

# INDUSTRIAL SPACE FOR LEASE

3347 - 3353 LYONS AVE  
Norfolk, Virginia 23509



S.L. NUSBAUM  
REALTY CO.



## ANTHONY GRECCO

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# PROPERTY SUMMARY

3347-3353 LYONS AVENUE  
3347 - 3353 Lyons Ave | Norfolk, VA 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 – 9,114 SF Available (Divisible)
- 3-Phase Power – Ideal for Light Manufacturing or Service Users
- Two (2) 8' x 8' Dock-Height Doors
- Building Signage Available
- Shared Fenced Outdoor Yard Area Included
- Excellent Access to I-64 & I-264

## OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	4,314 - 9,114 SF
Lot Size:	0.64 AC
Building Size:	18,589 SF
Year Built:	1956
Zoning:	I-1 (Light Industrial)

# SITE OUTLINE

3347-3353 LYONS AVENUE  
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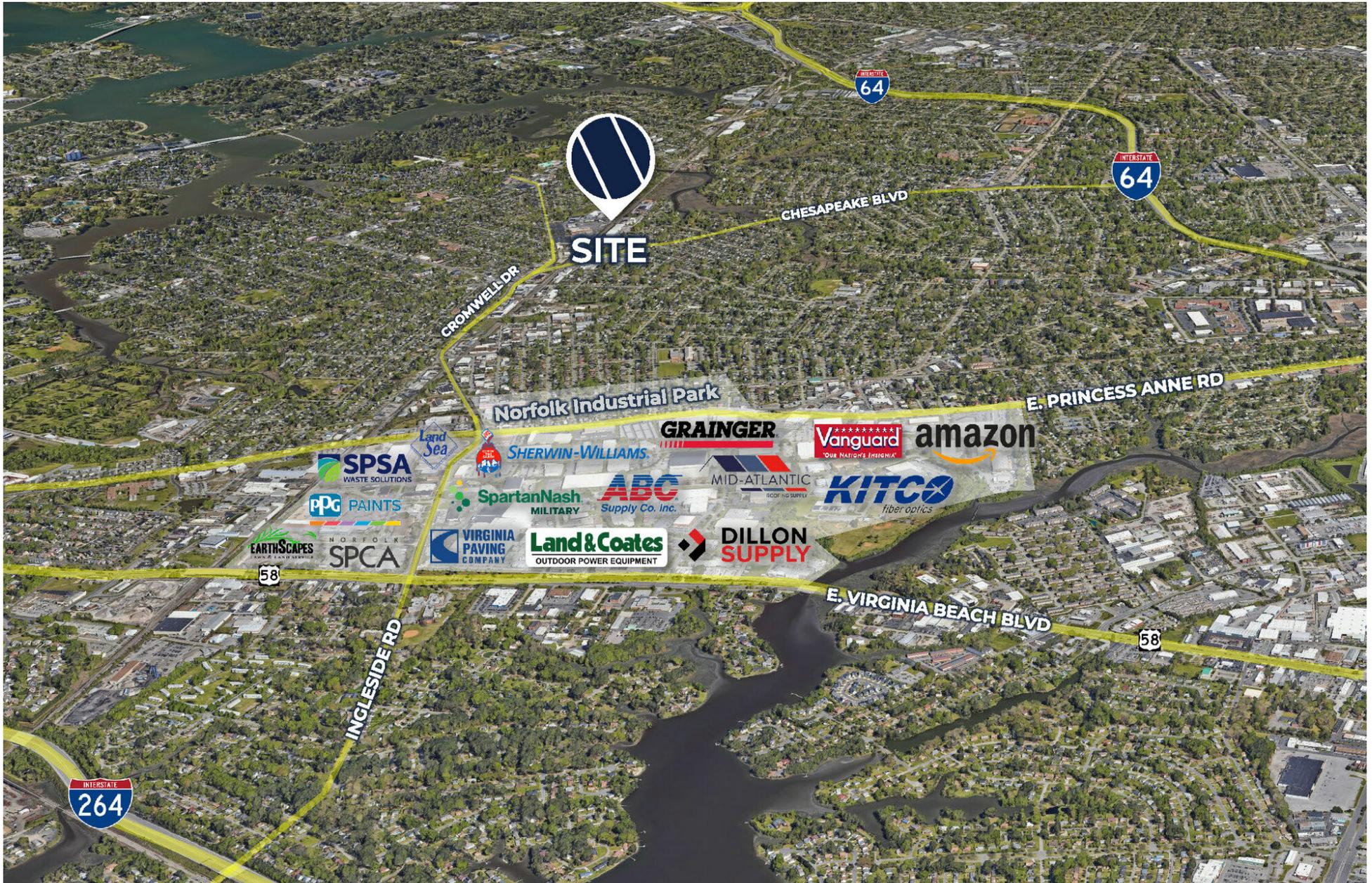


