

INDUSTRIAL SPACE FOR LEASE

3347 - 3355 LYONS AVE
Norfolk, Virginia 23509



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

3347 - 3355 LYONS AVE
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PROPERTY DESCRIPTION

3347-3355 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 – ±24,779 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
- Three (3) grade level doors (3355 Lyons Ave)
- Building signage available
- ±0.25 AC of fenced outdoor yard area (3355 Lyons Ave)

OFFERING SUMMARY

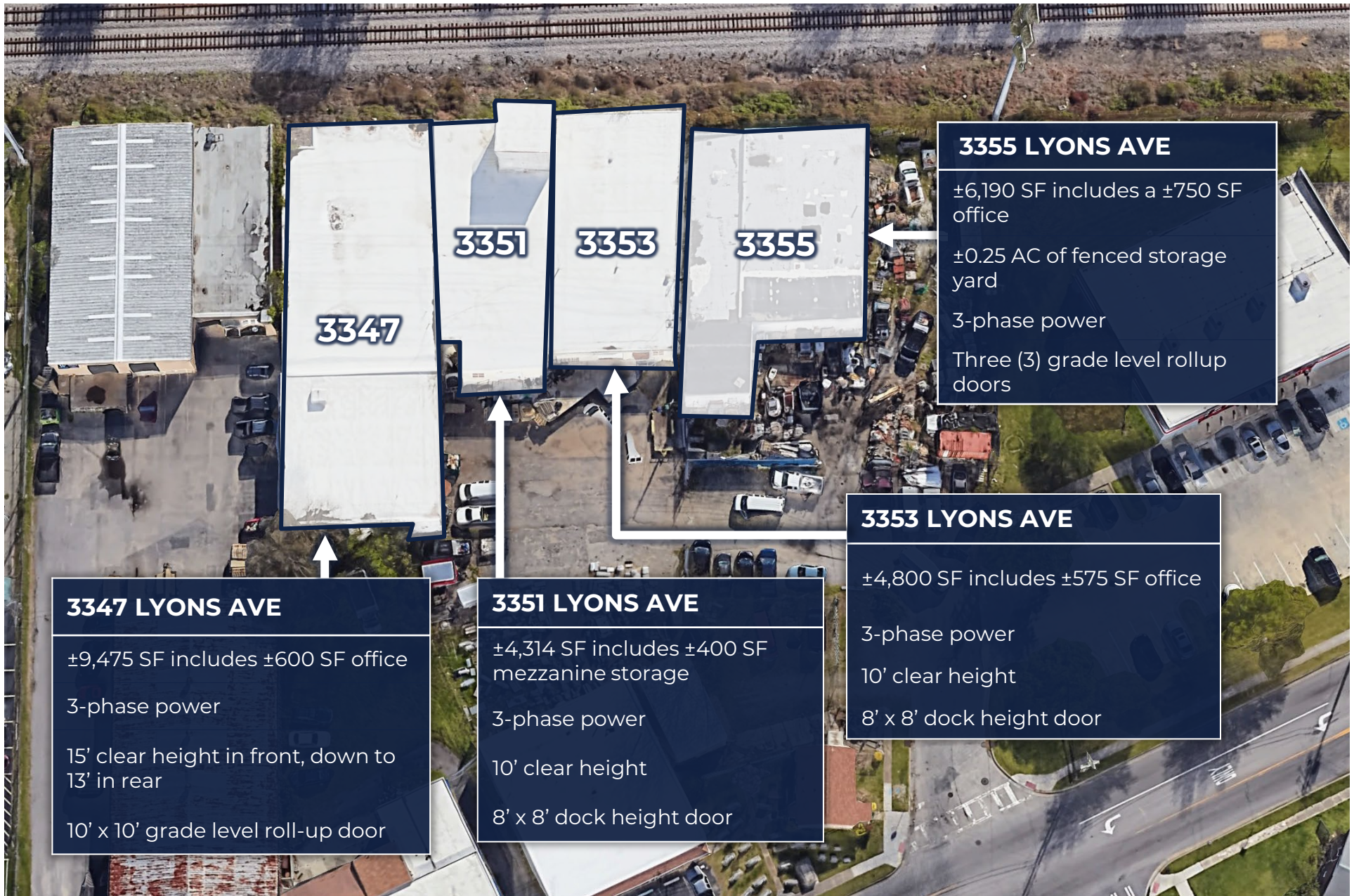
Lease Rate:	Contact Agent
Available SF:	±4,314 – ±24,779 SF (Divisible)
Lot Size:	0.64 AC
Building Size:	3347 – 3353 Lyons Ave – ±18,589 SF 3355 Lyons Ave – ±6,190 SF
Year Built:	1956
Zoning:	I-1 (Light Industrial)

