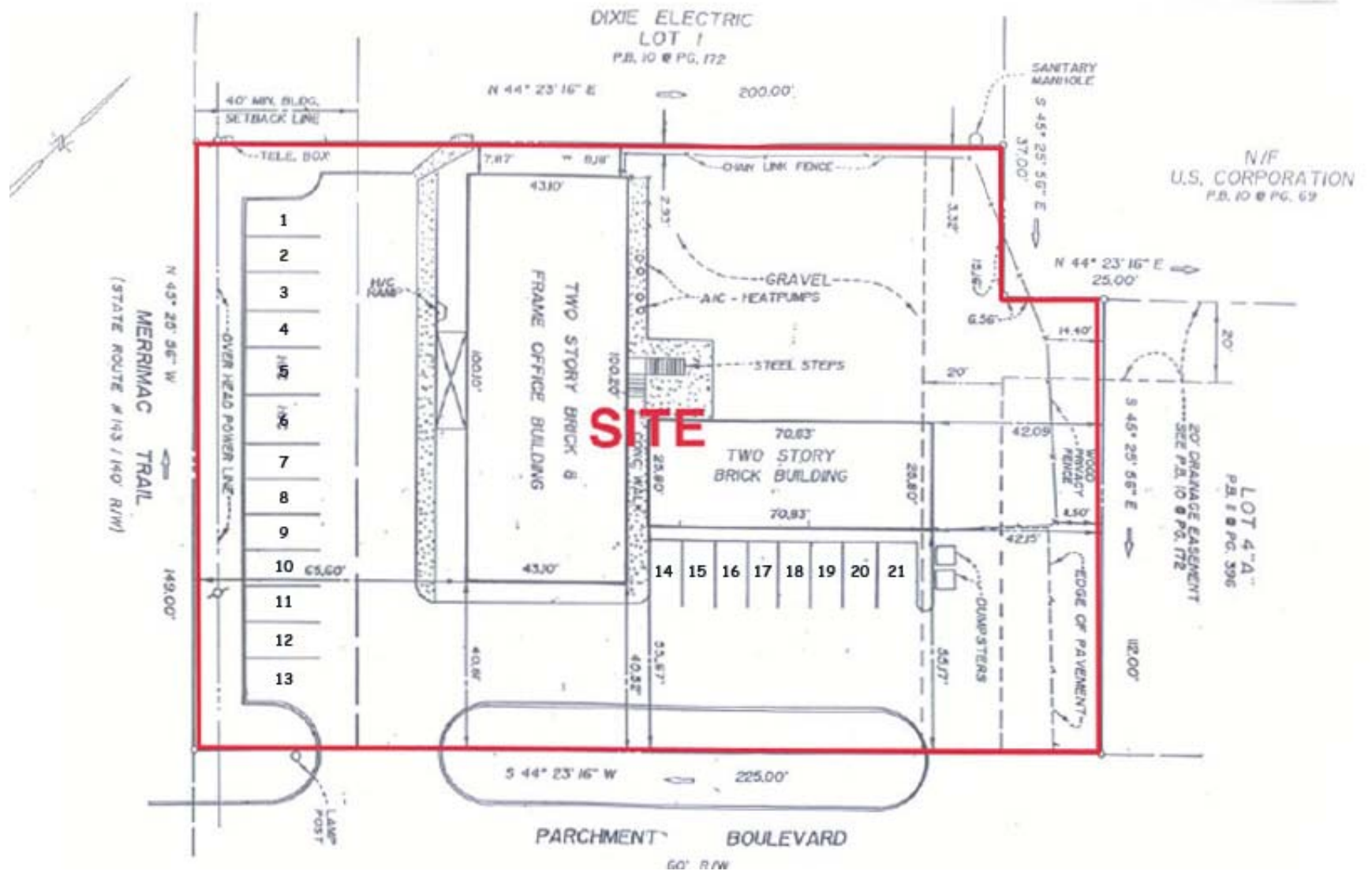
**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