# LOCATION MAP

3347-3353 LYONS AVENUE  
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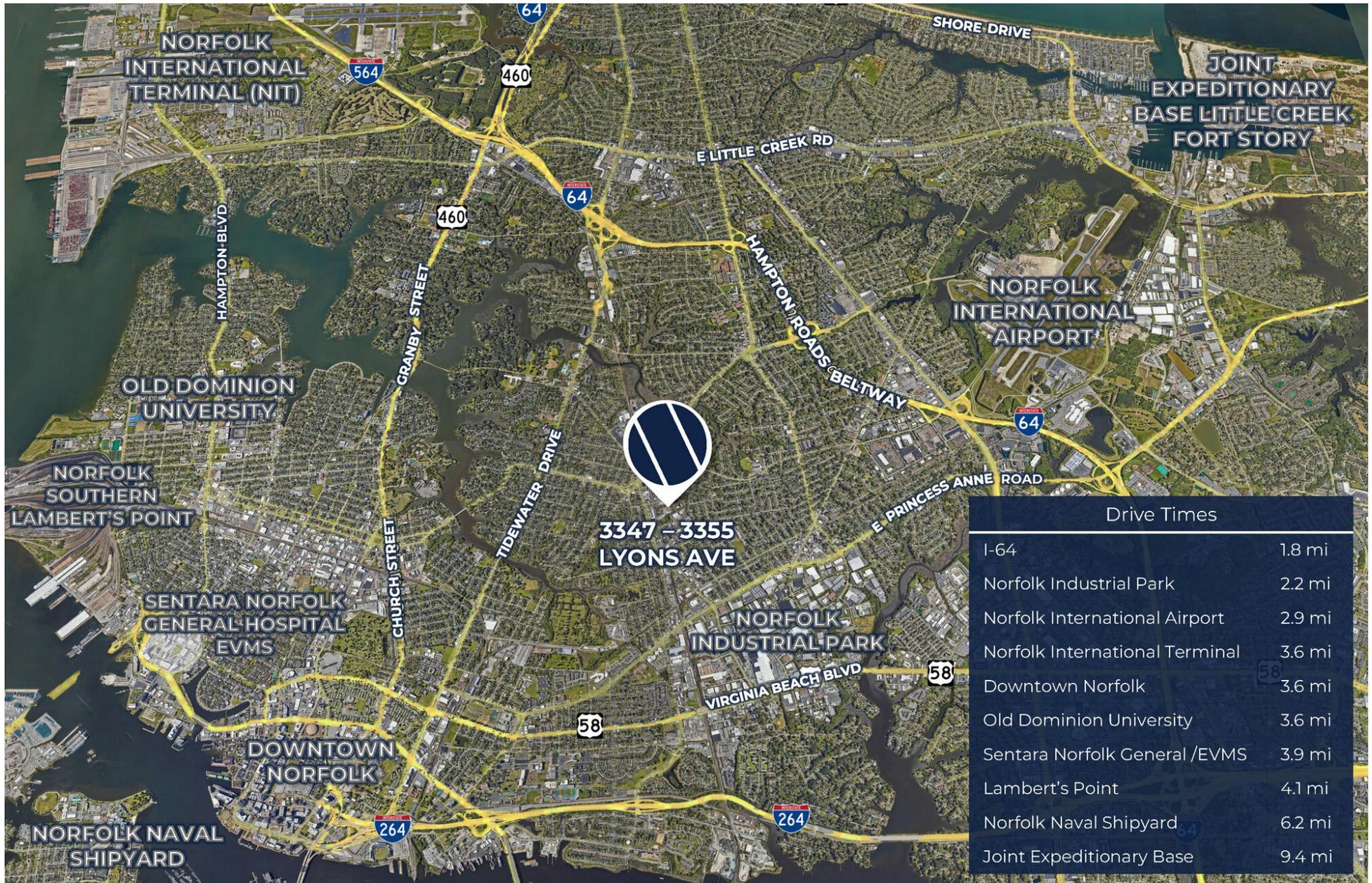


