

# FOR LEASE

## 39,588 SF WAREHOUSE SPACE AVAILABLE

3321 E. Princess Anne Road | Norfolk, VA 23502



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



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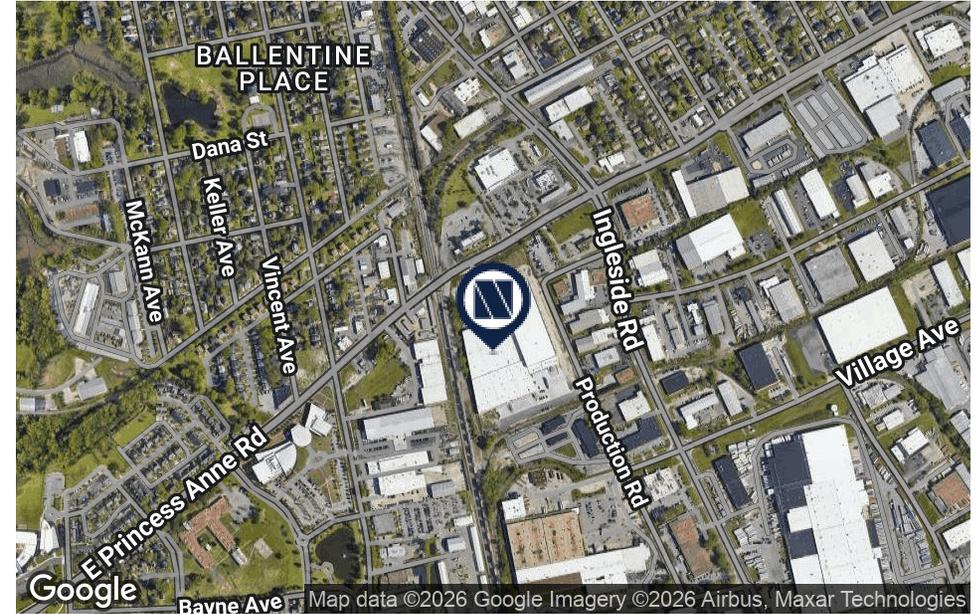
# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Building Size:	294,657 SF
Available SF:	39,588 SF
Lot Size:	12.237 Acres
Year Built:	1959 & 2022
OPEX:	\$1.75 PSF
Power:	2000 Amp 480 Volt

[CLICK HERE FOR PROPERTY VIDEO](#)

[CLICK HERE FOR ENTERPRISE ZONE INFO](#)

## PROPERTY OVERVIEW

294,657 square foot warehouse located in Norfolk Industrial Park with 39,588 rentable square feet available for occupancy. The property's central location is strategically close to several ports. The property is zoned BC-1 (Business and Commerce Park - Industrial) and also lies within an Enterprise Zone.

## PROPERTY HIGHLIGHTS

- Norfolk International Terminals (NIT): 7 miles or 15 minutes
- Virginia International Gateway (VIG): 10 miles or 16 minutes
- Newport News Marine Terminal (NNMT): 23 miles or 30 minutes

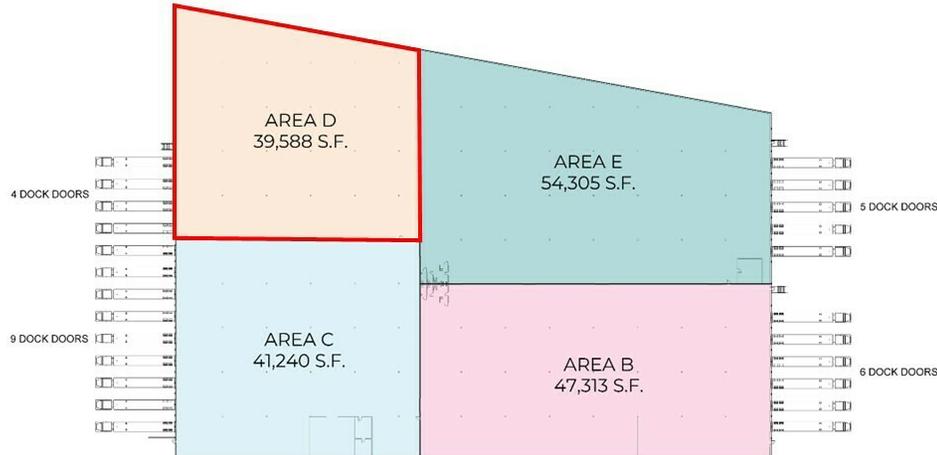
# AREA D

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## AREA D

- 39,588 square feet available
- 4 dock level doors
- 21' - 24' clear ceiling height
- Wet sprinkler system
- New roof
- 38' x 36' column spacing



