

5803

CURLEW DRIVE

NORFOLK INDUSTRIAL PARK



For Sale
37,128 SF

 CUSHMAN &
WAKEFIELD
THALHIMER

// PROPERTY HIGHLIGHTS



LOCATION

CENTRALLY LOCATED INVESTMENT OPPORTUNITY
IN HIGHLY SOUGHT-AFTER HAMPTON ROADS MSA



PROXIMITY

IMMEDIATE ACCESS TO I-64 / 1-264 CORRIDOR
FRONTAGE ON CURLEW DRIVE



CABLING

FIBER OPTIC WIRING



LOADING / CRANES

THREE OVERHEAD DOORS
TWO 5-TON BRIDGE CRANES



BUILDING EXTERIOR

STEEL CONSTRUCTION
FIRE-RESISTANT FRAMING
FENCED / GATED SIDE YARD



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive



// INVESTMENT HIGHLIGHTS

BUILDING SIZE
±37,128 SF

OFFICE SF
10,000 SF

HEAVY POWER
3-PHASE

SITE SIZE
±1.44 ACRES

WAREHOUSE SF
27,128 SF

NOI
BY 3/2026 \$393,890.54

ZONING
I-L (LIGHT INDUSTRIAL)

CEILING HEIGHT
28'

7.16% CAP RATE
7-YEAR LEASE WITH 2 – 5 YR OPTIONS
(WITHOUT 2% MANAGEMENT FEE;
CAP RATE IS 7.30%)

PARKING
±40 SURFACE SPOTS

HOOK HEIGHT
17'

SALE PRICE
\$5,500,000



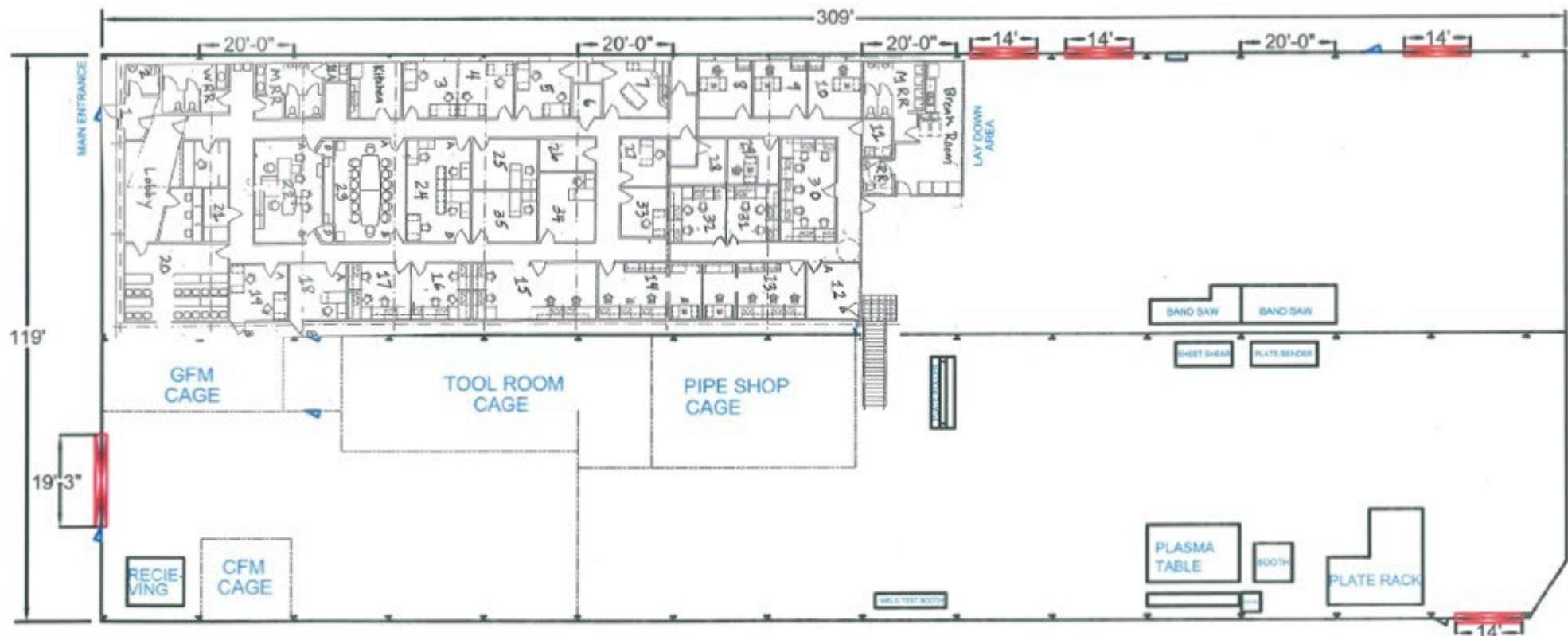
NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

