

INDUSTRIAL SPACE FOR LEASE

3347 - 3353 LYONS AVE
Norfolk, Virginia 23509



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

3347-3353 LYONS AVENUE
Norfolk, Virginia 23509



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PROPERTY DESCRIPTION

3347-3353 Lyons Avenue offers flexible industrial space with dock and grade-level loading, 3-phase power, and fenced yard area. The property is centrally located within Norfolk Industrial Park with quick access to I-64 and I-264, making it ideal for contractors, light manufacturing, and service users.

PROPERTY HIGHLIGHTS

- ±4,314 – ±18,589 SF available (divisible)
- 3-phase power – ideal for light manufacturing or service users
- Two (2) 8' x 8' dock-height doors
- One (1) 10' x 10' grade level door
- Building signage available
- Shared fenced outdoor yard area included

OFFERING SUMMARY

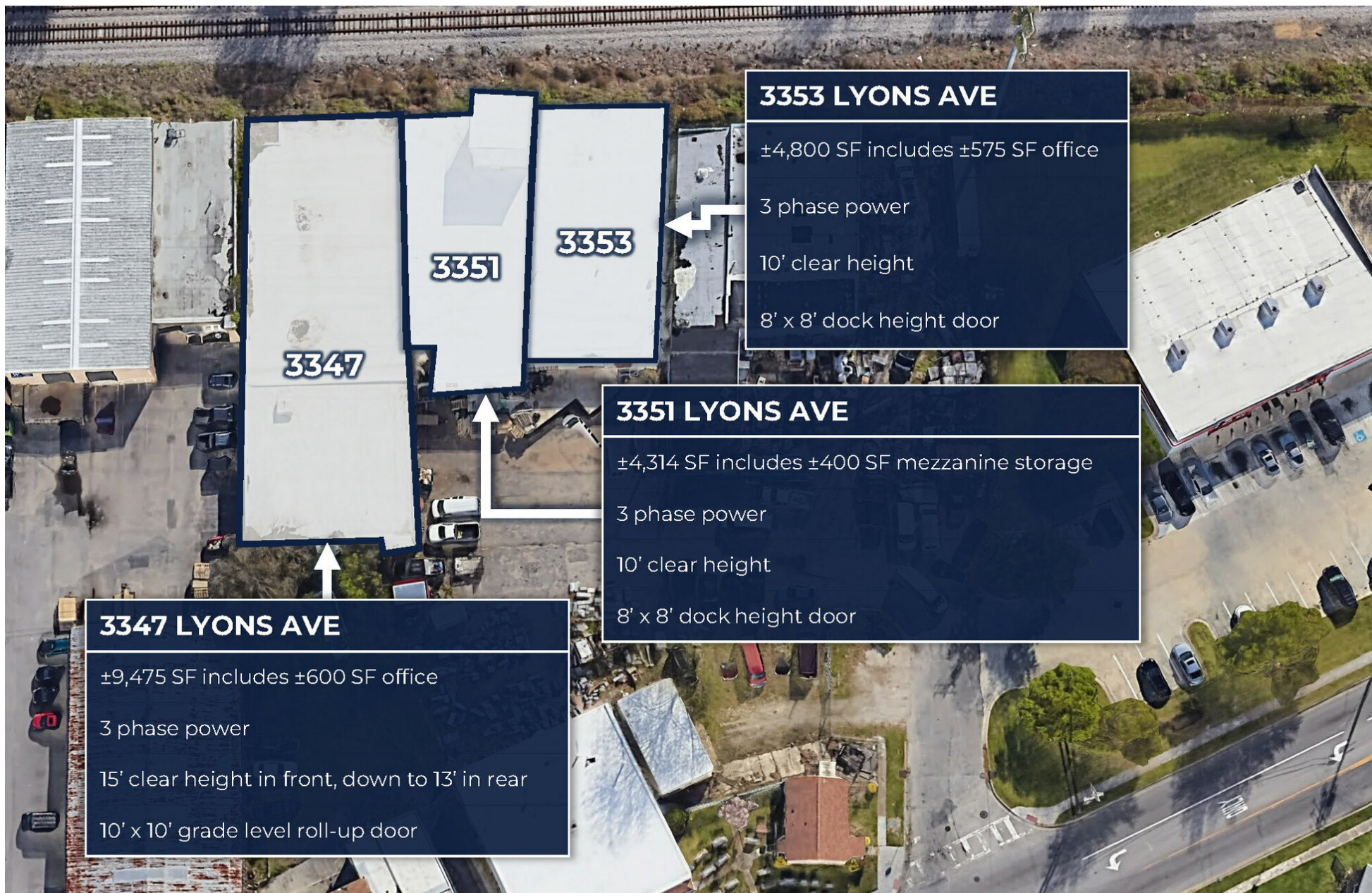
Lease Rate:	Contact Agent
Available SF:	4,314 - 18,589 SF (Divisible)
Lot Size:	0.64 AC
Building Size:	18,589 SF
Year Built:	1956
Zoning:	I-1 (Light Industrial)

