



FOR SALE OR LEASE

818 Widgeon Road
Norfolk, VA

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BUILDING / SITE DETAILS

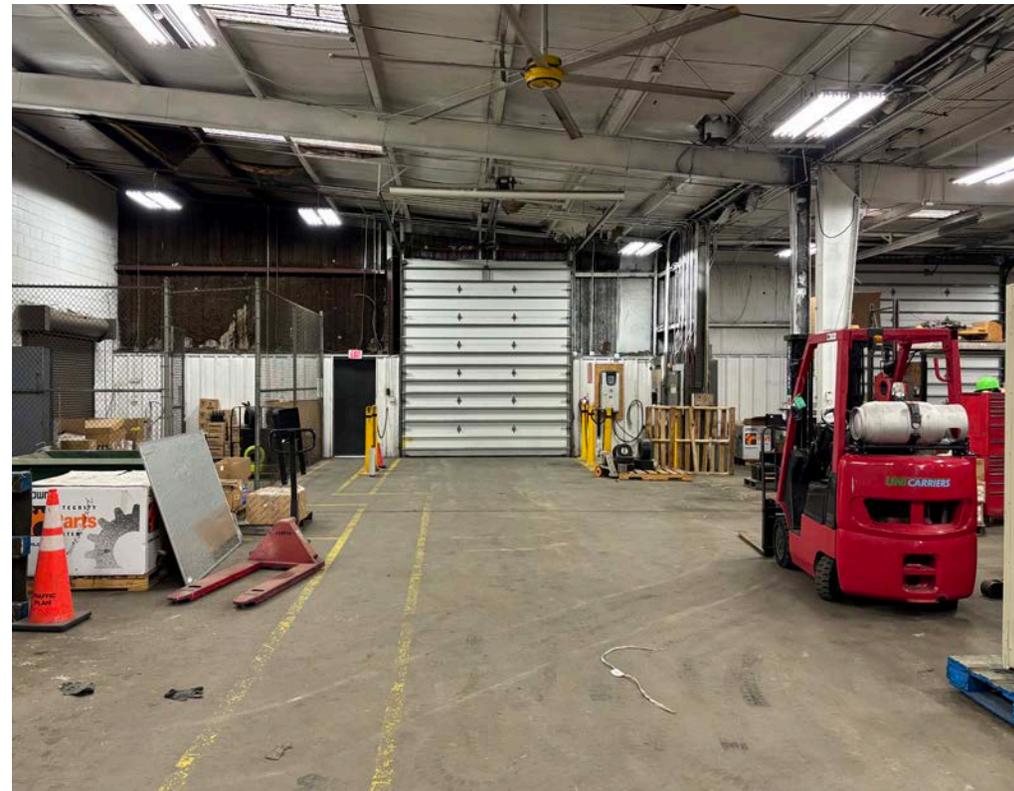
Infill Industrial For Sale or Lease

- **TOTAL BUILDING:** ±15,788 SF
 - ±7,804 SF office (two floors)
 - ±7,984 SF warehouse
- **ACREAGE:** ±2.363 acres
- **YARD:** Partially stabilized yard
- **ZONING:** I-G (Industrial - General)
- **YEAR BUILT / EXPANDED:** 1974 / 2017
- **CONSTRUCTION:** Metal
- **LOADING:**
 - Three (10' x 14') grade-level doors
 - One (10' x 10') grade-level door
 - Yard ramp

- **CLEAR HEIGHT:** 12'4" – 17' throughout warehouse
- **POWER:** 3-phase / 240 V
- **ACCESS:** Conveniently located along Tidewater Drive with direct access to I-64
- **PARKING:** Ample parking
- **ADDITIONAL IMPROVEMENTS:** Two clear-span steel arch buildings (94' x 32'5" x 11'10")