// GALLERY



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

// FLOOR PLANS



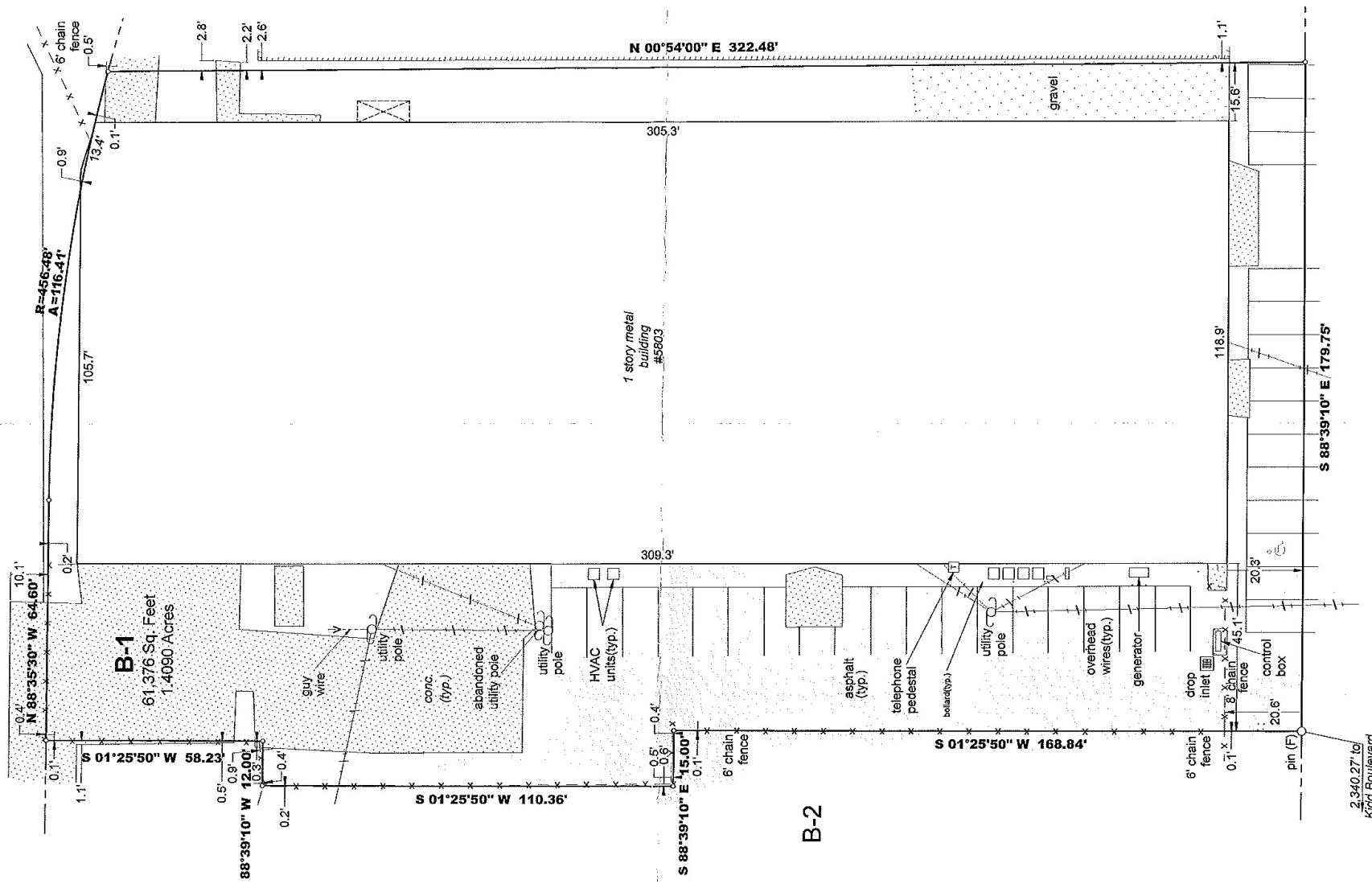
DEMOGRAPHICS



NORFOLK INDUSTRIAL PARK 5803 Curlew Drive

// SITE SURVEY

now or formerly
Norfolk & Southern Railway



CURLEW DRIVE

NORFOLK INDUSTRIAL PARK

5803 Curlew Drive

5803

CURLEW DRIVE

NORFOLK IDUSTRIAL PARK

East Virginia Beach Boulevard

MILITARY CIRCLE

13

64

264

Curlew Drive

5803 CURLEW DRIVE – 37,128 SF

// CONTACT

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THALHIMER

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