

FOR LEASE

5595 RABY ROAD

Norfolk, VA 23502



S.L. NUSBAUM
REALTY CO.



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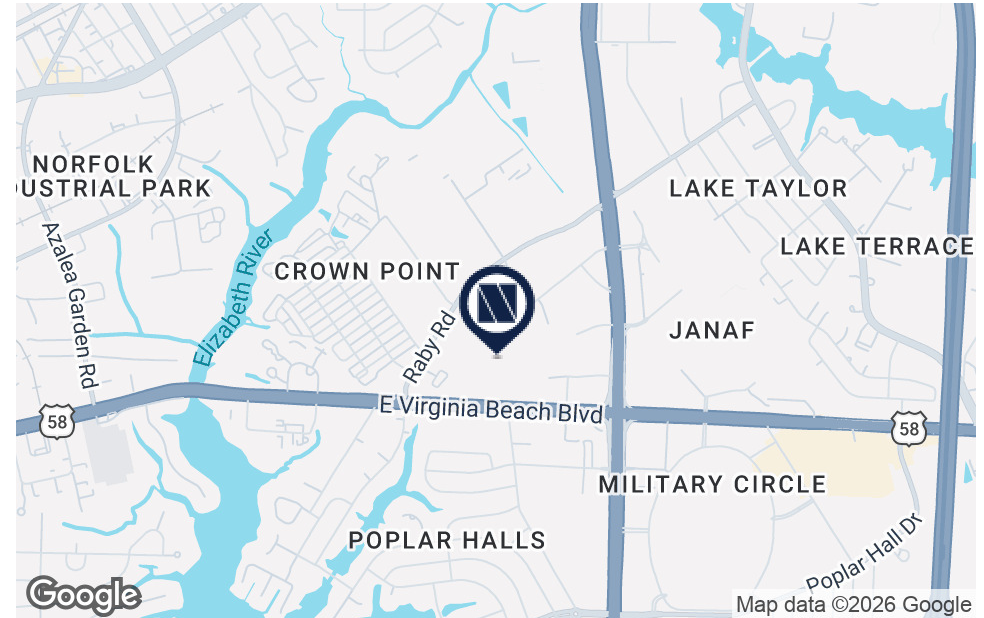
ssanker@slnusbaum.com

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	120,000 SF
Available SF:	19,200 SF
Lot Size:	5.889 Acres
Year Built:	1964
Zoning:	I-L (Industrial - Light)

PROPERTY OVERVIEW

19,200± SF available within Buildings 6 - 7C available within 30 days. Space is comprised of warehouse space and a small warehouse office.

PROPERTY HIGHLIGHTS

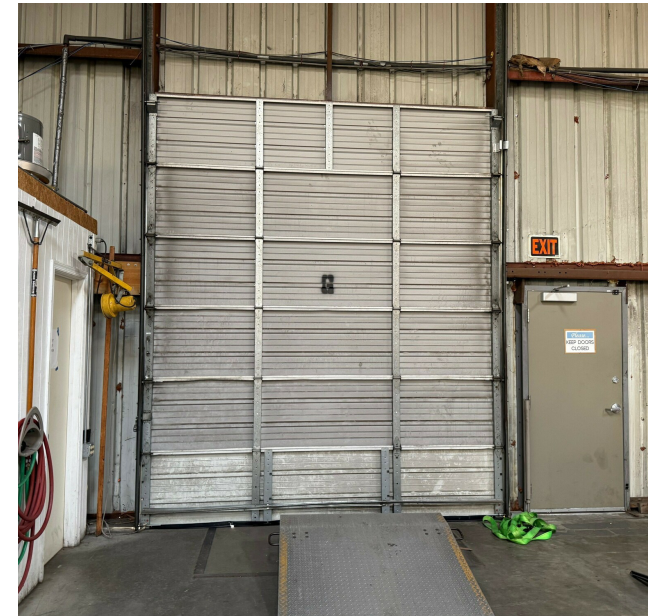
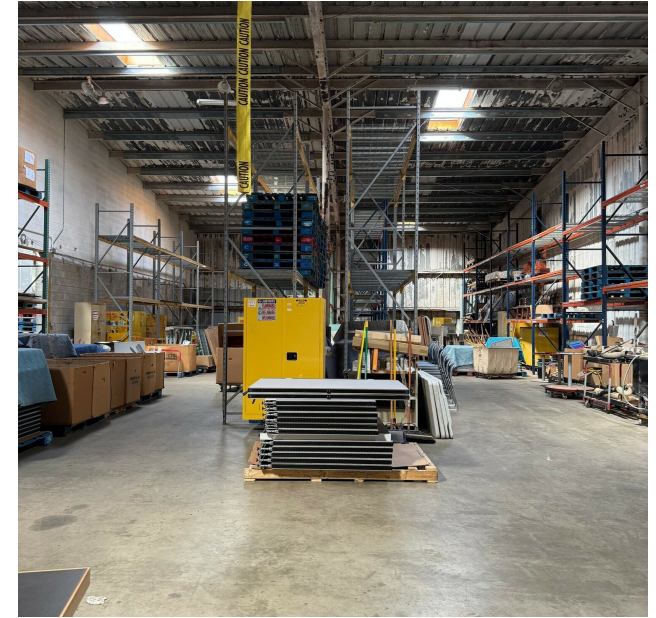
- Three (3) dock-high roll-up doors serving the warehouse
- 20' - 22' clear ceiling height
- Non-heated warehouse
- Unit 6 Electric: single-phase, 100 amps, separate meter
- Unit 7C Electric: 100 amps, separate meter
- \$1.25 PSF OPEX
- Located in an Opportunity Zone

