



21,541 SF OFFICE/WAREHOUSE - SUBLEASE

3002 ARIZONA AVENUE NORFOLK, VA 23513



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Property Features

Available SF: ±21,541 SF

Main Warehouse: ±17,366 SF

Fab Shop: ±2,375 SF

Office: ±1,800 SF

Site Area: ±0.62 Acres

Year Built: 1959

Construction: Metal

Clear Height: Varies, 13' - 20'

Electrical: 3-Phase

Loading: Ten (10) total grade level doors

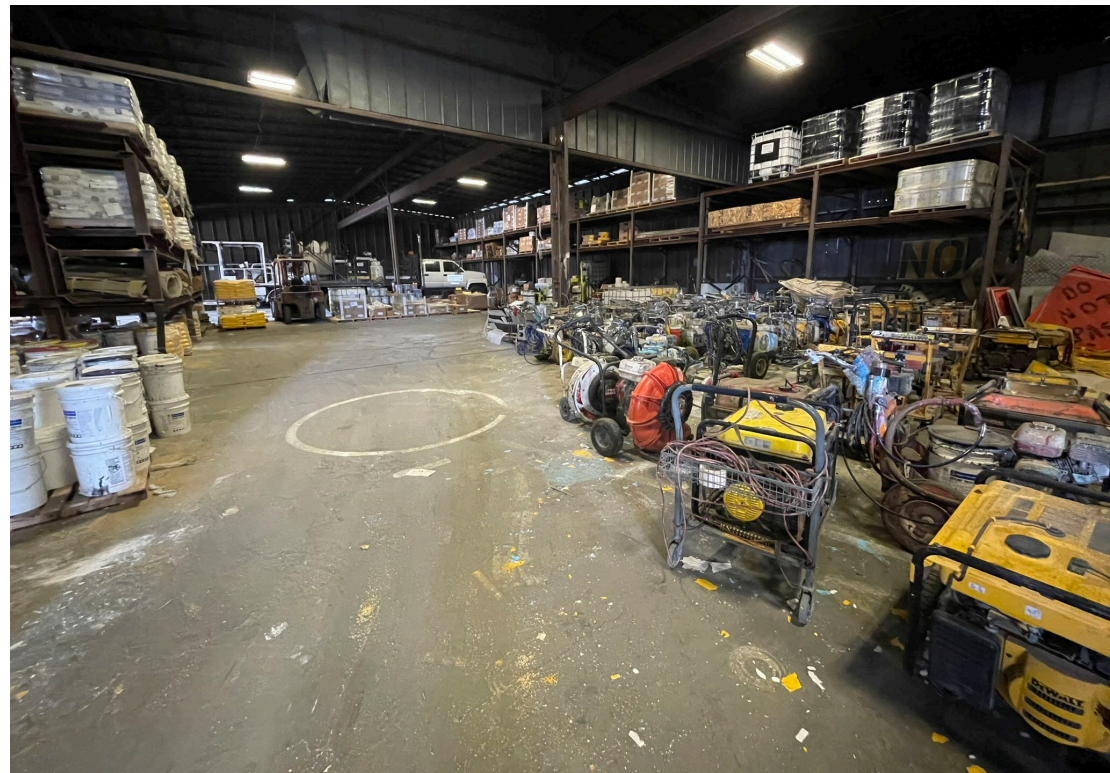
Zoning: I-L (Light Industrial Zone)
Located in Enterprise Zone with incentives available

Occupancy: Available May 1, 2024: Master Lease runs through January 31, 2027;
Landlord will consider long term lease for quality credit tenant

Additional Features: Fenced and stabilized yard

Lease Rate: \$9.00 PSF, NNN, 3% annual escalations

OPEX: \$0.67 PSF (Taxes and Insurance)