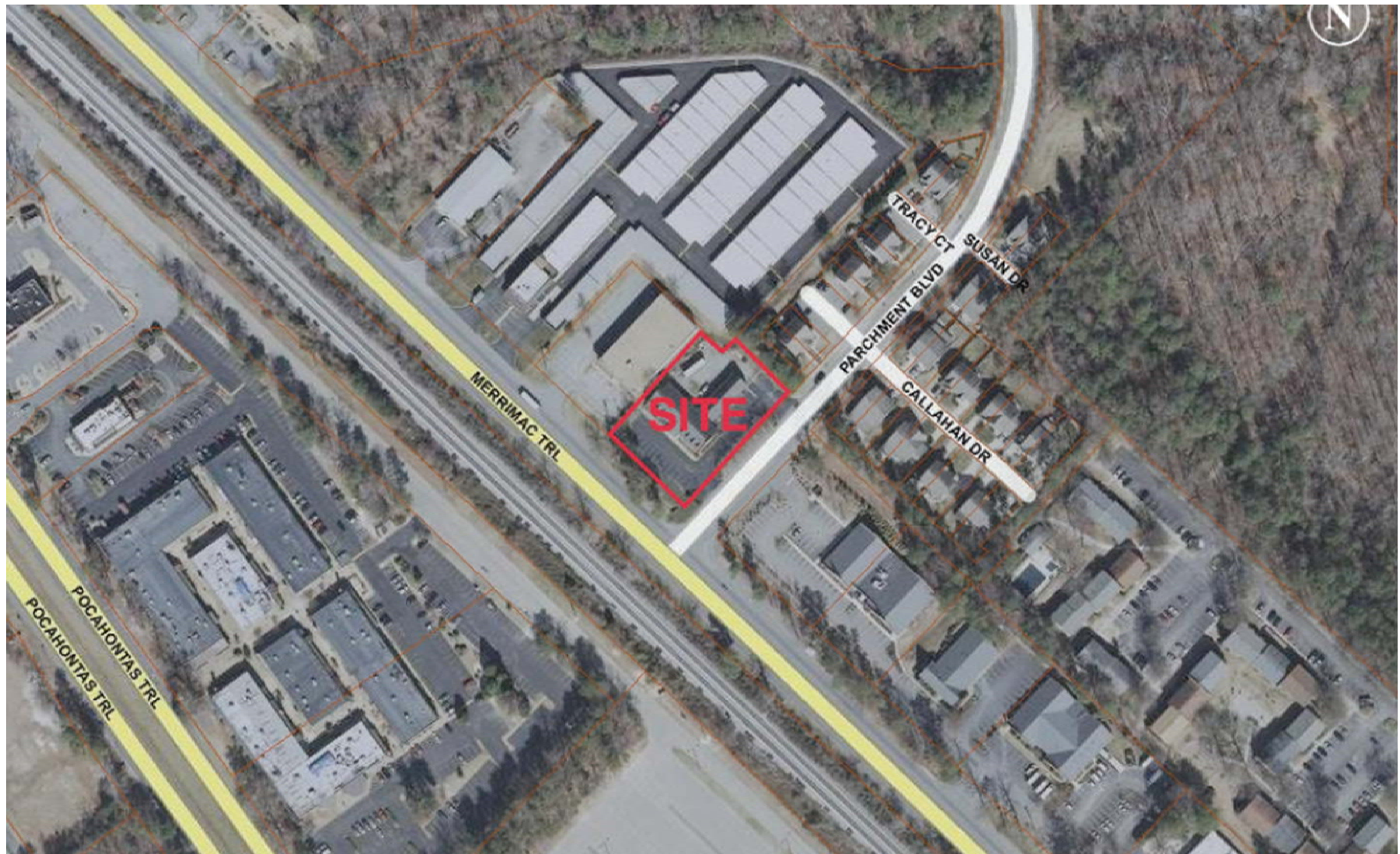
**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

