

# FLEX SPACE FOR LEASE

±3,891 SQUARE FEET WITH FENCED YARD

2400 Granby Street | Norfolk, VA 23517



**S.L. NUSBAUM**  
REALTY CO.



## MARTIN MURDEN

Partner | Commercial Brokerage

O. 757.640.2265

C. 757.333.1523

mmurden@slnusbaum.com

## CHRIS ZARPAS

Senior Vice President | Partner

O. 757.640.5437

C. 757.237.7500

czarpas@slnusbaum.com



# EXECUTIVE SUMMARY

## FLEX SPACE WITH FENCED YARD FOR LEASE

2400 Granby St | Norfolk, VA 23517



S.L. NUSBAUM  
REALTY CO.



### OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	+/-3,891 SF
Lot Size:	0.243 Acres
Year Built:	1950
Zoning:	I-L (Light Industrial)

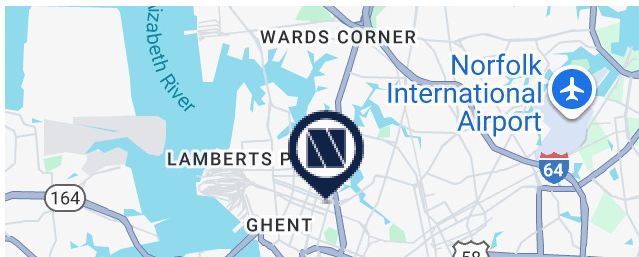
[Click Here for I-L Permitted Uses](#)

### PROPERTY OVERVIEW

2400 Granby Street offers 3,891 square feet of versatile flex/industrial space with a secure fenced yard, ideal for a variety of users including warehouse, light industrial, or specialized service operators. Formerly occupied by a dog training facility, the building is well-positioned for an easy backfill by a similar user in the pet services industry, while also accommodating a wide range of industrial users.

### PROPERTY HIGHLIGHTS

- **Location:** Prime position in Norfolk's West Submarket with convenient access to major roadways, Downtown Norfolk, EVMS, Old Dominion University, nearby retailers, and affluent neighborhoods
- **Layout:** Fully conditioned flex space designed to accommodate a dog training facility or easily adaptable for industrial users needing functional space with fenced, laydown yard
- **Outdoor Area:** Secure fenced yard for laydown, storage or operational use, with potential to expand onto adjacent  $\pm 0.24$  acres for a combined  $\pm 0.48$  acres
- **Three Drive-In Doors:** 10'Wx12'H for efficient loading and unloading
- **Zoning & Flexibility:** Zoned I-L, allowing for a wide range of industrial, service, and distribution uses - with previous dog training facility build-out supporting easy backfill for pet service operator
- **Parking:** On-site surface parking, complimented by additional street parking options along Granby Street for employees and visitors





# LOCATION MAP

FLEX SPACE WITH FENCED YARD FOR LEASE

2400 Granby St | Norfolk, VA 23517



S.L. NUSBAUM  
REALTY CO.





# ADDITIONAL PHOTOS

FLEX SPACE WITH FENCED YARD FOR LEASE

2400 Granby St | Norfolk, VA 23517



S.L. NUSBAUM  
REALTY CO.





