

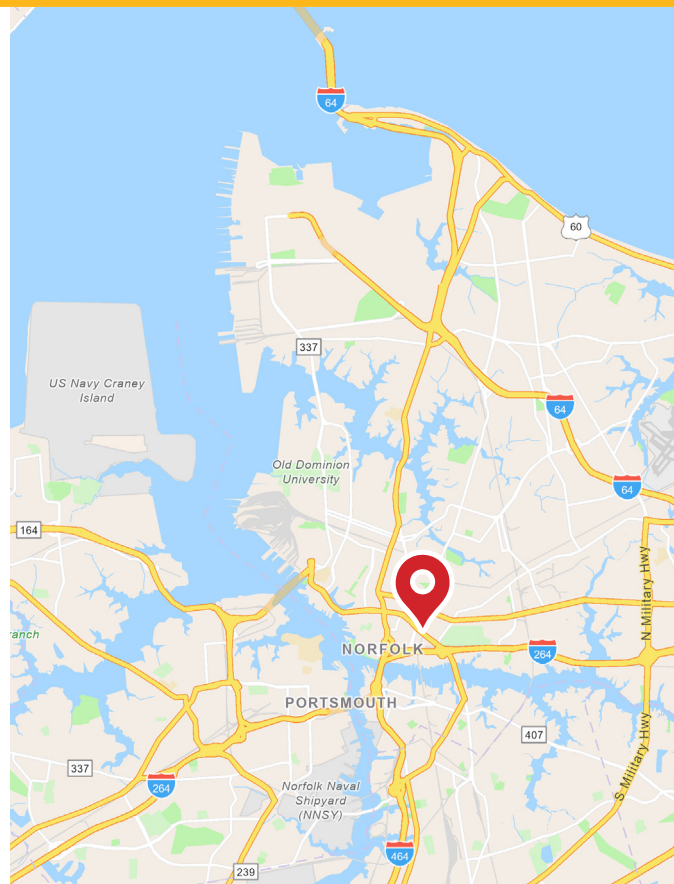
FOR SALE | 1120 E. Brambleton Avenue
Norfolk, VA 23502



SALES PRICE: \$3,500,000

ABOUT PROPERTY

- Dynamic Towing Manufacturing Facility
- Owner Occupant Opportunity
- Total Building: ±51,215 SF
- Land Area: 2.31 Acres
- Year Built: 1960
- Incentives: Qualified HUB Zone, Enterprise Zone
- Zoning: I-L (Light Industrial)
- Constructions: Metal and Concrete Block
- Power: 3 Phase; Heavy Power
- Loading: Six (6) Overhead Doors
- Cranes: 5-Ton, 2-Ton and 1-Ton Bridge Canes
- Fenced and Gated Yard Area
- Centrally located in Hampton Roads with Convenient access to 1-264



For more information:
LINDSAY HIMELRIGHT, CCIM
757.640.9462
LindsayHimmelright@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