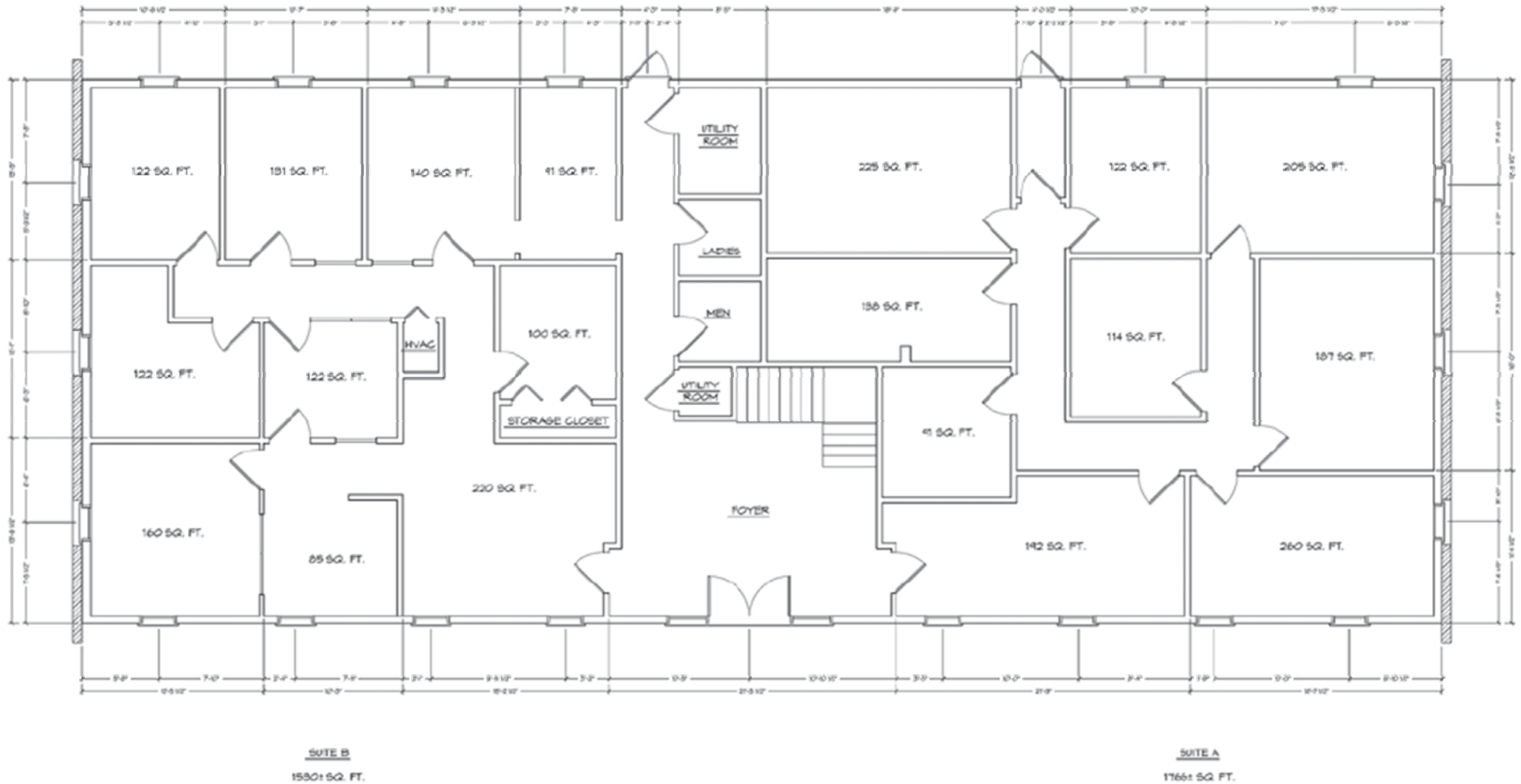
**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE

## First Floor



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

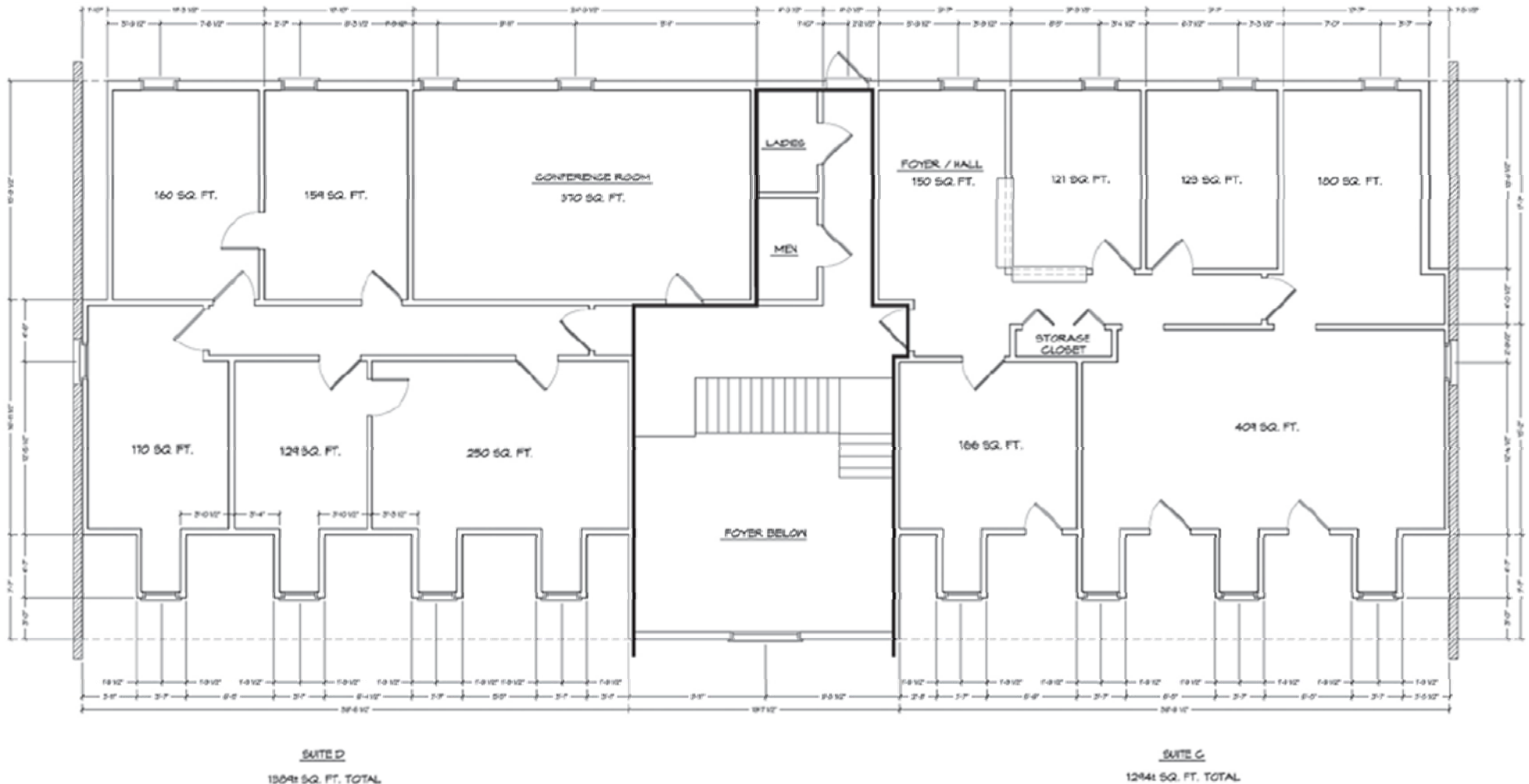
**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE

