

FOR LEASE

OFFICE / WAREHOUSE

3574 Argonne Avenue, Bay 1, Norfolk, VA



- **Building Size:** 45,454 SF
- **Total Available:** 14,601 SF
- **Warehouse:** 12,001 SF
- **Office:** 2,600 SF
- **Site:** 4.28 Acres (shared with other tenants)
- **Zoning:** M-1 and R-8
- **Electrical:** 1 Phase, 200 Amp 240/120 Volt
- **Ceiling Height:** 23'-28' to the roof deck
- **Building Dimensions:** 146' x 100'
- **Floor:** 5" Concrete
- **Ample Paved Parking**
- **Building Constructed:** 1970
- **Exterior Walls:** Concrete & Metal Siding
- **Loading Doors:**
 - (6) 9' x 10' 48" dock level (with dock shelters and 30,000 lbs edge of dock levelers)
 - (1) 10' x 12' 48" dock level (with dock shelter and 30,000 lbs edge of dock leveler)
 - (1) 10' x 12' (with concrete ramp)
 - (2) 10' x 12' (semi dock level)
- **Lighting:**
 - Office: Fluorescent Tube
 - Warehouse: LED
- **Two Office Restrooms**
- **Occupancy:** Immediate
- **Natural Gas Heat and Vent Fan in Warehouse**
- **Lease Rate:** \$10.95 psf, NNN (\$0.95 psf)

CONTACT:

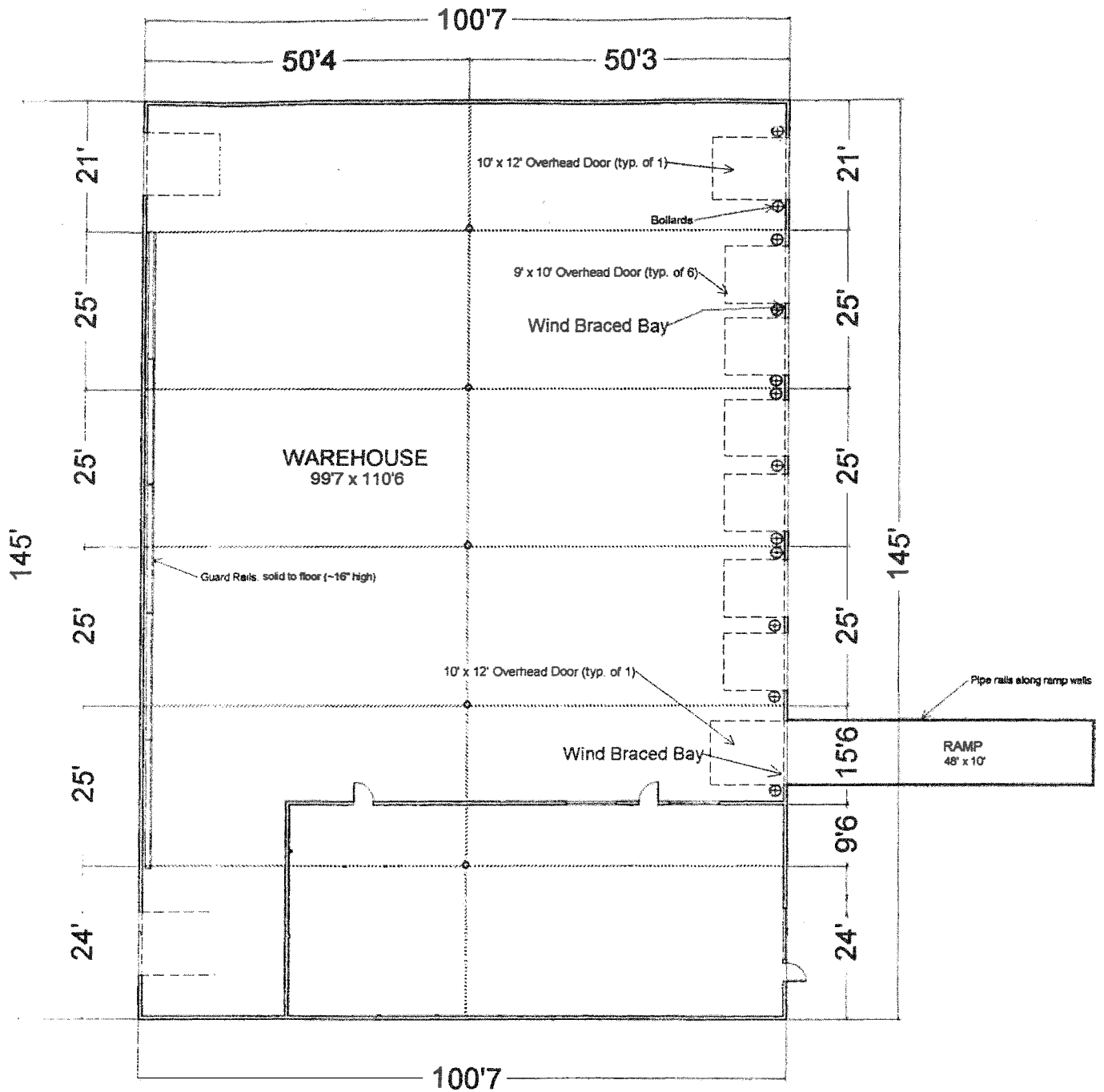
CHIP WORLEY
(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT: _____

