



Office/Warehouse For Sale (7,720 SF)
2601 Colley Ave, Norfolk, VA 23517

Scheduling Tours:
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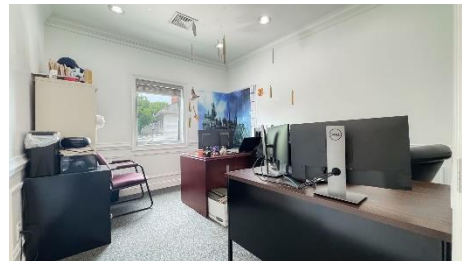
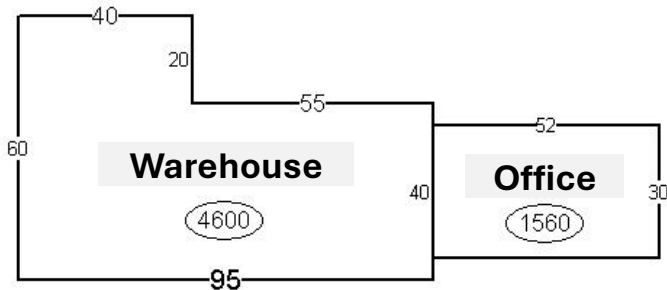
Property Overview

Building and Site Features

- **Building Features**
 - Building Size: 7,720 SF
 - Office 3,120 SF (40%)
 - Warehouse 4,600 SF (60%)
 - Year of Construction: 2009
 - Clear Height: 22 ft
 - Alarm system for office and warehouse and 1 grade-level overhead door in warehouse
- **Site Features**
 - Site Size: 0.5738 acres (24,995 SF)
 - Parking: 22 off-street parking spaces
 - Zoning: Industrial Light (I-L)
 - Designated Enterprise Zone, Technology Zone, Opportunity Zone, and HUB Zone
 - Transportation: 9 minutes to Norfolk International Terminals, 14 min to Portsmouth Marine Terminal, and 16 min to Norfolk Naval Shipyard