SITE OUTLINE

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3355 LYONS AVE

- ±6,190 SF includes a ±750 SF office
- ±0.25 AC of fenced storage yard
- 3-phase power
- Three (3) grade level rollup doors

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

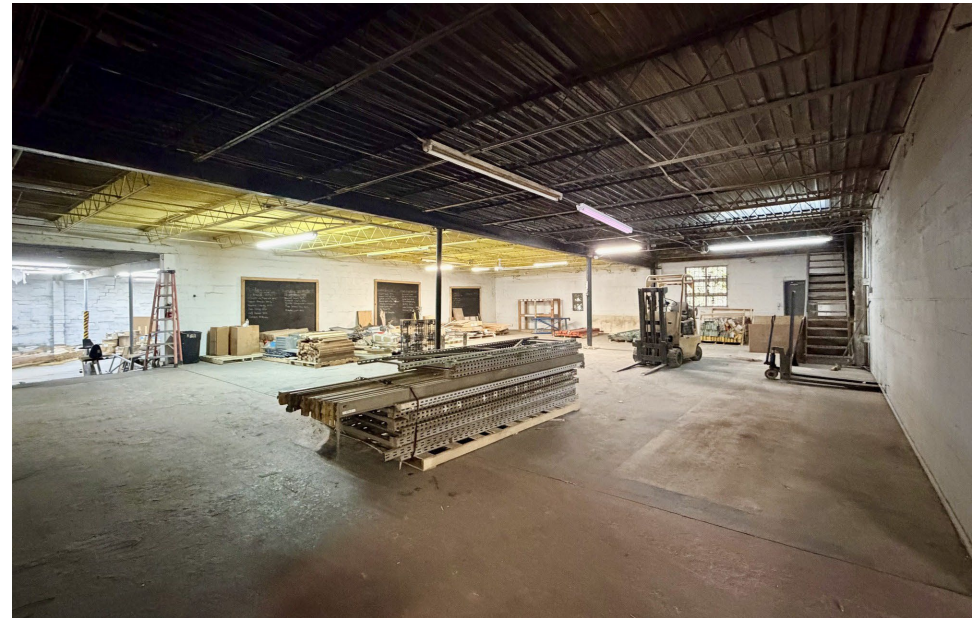
- ±9,475 SF includes ±600 SF office
- 3-phase power
- 15' clear height in front, down to 13' in rear
- 10' x 10' grade level roll-up door

INTERIOR PHOTOS

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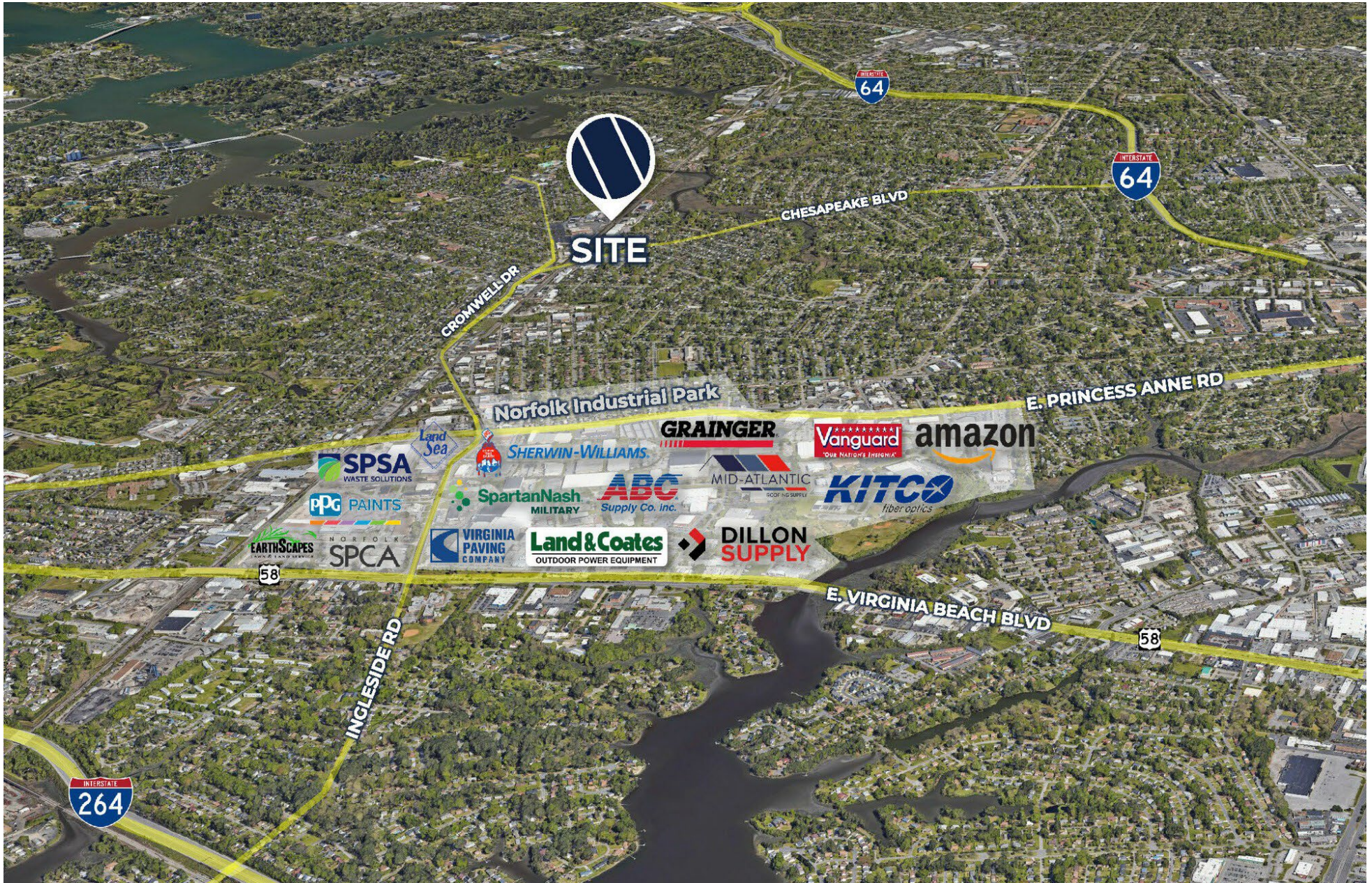