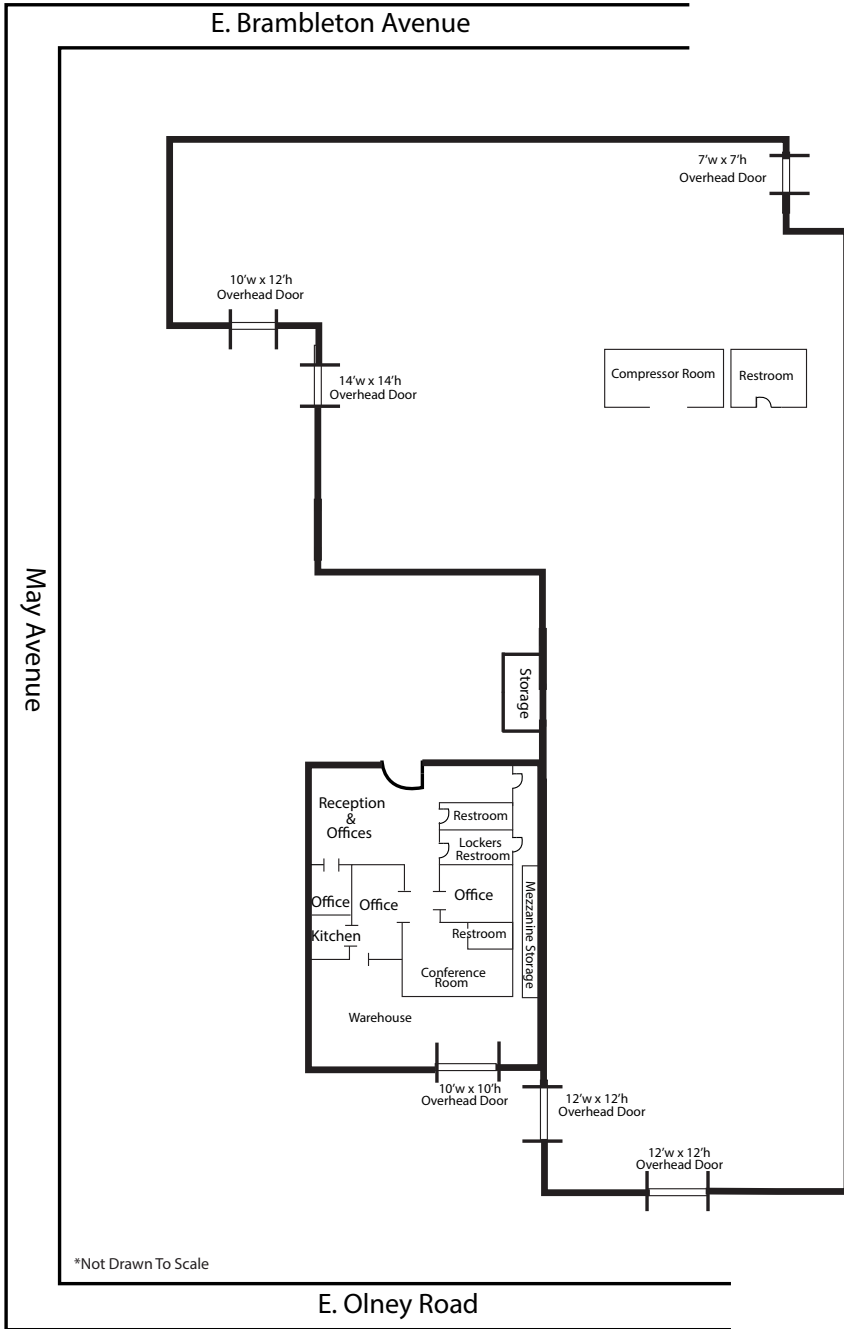
PHOTOS | 1120 E. Brambleton Ave., Norfolk, VA



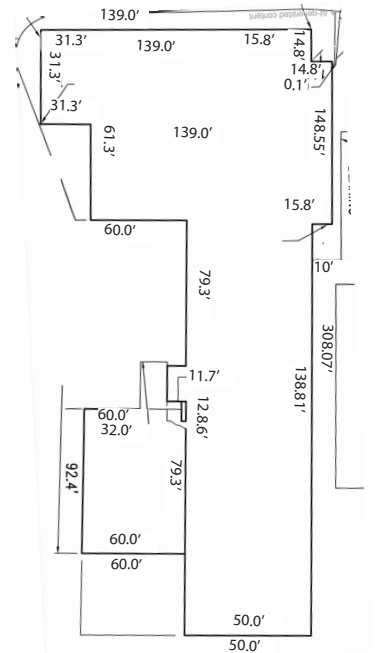
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FLOOR PLAN | 1120 E. Brambleton Ave., Norfolk, VA