Building Layout



Transaction Details

▪ Sale Terms

- Listing Price: \$1,500,000 (\$194.30 PSF)
- Property sold as-is

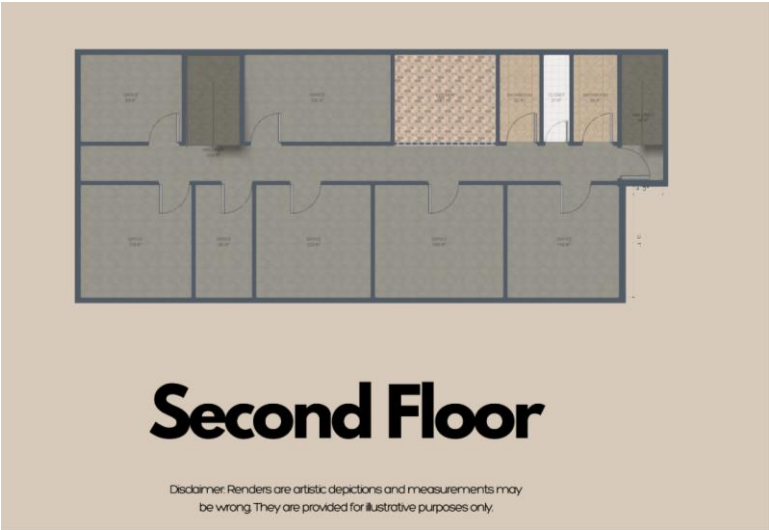
▪ Potential Sale Leaseback Terms

- Open to sale leaseback for shorter term with negotiable lease rate

Interior Photos



Office Space Floorplans and Interior Photos

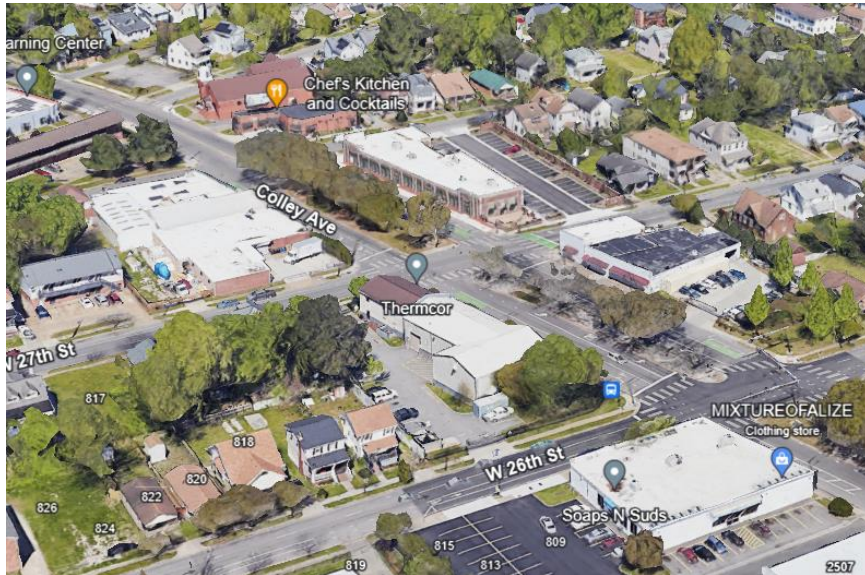


Colley Avenue Submarket – Norfolk, Virginia

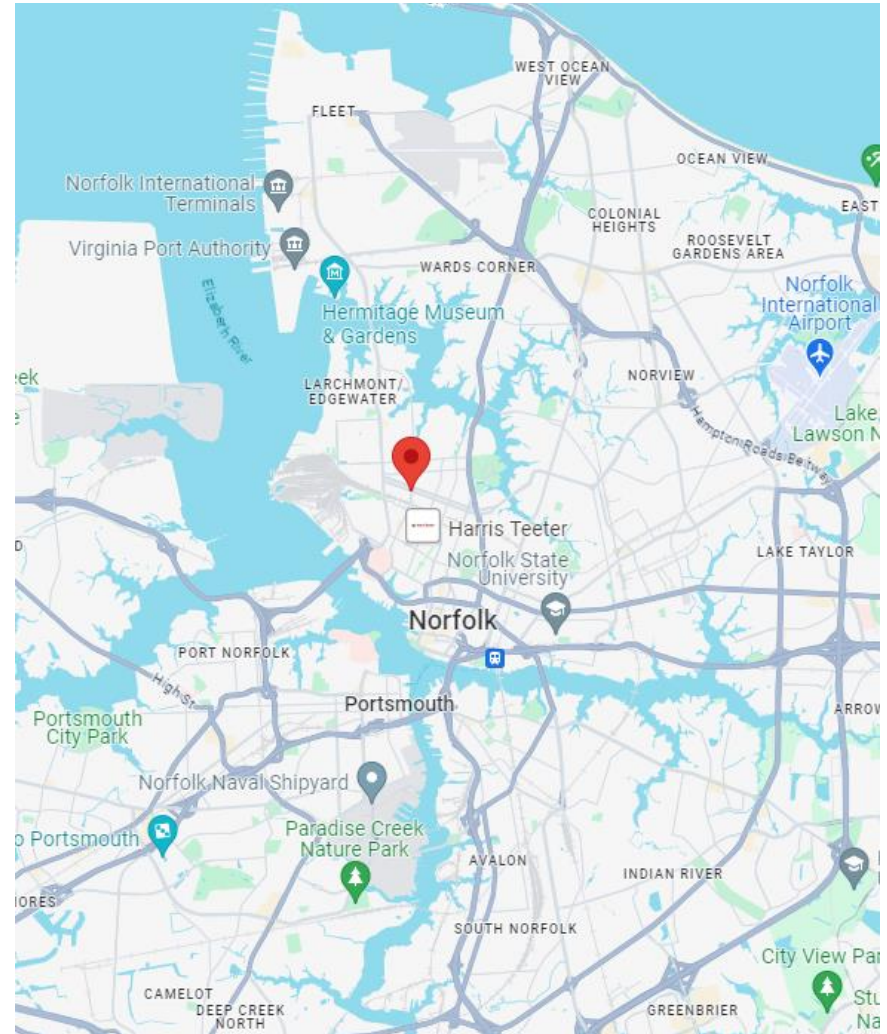
Colley Avenue Submarket Overview

- Blend of industrial, commercial, and residential properties
- Minutes from Norfolk's premier commercial corridor along 21st Street in Ghent
- Numerous commercial attractions including restaurants, breweries, coffee shops, and local businesses nearby
- Highly walkable and bikeable to North Colley Avenue shopping centers and to South Colley Avenue shops
- Close proximity to Old Dominion University, Norfolk Naval Station, Port of Virginia, and Norfolk International Airport

