



Commercial, Industrial and Investment Real Estate
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462
(757) 497-4446 Office • (757) 497-8904 Fax

FOR SALE and FOR LEASE
OFFICE / WAREHOUSE with Units for Lease
Norfolk, VA

Location: 850-852 Tidewater Drive, Norfolk, VA
1130 Tabb Street, Norfolk, VA

Building: ±25,000 sf

Zoning: I-L (Industrial-Light)

HVAC: Fully Conditioned HVAC; heat and air conditioned, heat pumps, separate for each unit

Power: 110/220 Single Phase

Ceiling Height: Approx. 8-12 feet

Available: **Can be converted back to office/warehouse with rollup door (currently office space):**
(87% leased)

1130 Tabb St. Unit B ±1,630 sf. @\$15.75/sf. modified net
(\$2,139.38/mo per unit net of electric)

1130 Tabb St. Unit F ±1,630 sf. @\$15.75/sf. modified net
(\$2,139.38/mo per unit net of electric)

Amenities: Enterprise Zone, HUB Empowerment Zone, Brick exterior, Concrete slab floor, Asphalt shingle roof, Interior wood framing, Attractive interior finishes, Fenced Yard, Parking on-site and on street, Great visibility in corporate flex setting, Close to Downtown Norfolk

Sales Price: **\$3,500,000**

Contact: *Frank P. Thomas, III*
Sam Segar & Associates, Inc.
(757) 285-9004 Cell / Frank@SamSegar.com

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