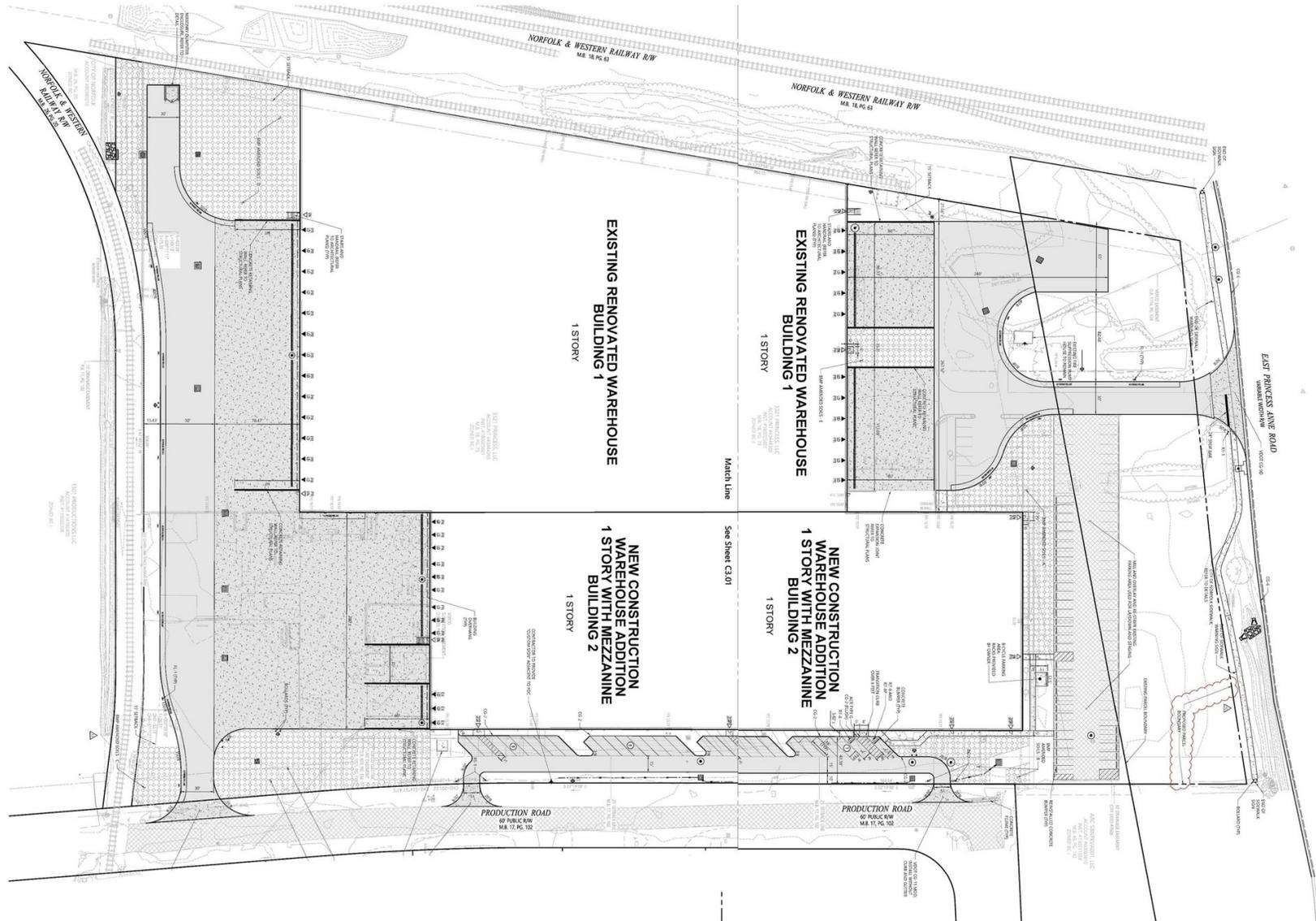
# SITE PLAN

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# ADDITIONAL PHOTOS

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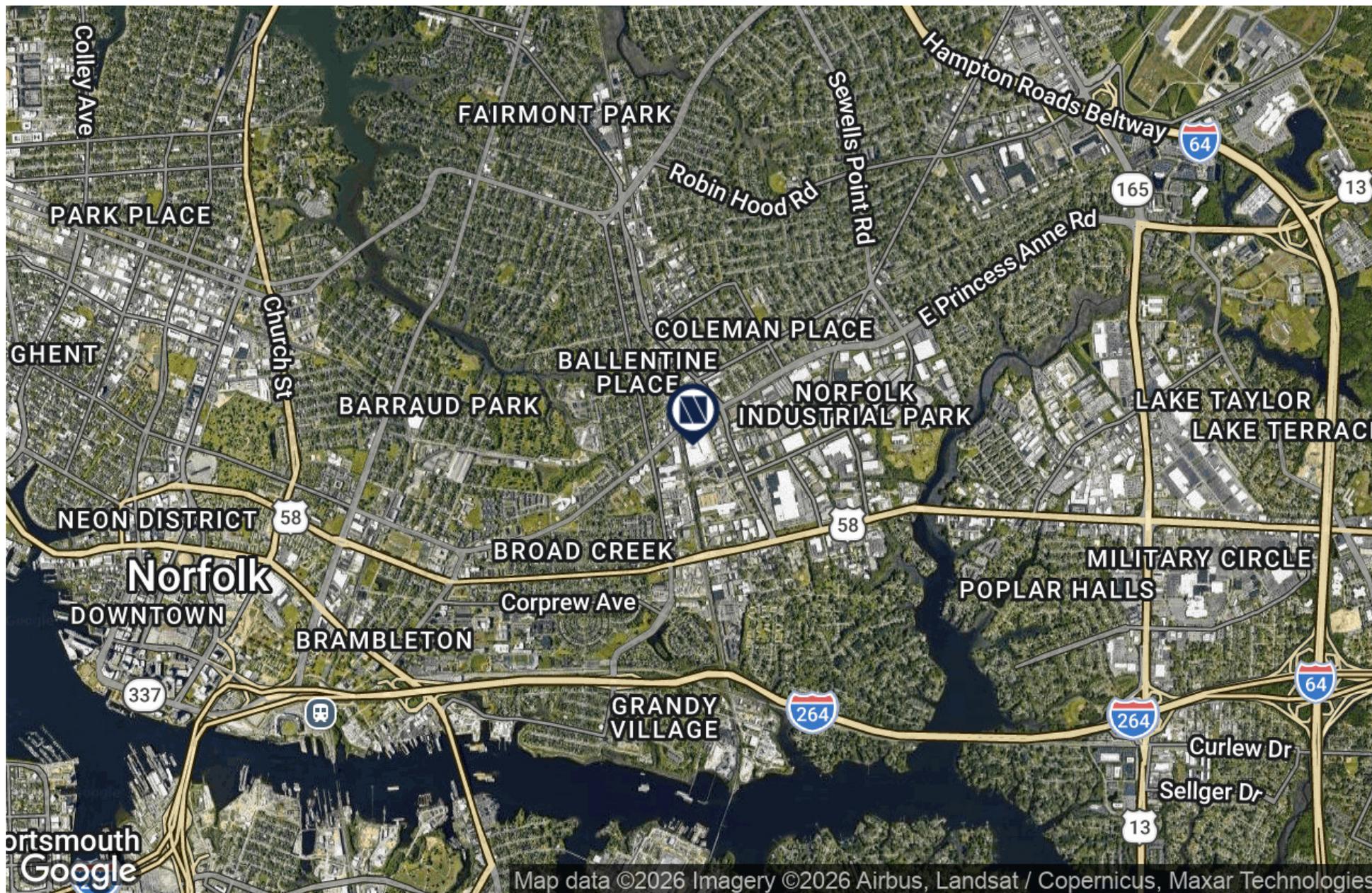
# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