LOCATION MAP

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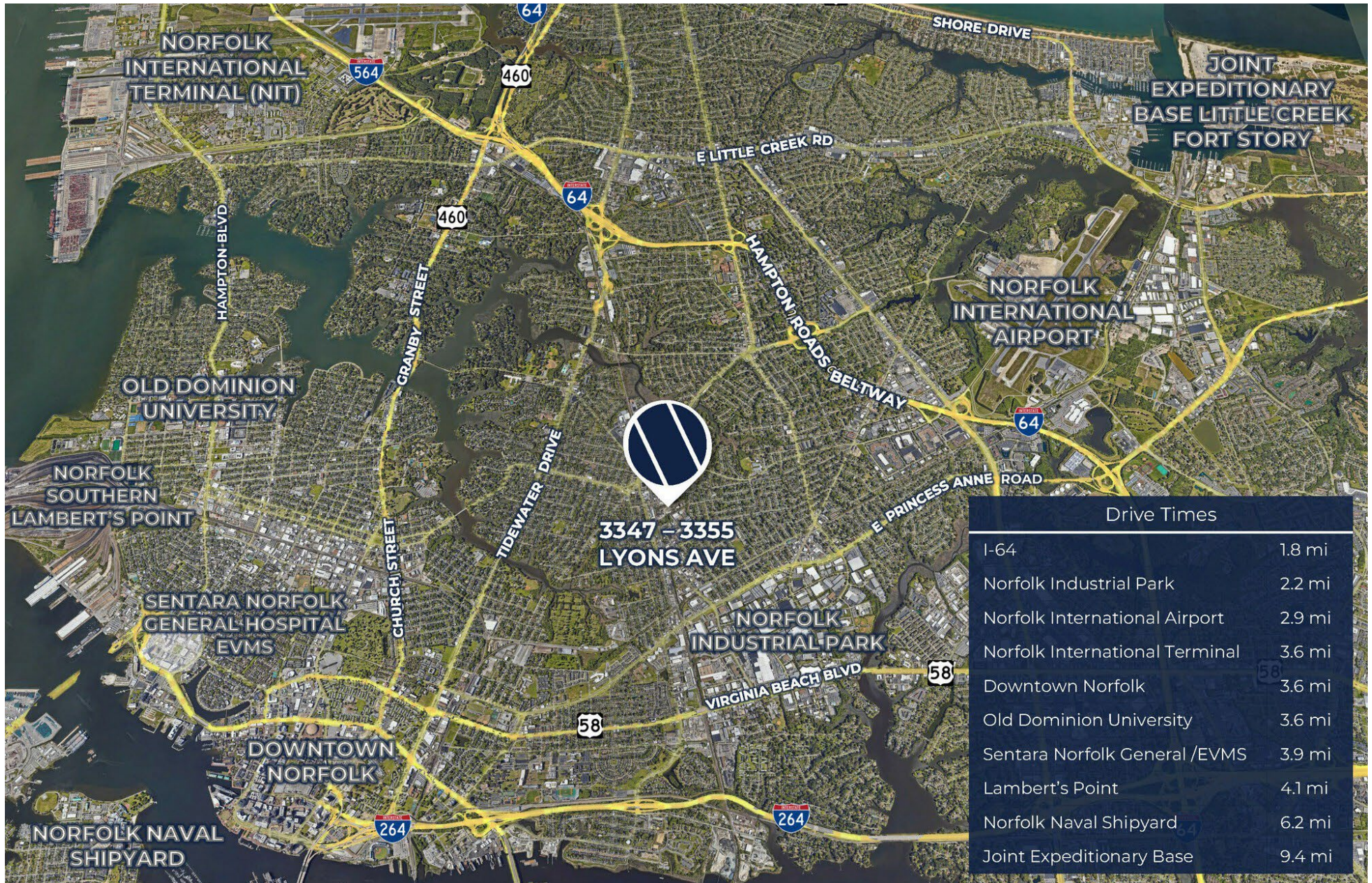


