

AVAILABLE FOR SUBLEASE

981 SCOTT STREET, SUITE A

Norfolk, VA 23052



BRETT SAIN

Senior Associate

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THALHIMER

± 18,300 SF

NORFOLK INDUSTRIAL PARK

PROPERTY FEATURES



Suite Details:

- Suite Size: 18,300 Total SF
- Office: Approx 20%
- Warehouse: Approx 80%
- Construction: Split Block
- Year Built: 2013
- Electrical Systems: 3-phase, 600 amp / 208 volts
- Clear Height: 24' clear height
- Loading: Two docks, 1 Grade door
- Sprinkler: ESFR
- Parking: Ample Parking
- Yard: Fenced outside storage
- Zoning: I-G
- Sublease Term: Through 12/31/2026
- **Lease Rate: \$10.50 PSF, NNN**
- **OPEX: \$1.94 PSF (Current 2024 estimate)**



AERIAL

MANGROVE AVE

Suite A
18,300 SF

Fenced yard for
outside storage

YOUR SIGN HERE

Shared Parking

SCOTT STREET



SITE IMAGES





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