ADDITIONAL PHOTOS

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FLOOR PLAN

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FLOOR PLAN
3/32" = 1'-0"

PROPERTY AERIAL

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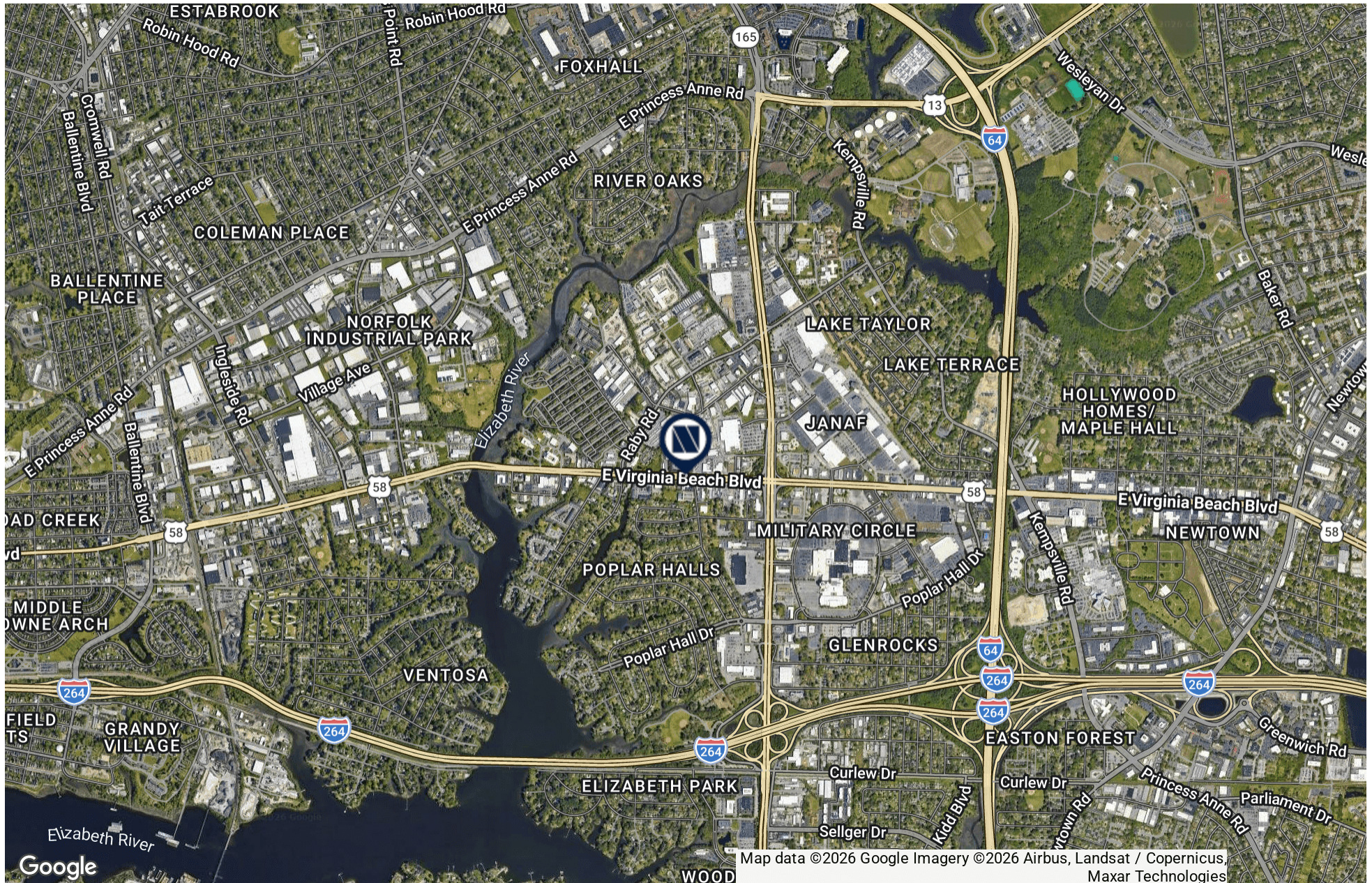


LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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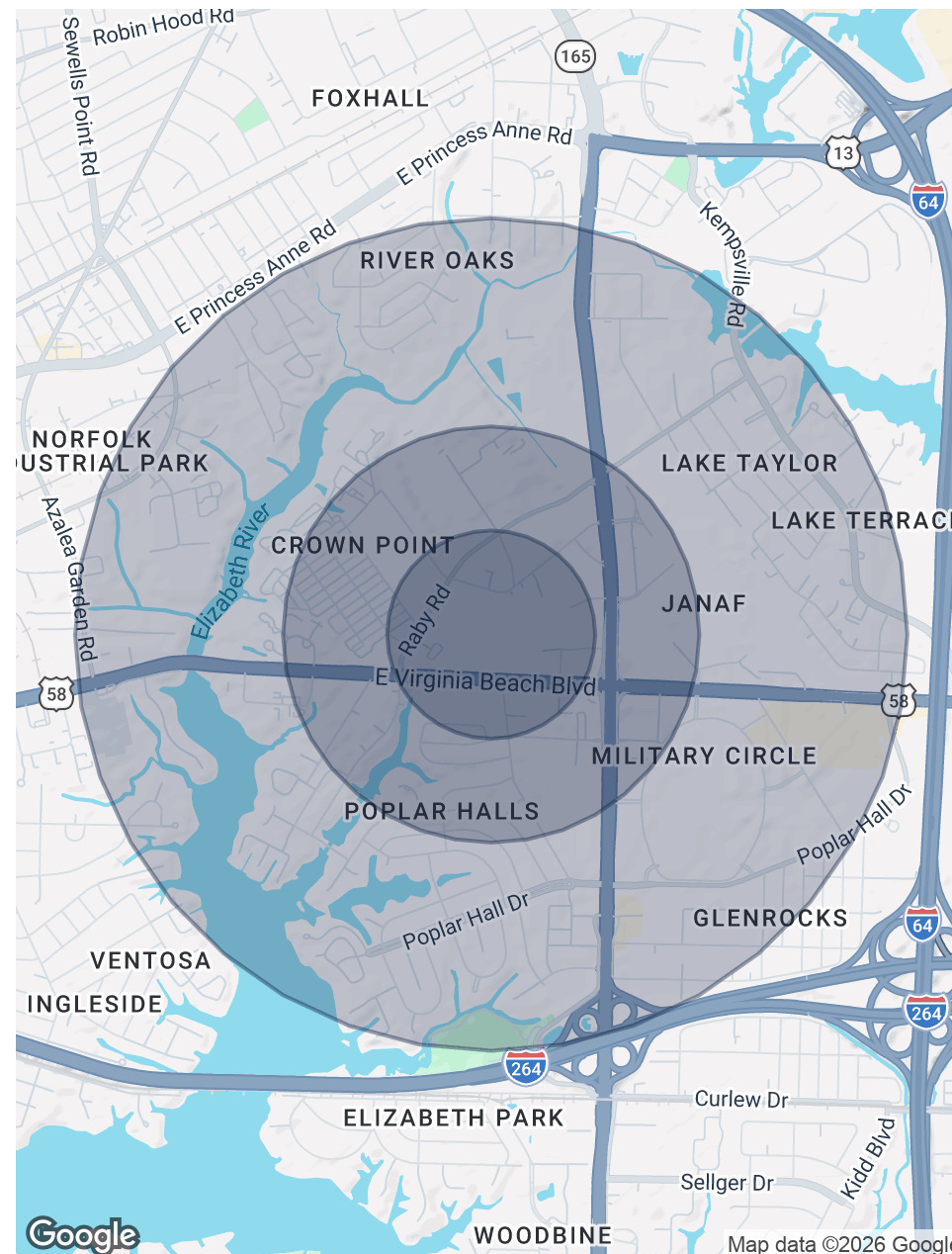


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	767	2,811	8,421
Average Age	32.4	32.4	35.4
Average Age (Male)	29.0	29.2	32.4
Average Age (Female)	34.7	35.0	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	295	1,109	3,401
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$68,738	\$69,805	\$78,040
Average House Value	\$267,767	\$269,163	\$274,880

2023 American Community Survey (ACS)



CONTACT INFORMATION

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