



S.L. NUSBAUM
REALTY CO.

FOR LEASE

5301 E. PRINCESS ANNE ROAD



5301 E. PRINCESS ANNE ROAD
NORFOLK, VA 23502

JOHN M. PROFILET, SIOR
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PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Monthly Base Rent:	\$21,761.33
Building Size:	27,488 SF
Lot Size:	2.3 Acres
Zoning:	C-C (Community Commercial)
Submarket:	Norfolk Industrial Park

[CLICK HERE FOR PERMITTED USES \(C-C\)](#)

PROPERTY OVERVIEW

Former trade school offering several adaptable layouts for office, institutional, warehousing, and professional service operators. Administrative and classroom space available. Right outside of Norfolk Industrial Park, 1.5 miles from I-64, 2 miles from Norfolk Premium Outlets and IKEA, and just 2.5 miles from Norfolk International Airport. Excellent visibility and access.

PROPERTY HIGHLIGHTS

- Power at front right side of building: 1200 amp, 120/208 volt, 3-phase
- Power at rear right side of building: 800 amp, 277/480 volt, 3-phase
- Warehouse ceiling height: 16'9" (clear span)
- One 12' x 12' roll-up door
- Parking: 165 marked spaces on-site

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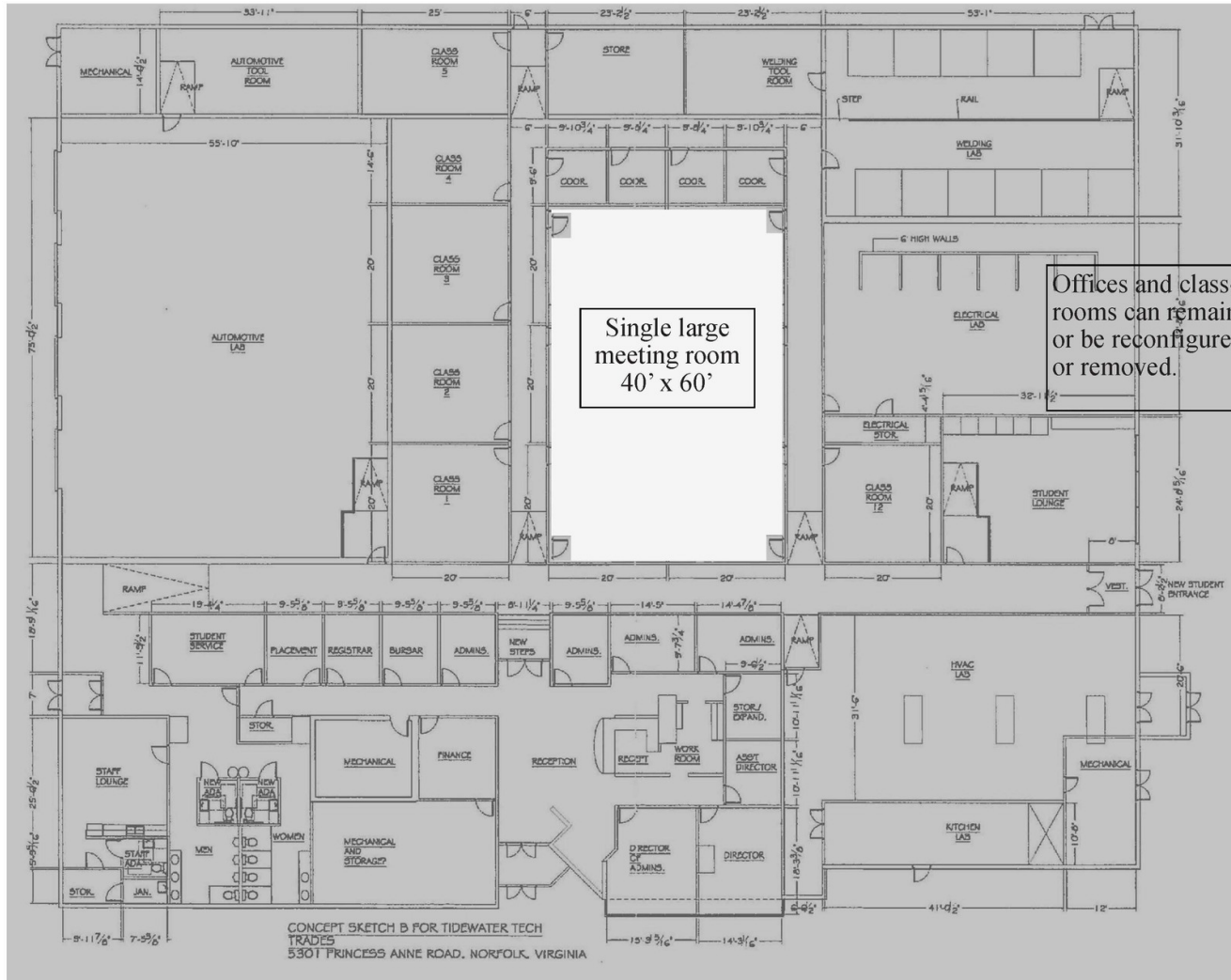
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FLOOR PLAN