## Second Floor



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

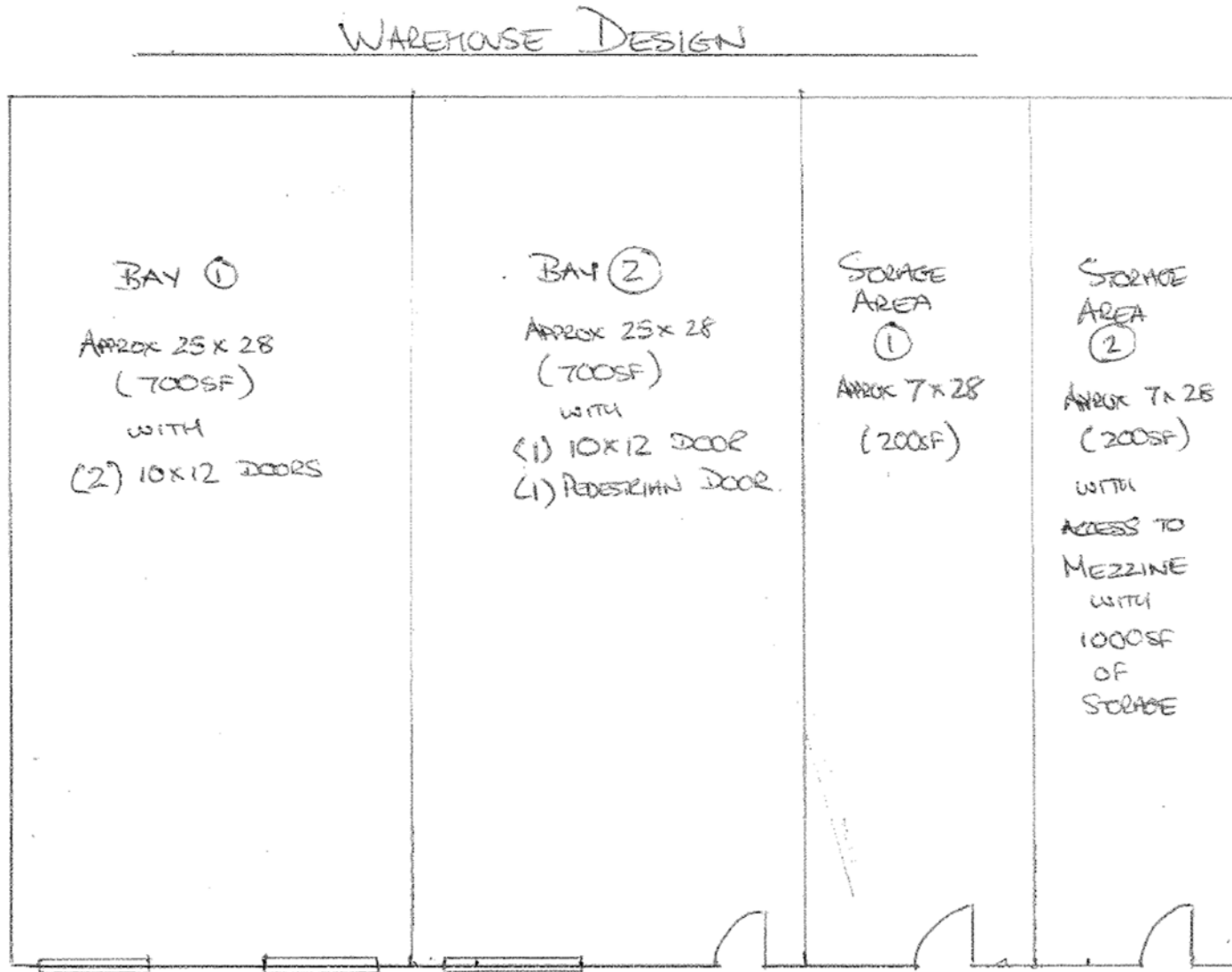
**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com

# 1643 MERRIMAC TRAIL

Office, Warehouse & Yard for Sale

± 9,086 RSF  
AVAILABLE



For more information, please contact:

**ANDY DALLAS, CCIM**  
First Vice President  
(757) 873 3661  
andy.dallas@thalhimer.com

**DAWN GRIGGS, SIOR**  
First Vice President  
(757) 873 1210  
dawn.griggs@thalhimer.com

**CUSHMAN & WAKEFIELD | THALHIMER**  
Compass Pointe  
One Compass Way, Suite 100  
Newport News, VA 23606  
www.thalhimer.com