SITE OUTLINE

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3353 LYONS AVE
±4,800 SF includes ±575 SF office
3 phase power
10' clear height
8' x 8' dock height door

3351 LYONS AVE
±4,314 SF includes ±400 SF mezzanine storage
3 phase power
10' clear height
8' x 8' dock height door

3347 LYONS AVE
±9,475 SF includes ±600 SF office
3 phase power
15' clear height in front, down to 13' in rear
10' x 10' grade level roll-up door

INTERIOR PHOTOS

3347-3353 LYONS AVENUE
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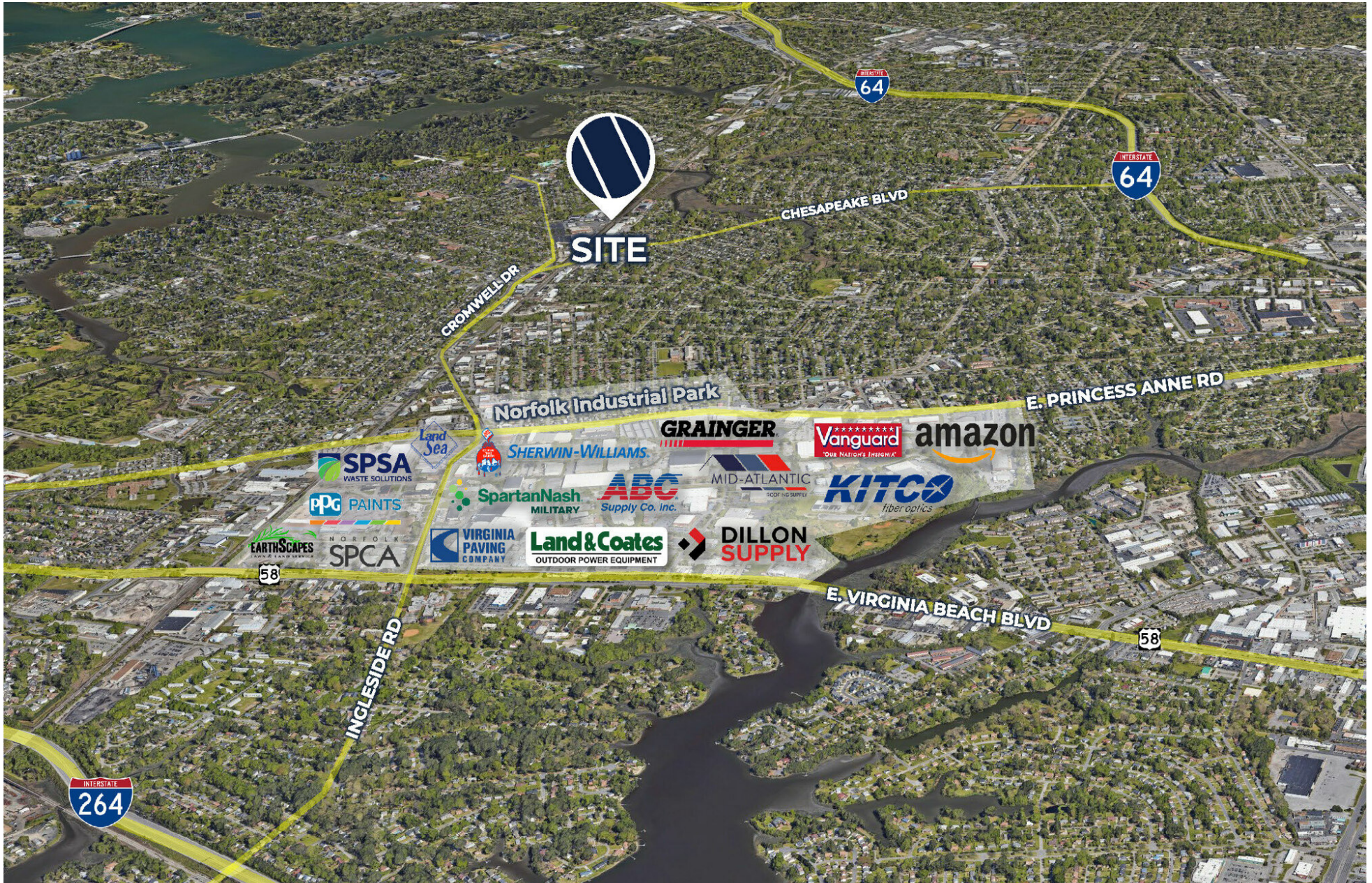