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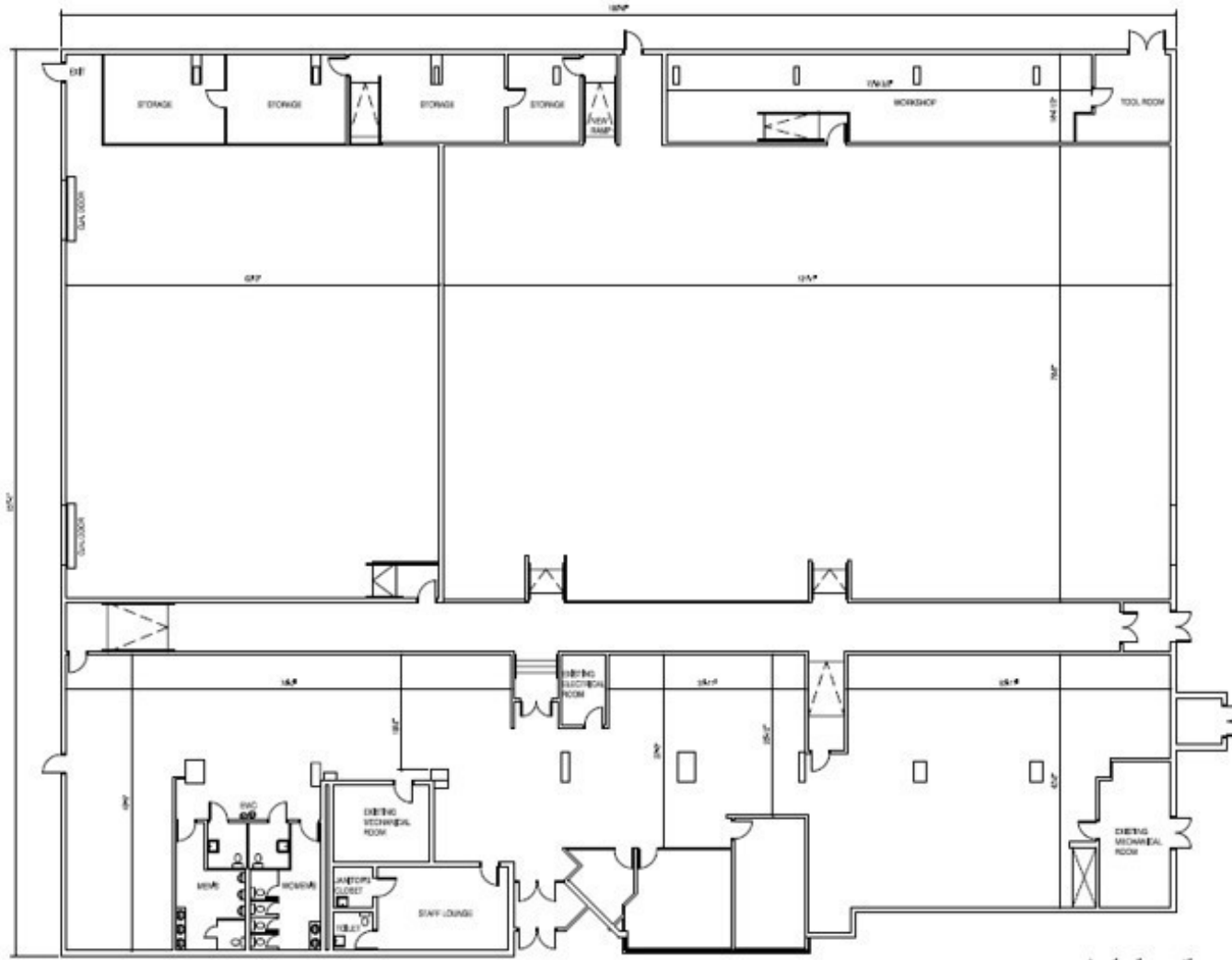
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POTENTIAL LAYOUT A