# DEMOGRAPHICS MAP & REPORT

FLEX SPACE WITH FENCED YARD FOR LEASE

2400 Granby St | Norfolk, VA 23517

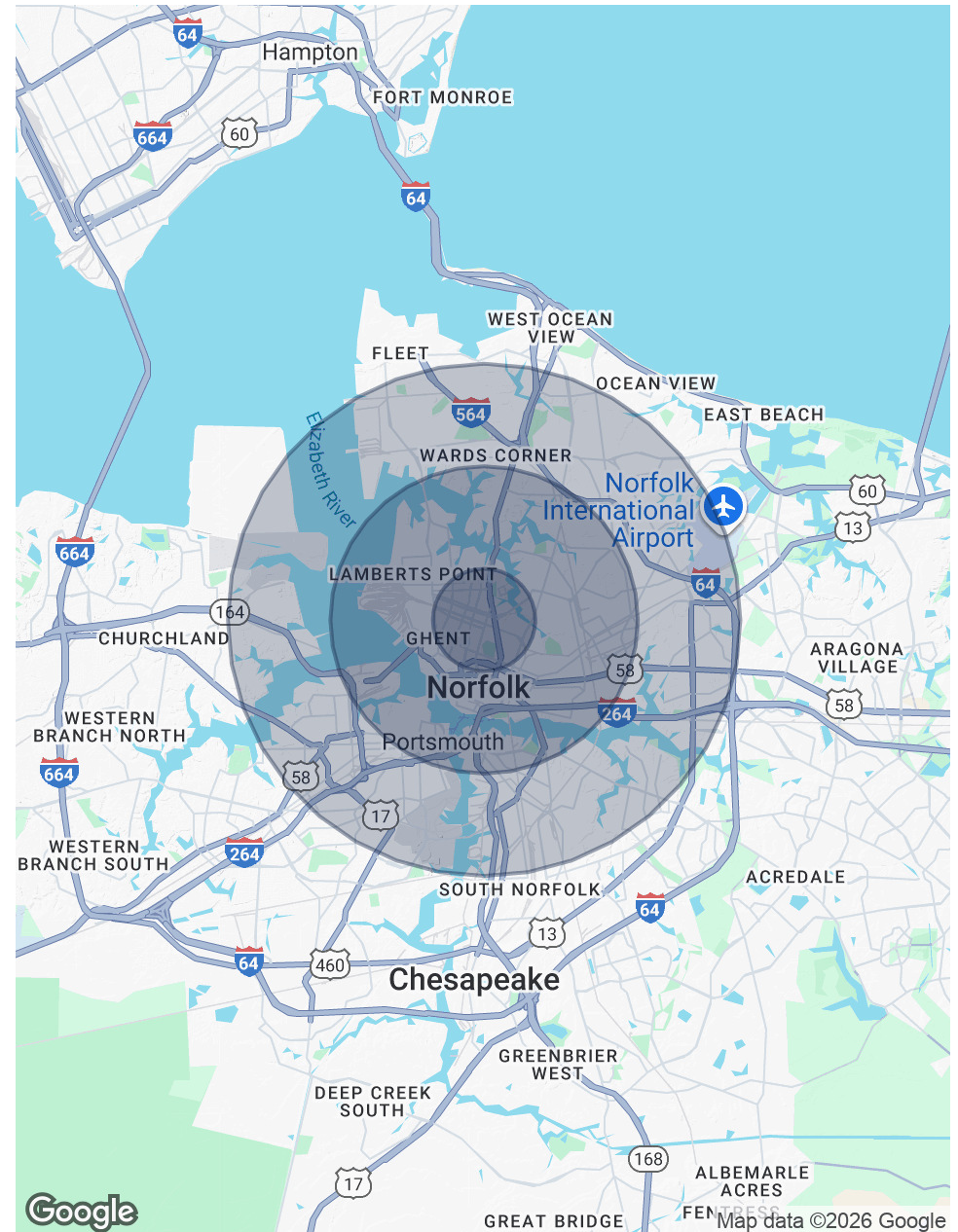


S.L. NUSBAUM  
REALTY CO.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,126	111,191	252,020
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,763	47,017	102,846
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$80,022	\$88,956	\$83,022
Average House Value	\$412,385	\$366,450	\$319,280

*Demographics data derived from AlphaMap*





# CONTACT INFORMATION

FLEX SPACE WITH FENCED YARD FOR LEASE  
2400 Granby St | Norfolk, VA 23517



**S.L. NUSBAUM**

REALTY CO.



## MARTIN MURDEN

Partner | Commercial  
Brokerage  
C. 757.333.1523  
O. 757.640.2265  
mmurden@slnusbaum.com

## CHRIS ZARPAS

Senior Vice President | Partner  
C. 757.237.7500  
O. 757.640.5437  
czarpas@slnusbaum.com

## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

**CLICK HERE TO LEARN MORE**

## DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.