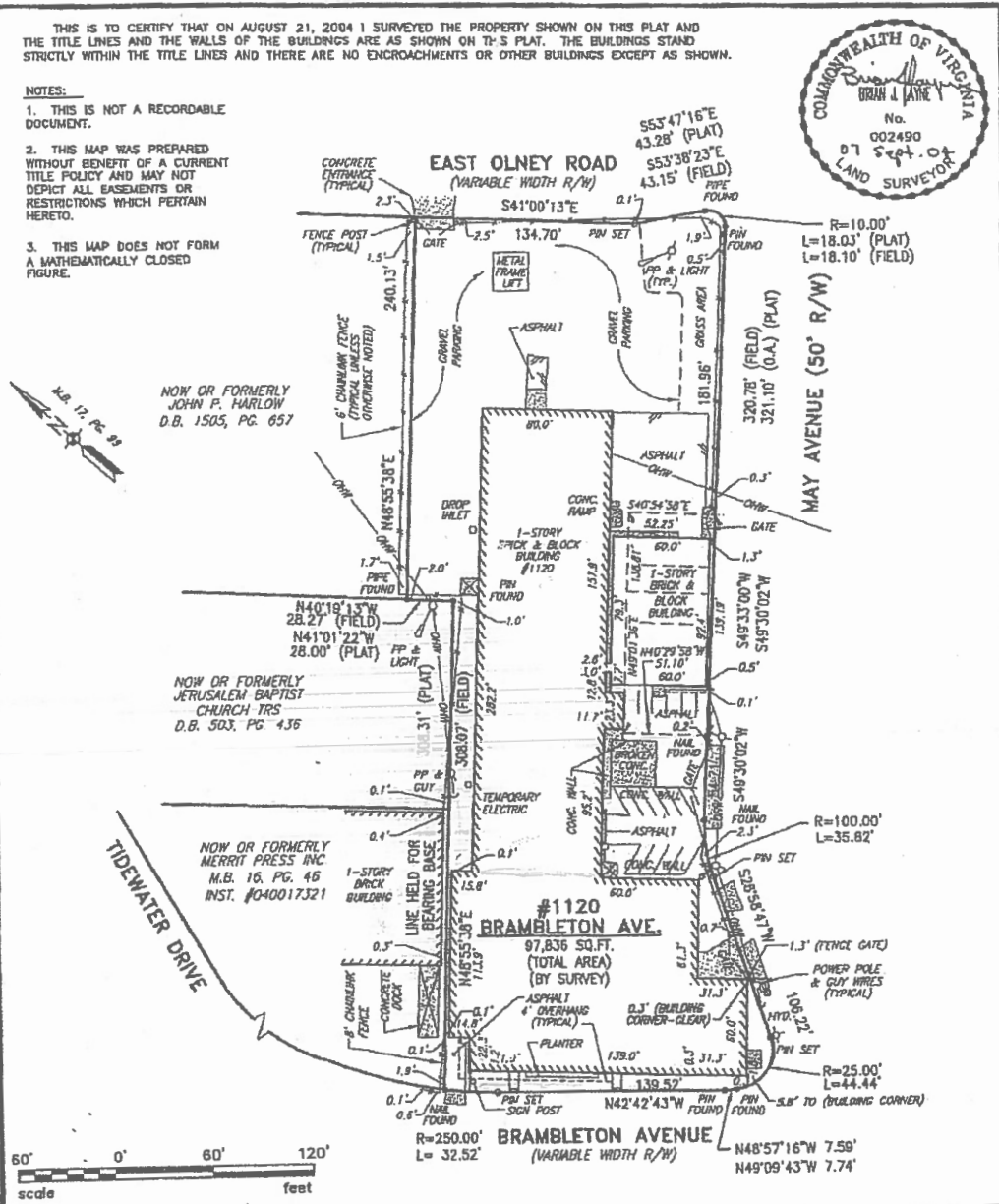
DIMENSIONS



THIS IS TO CERTIFY THAT ON AUGUST 21, 2004 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

NOTES:

1. THIS IS NOT A RECORDABLE DOCUMENT.
2. THIS MAP WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND MAY NOT DEPICT ALL EASEMENTS OR RESTRICTIONS WHICH PERTAIN HERETO.
3. THIS MAP DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.