LOCATION MAP

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Norfolk, Virginia 23509



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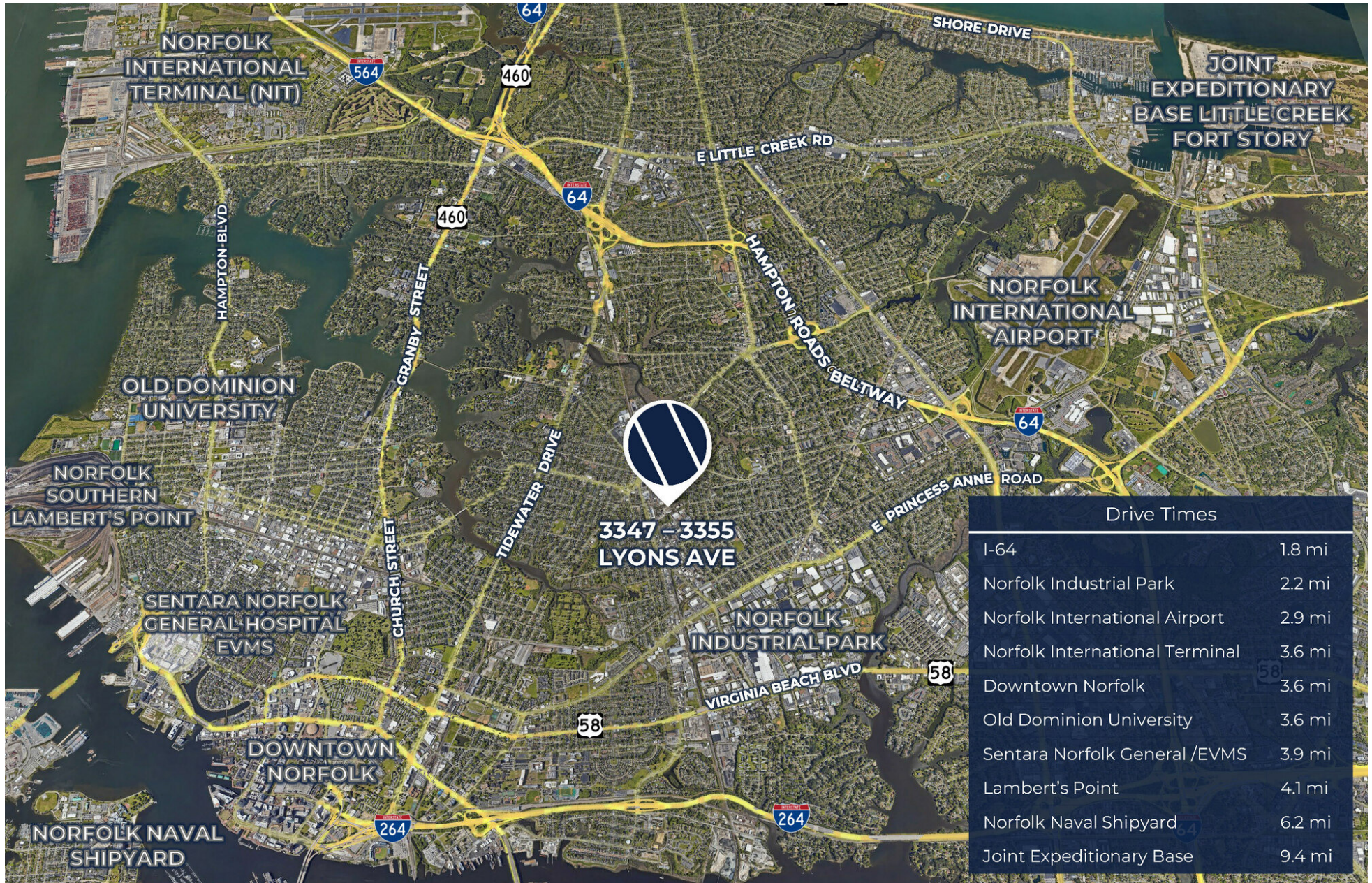