REGIONAL MAP

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DEMOGRAPHICS & MAP REPORT

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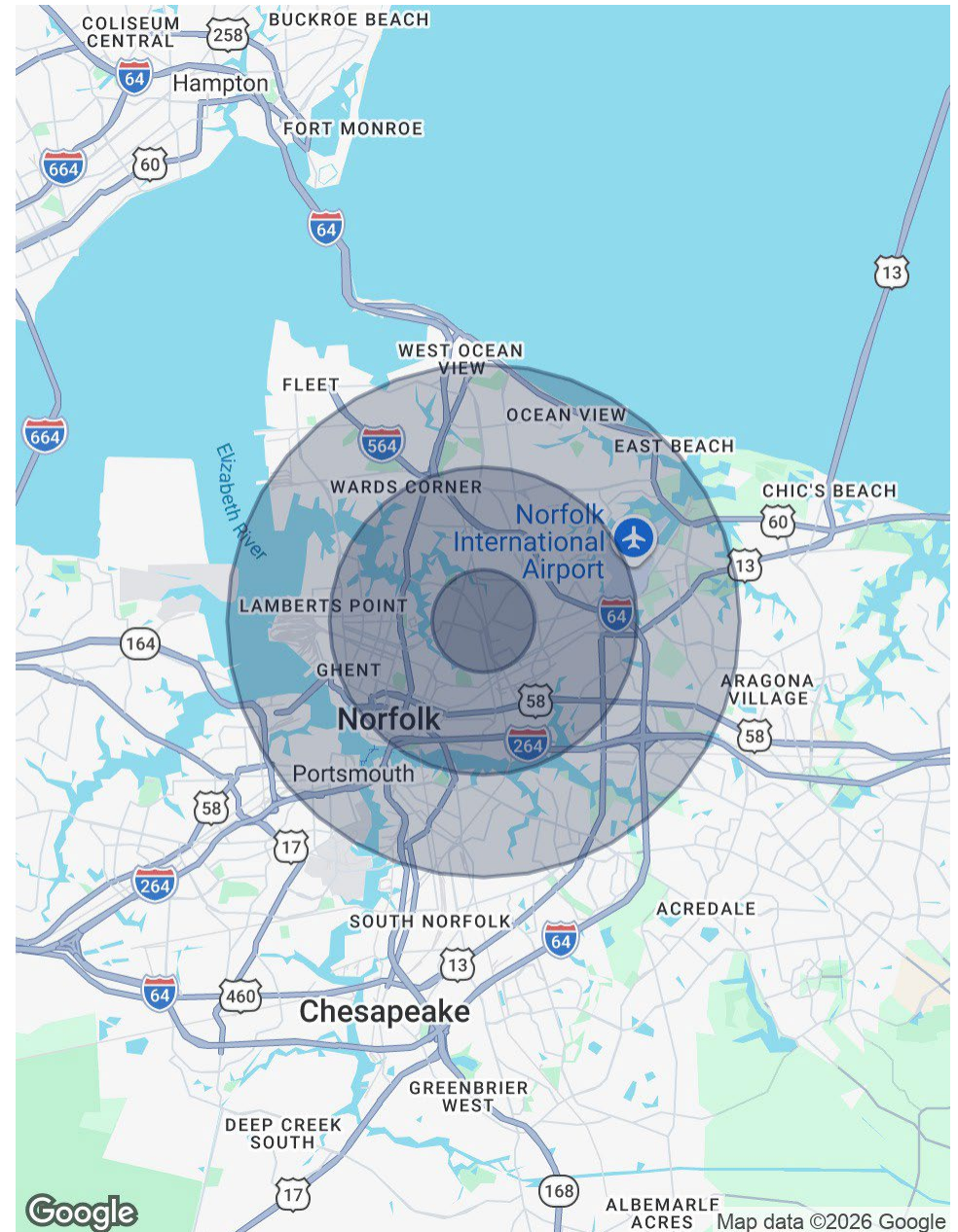


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,389	121,644	282,738
Average Age	39	38	38
Average Age (Male)	38	36	36
Average Age (Female)	40	39	39

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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