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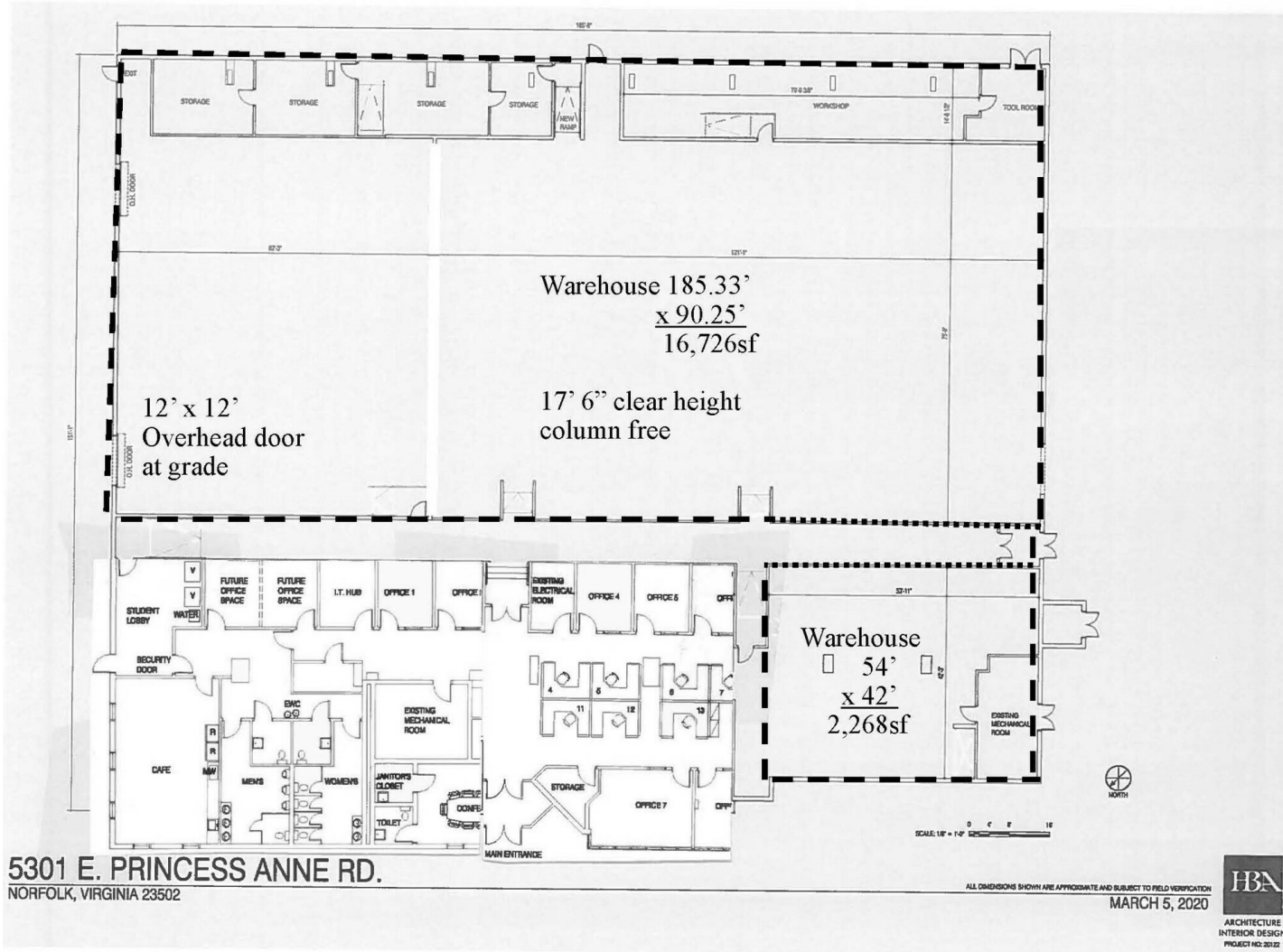
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POTENTIAL LAYOUT B

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AERIAL MAP

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AERIAL

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NORFOLK, VA 23502



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ADDITIONAL PHOTOS

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CONTACT US



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