REGIONAL MAP

3347-3353 LYONS AVENUE
Norfolk, Virginia 23509



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DEMOGRAPHICS MAP & REPORT

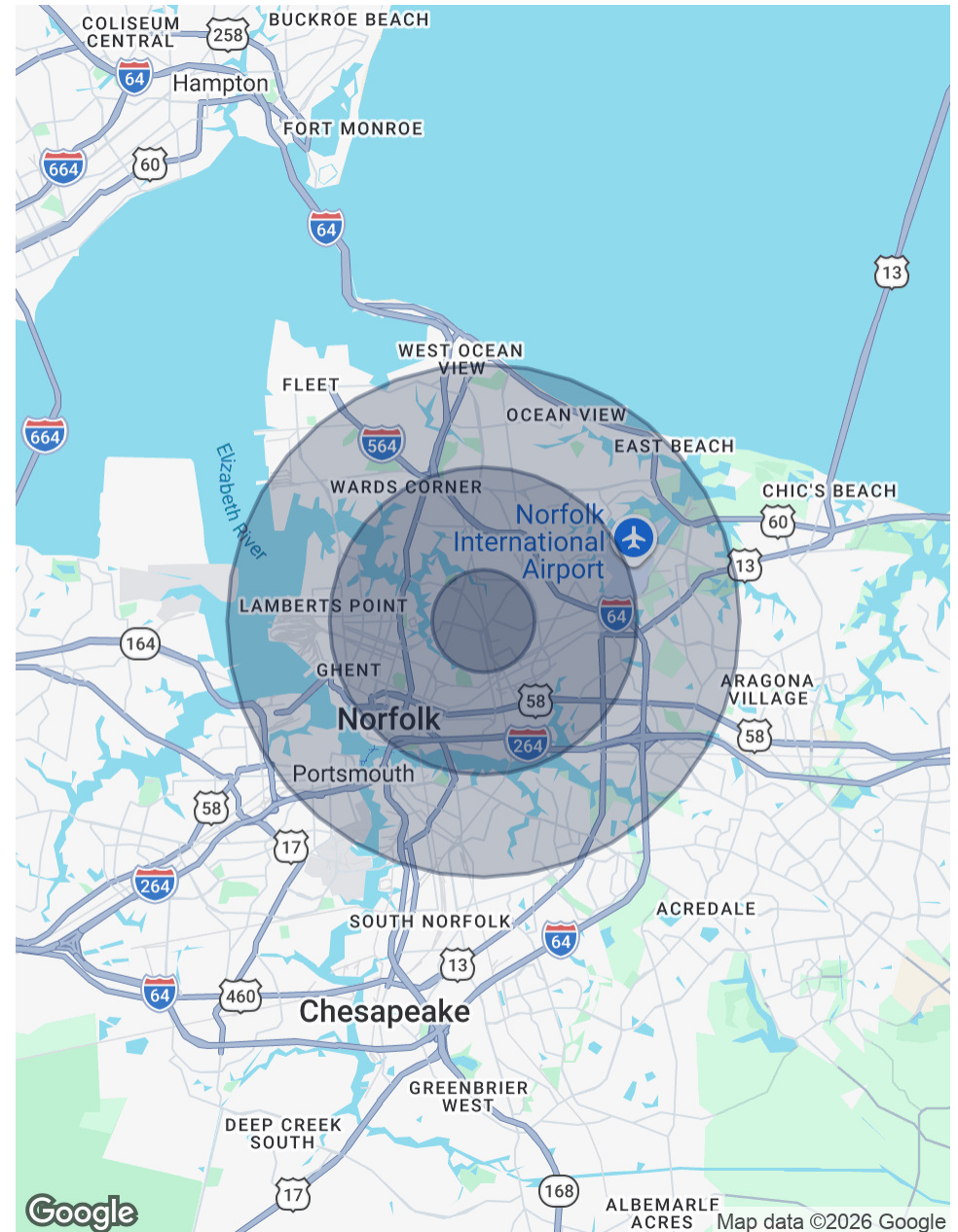
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,389	121,644	282,738
Average Age	39	38	38
Average Age (Male)	38	36	36
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,064	51,104	116,673
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$87,680	\$82,633	\$86,099
Average House Value	\$267,591	\$324,837	\$332,007

Demographics data derived from AlphaMap



CONTACT INFORMATION

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