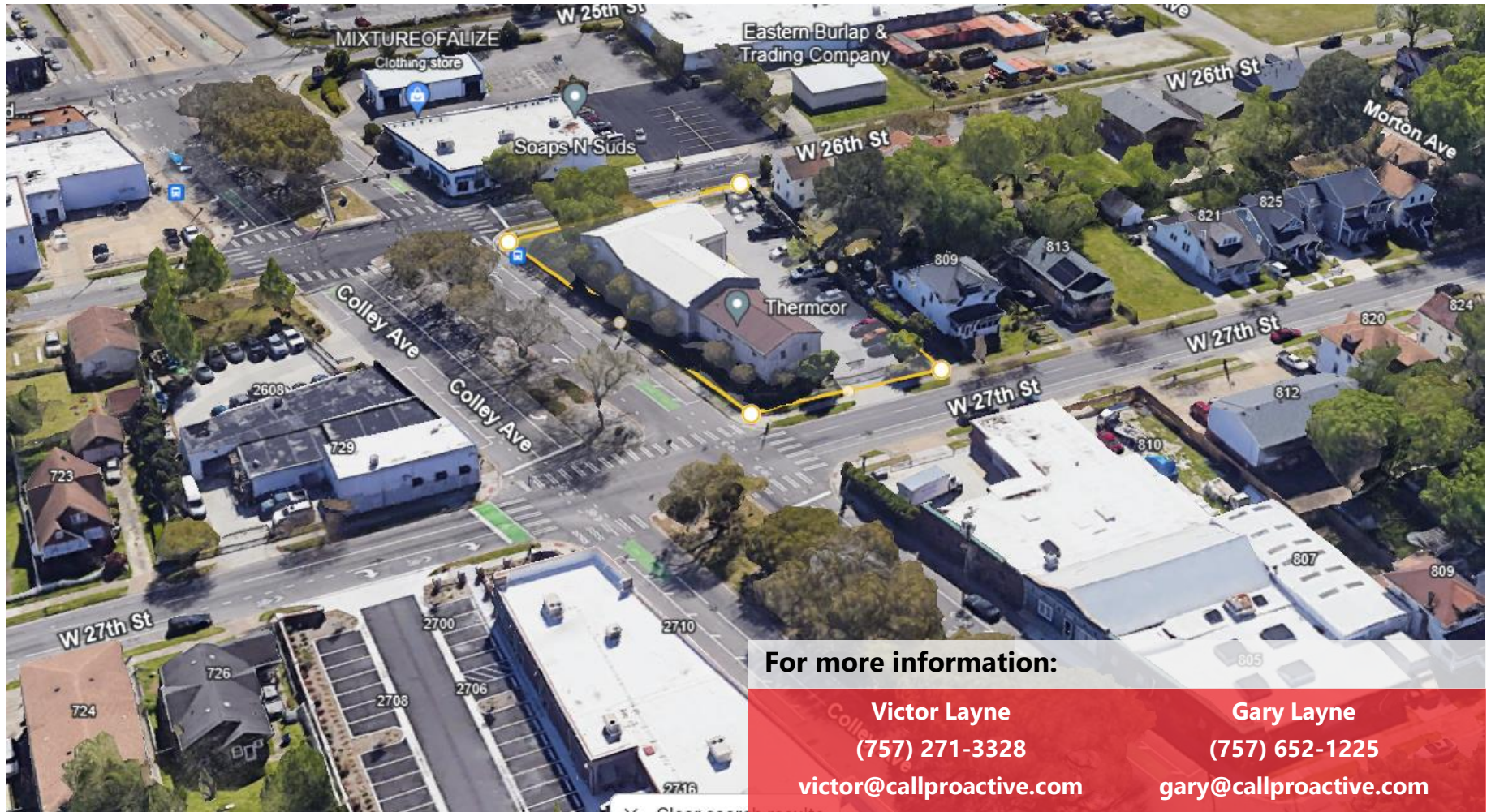
Aerial View



Regional Map



Contact Information



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Disclosure Statement

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