# REGIONAL MAP

3347-3353 LYONS AVENUE  
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# DEMOGRAPHICS MAP & REPORT

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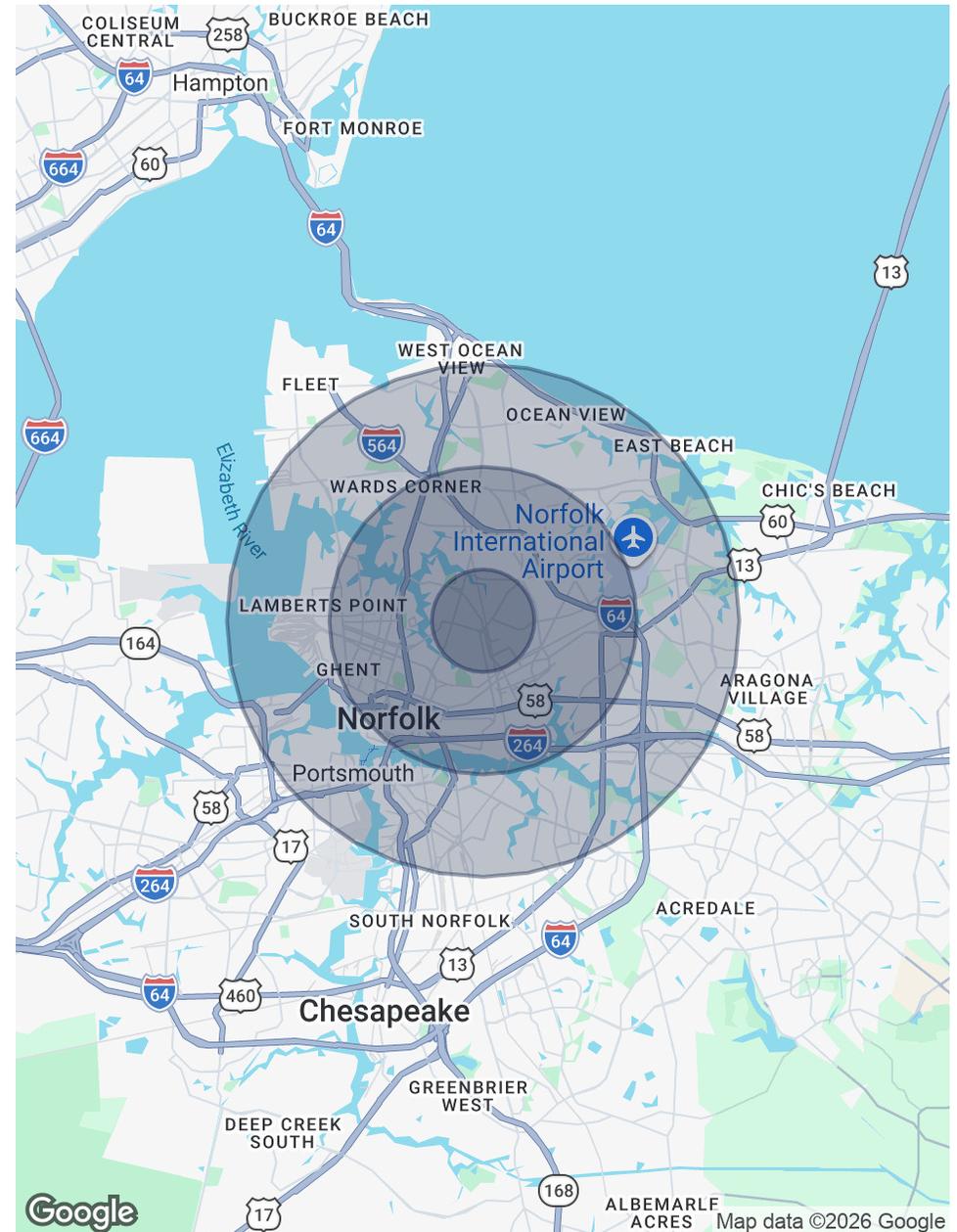


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,389	121,644	282,738
Average Age	39	38	38
Average Age (Male)	38	36	36
Average Age (Female)	40	39	39

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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