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

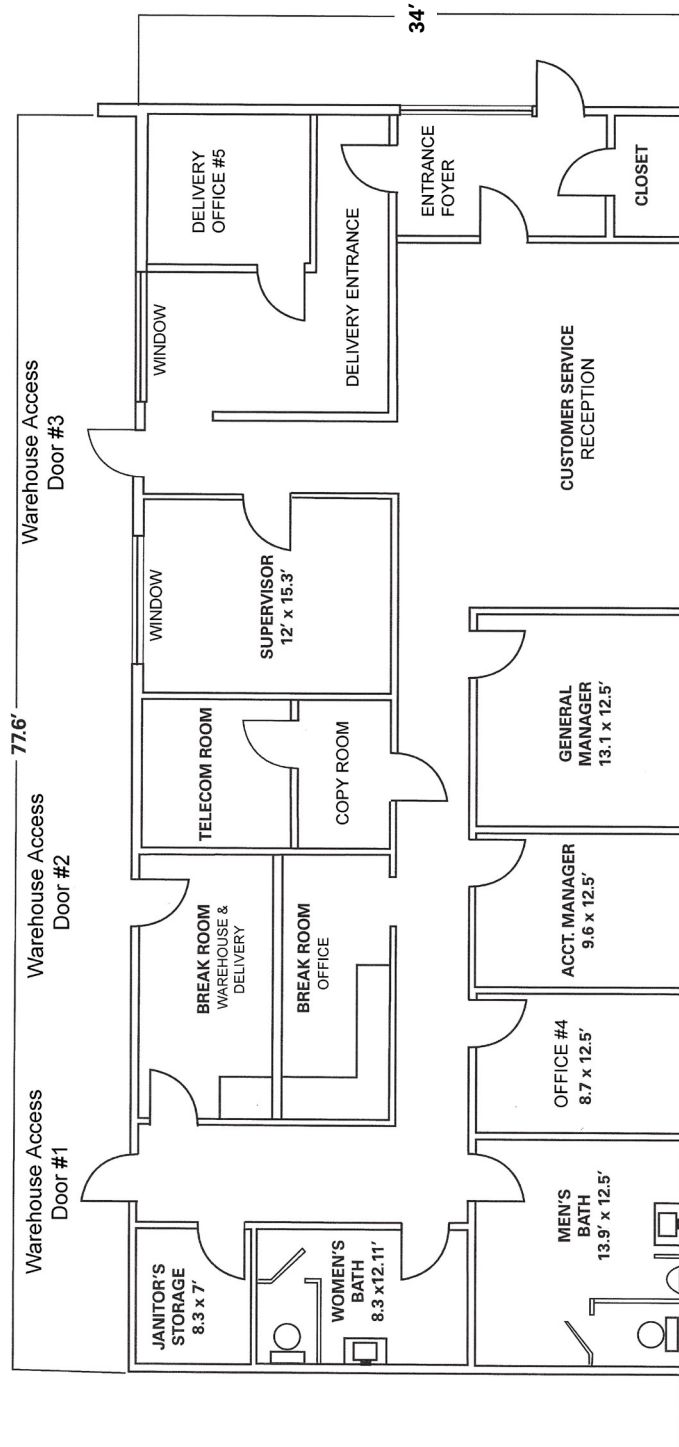
HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