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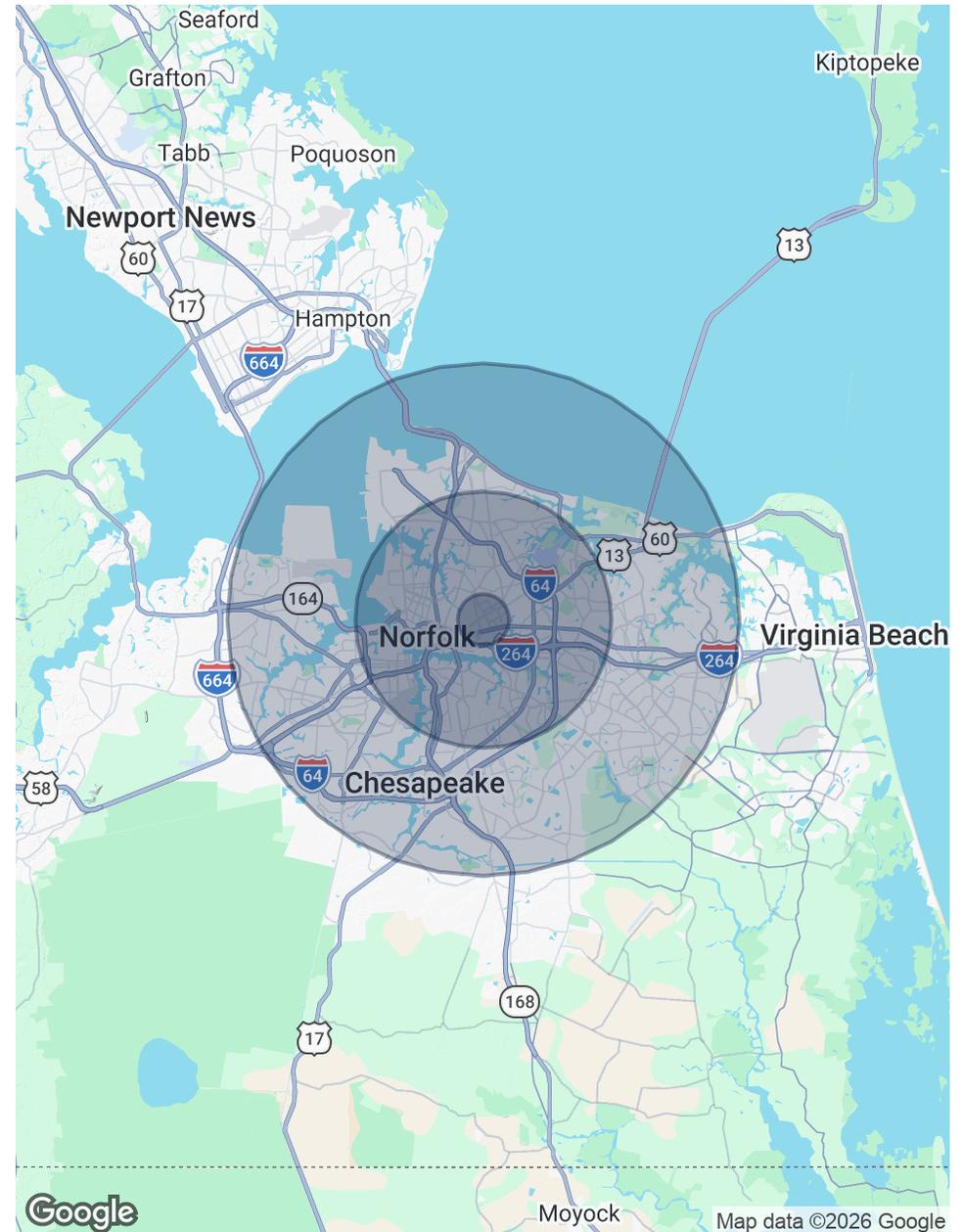


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,824	299,686	795,580
Average Age	37.4	35.4	36.3
Average Age (Male)	35.6	33.6	34.6
Average Age (Female)	38.6	37.3	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,251	124,839	322,805
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$67,458	\$67,939	\$78,049
Average House Value	\$157,831	\$216,624	\$234,663

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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