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PROPERTY
PHOTOS



3002 ARIZONA AVENUE

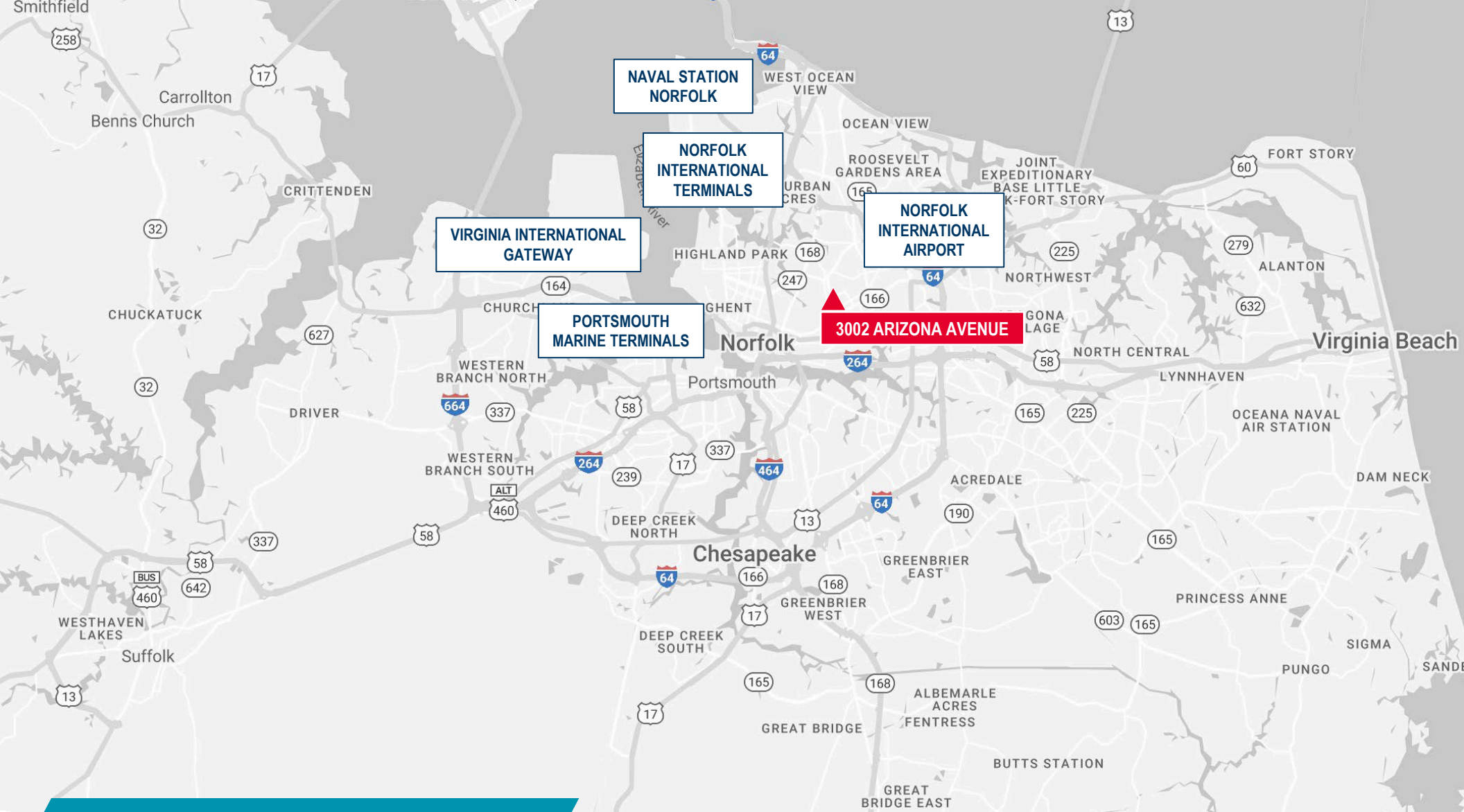
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SITE AERIAL



PROPERTY BREAKDOWN

WAREHOUSE	±17,366 SF (16,901 SF warehouse / 465 SF office – 2 story – no restroom)
LOADING (GRADE LEVEL)	1 – 14h x 15w roll up 2 – 13h x 19w roll up (motorized) 5 – 12h x 18w roll up
CLEAR HEIGHT	19' to 20'
OFFICE/ WAREHOUSE	±2,375 SF (1,510 SF warehouse/8,655 SF conditioned shop – no restroom)
LOADING (GRADE LEVEL)	2 – 12h x14w roll up
CLEAR HEIGHT	13' to 15'
OFFICE	±1,800 SF includes two restrooms, a kitchenette, reception area and 5 private offices



FOR MORE INFORMATION, CONTACT:

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