PHYSICAL SURVEY FOR
MERRIT PRESS
 #1120 BRAMBLETON AVENUE
 "PLAT OF PROPERTY OF
 NORFOLK REDEVELOPMENT &
 HOUSING AUTHORITY"
 NORFOLK, VIRGINIA

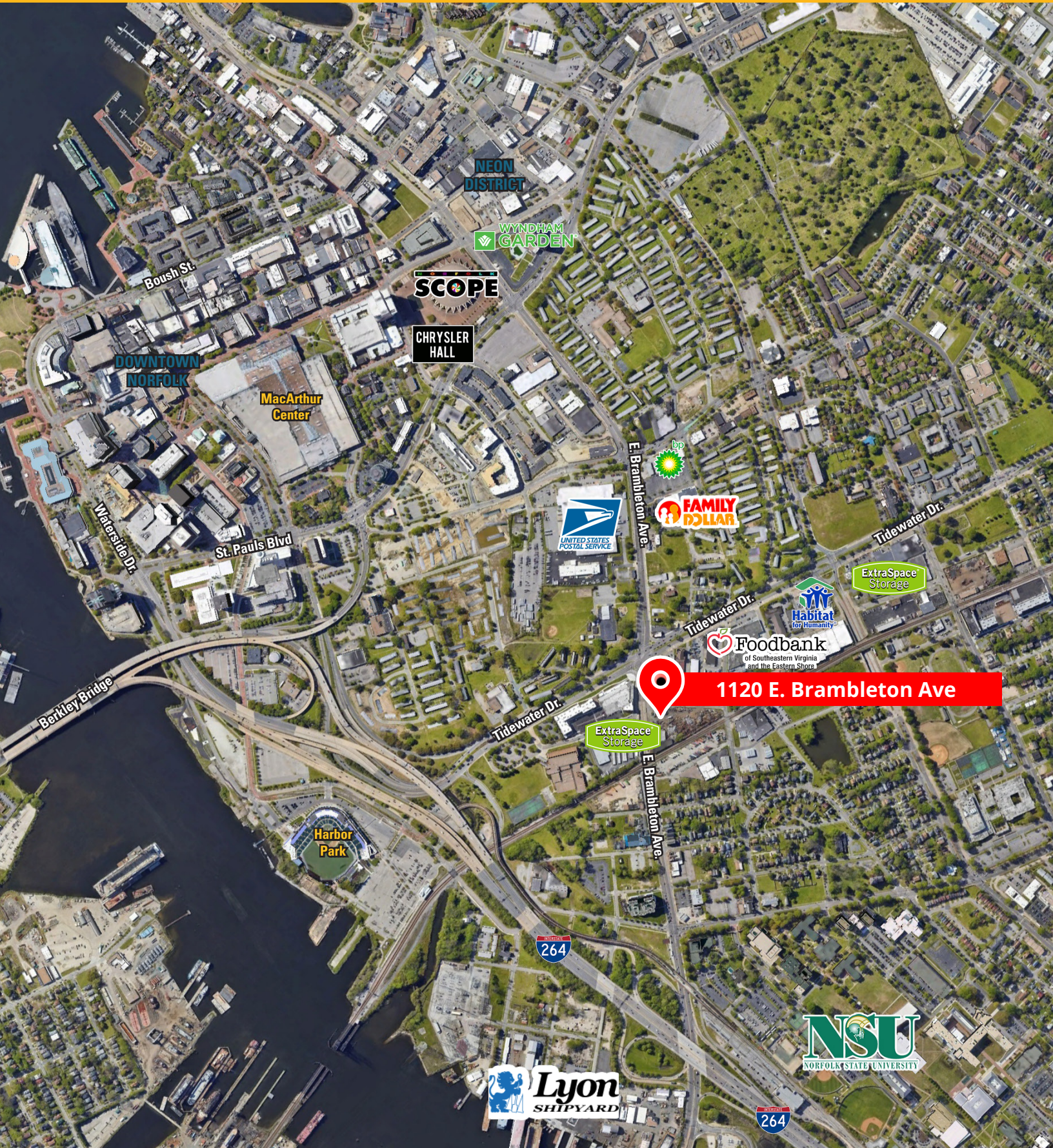
ART-RAY CORP.

ENGINEERING SURVEYING
 200 LUMMIS ROAD
 SUFFOLK, VIRGINIA 23434
 Office: 757.539.8822 Fax: 757.539.6769

REVISIONS	
DRAWN: GAD	DATE: 09/03/04
COMP.: BJL	SCALE: 1"=60'
CHECKED: BJL	F.B. 116, PG. 15

REF: M.B. 17, PG. 99	SHEET NO. 1
PROJ.: 1492.0-04	

AERIAL | 1120 E. Brambleton Ave., Norfolk, VA



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