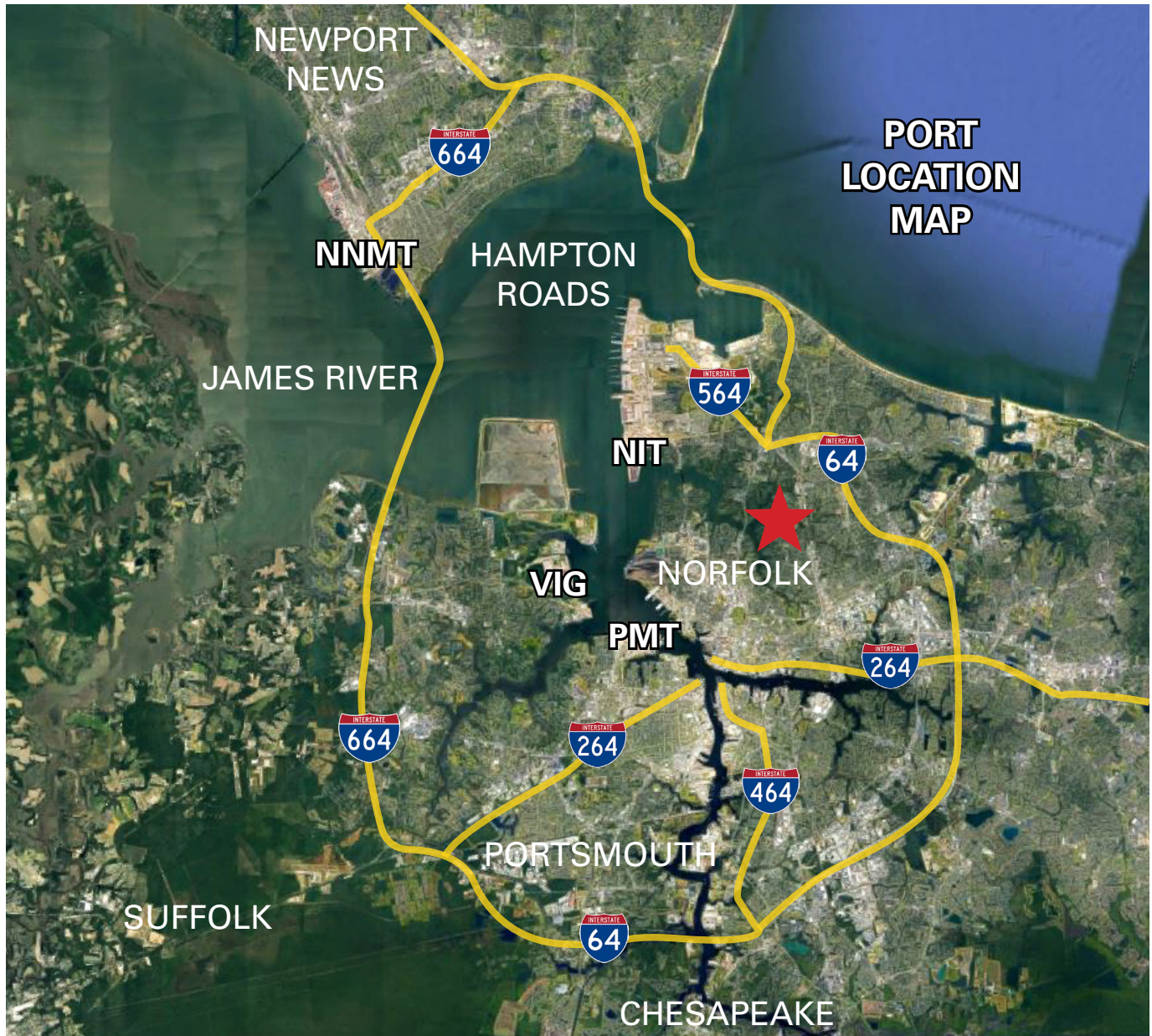
HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

FOR LEASE OFFICE/WAREHOUSE: 3574 Argonne Avenue, Norfolk, VA



DISTANCE TO PORTS (APPROXIMATE)

Portsmouth Marine Terminal	±7.8 Miles
Virginia International Gateway (former APM)	±9.2 Miles
Norfolk International Terminal	±6.2 Miles
Newport News Marine Terminal	±24 Miles

CONTACT:

CHIP WORLEY

(757) 640-8218

chipworley@harveylindsay.com

HARVEY LINDSAY

COMMERCIAL REAL ESTATE

A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted.
We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.