

For Lease Near Norfolk Industrial Park OFFICE/WAREHOUSE/YARD

994 Scott Street, Norfolk, VA 23502

JOHN LEE
ASSOCIATES



INDUSTRIAL & OFFICE REAL ESTATE

± 10,900 Sq. Ft.
ON 1.35 ACRES



LEASE RATE: \$12.00/SF, NNN

Office/ Warehouse/DISTRIBUTION W/ LARGE PAVED YARD AREA

AVAILABLE: 4th Quarter 2026 (possibly sooner)

- ±10,900 SF Industrial Facility near Norfolk Industrial Park and Downtown Norfolk. 3-minute drive to I-264 with close proximity to I-64, as well as major arteries Tidewater Drive and Virginia Beach Boulevard.
- **Ceiling Height:** varies from 15' to 18' at peak
- **Large +/- one-acre, secured, fenced, paved and lighted wareyard.**
- **Loading:** two (2) 10' x 14' dock-height doors, two (2) 10' x 14' grade level overhead doors and one (1) 21' x 14' grade level overhead door.
- 450 SF Mezzanine
- **Power:** 400 Amp, 208 Volt, 3-phase electrical service, and natural gas.
- **Construction:** block exterior with reinforced concrete floors.
- **Zoning:** I-L (Light Industrial)



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OWNER/AGENT

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Grade-Level Loading



Dock-Height Loading