Lease Rate:
\$12.00 PSF,
NNN

Sale Price:
\$2,850,000



LOADING DETAILS



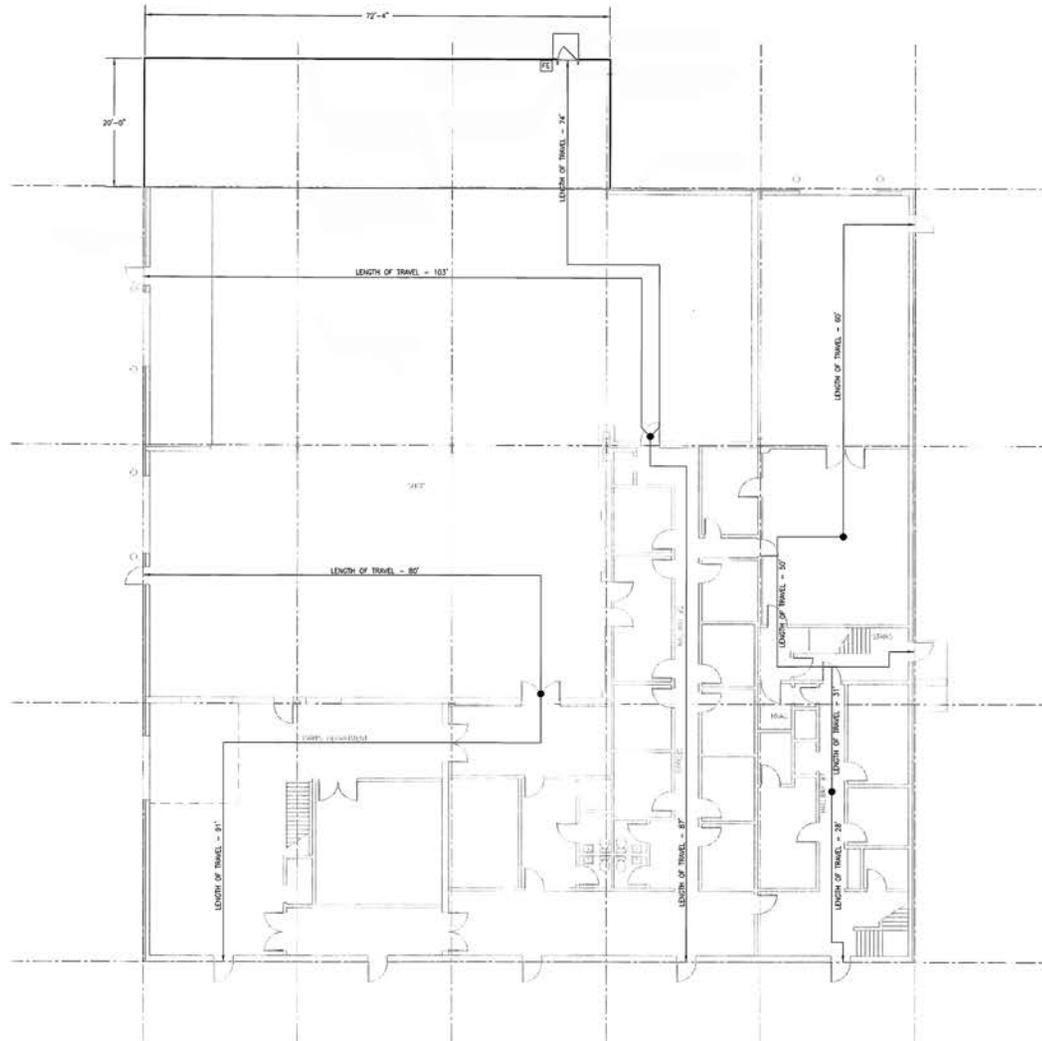
± 2.363 Acres | ± 15,788 SF | 818 Widgeon Road, Norfolk VA

ADDITIONAL PHOTOS

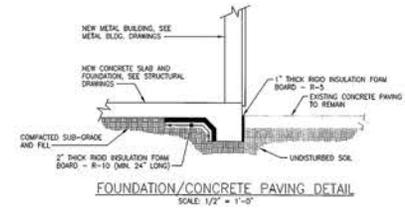


BUILDING PLAN

± 15,788 SF



CONTRACTOR SHALL PROVIDE THE FOLLOWING INSULATION:
ROOF CEILING: R-30
WALLS: R-10
SUB-GRADE: R-10 (24" MIN. AROUND PERIMETER)

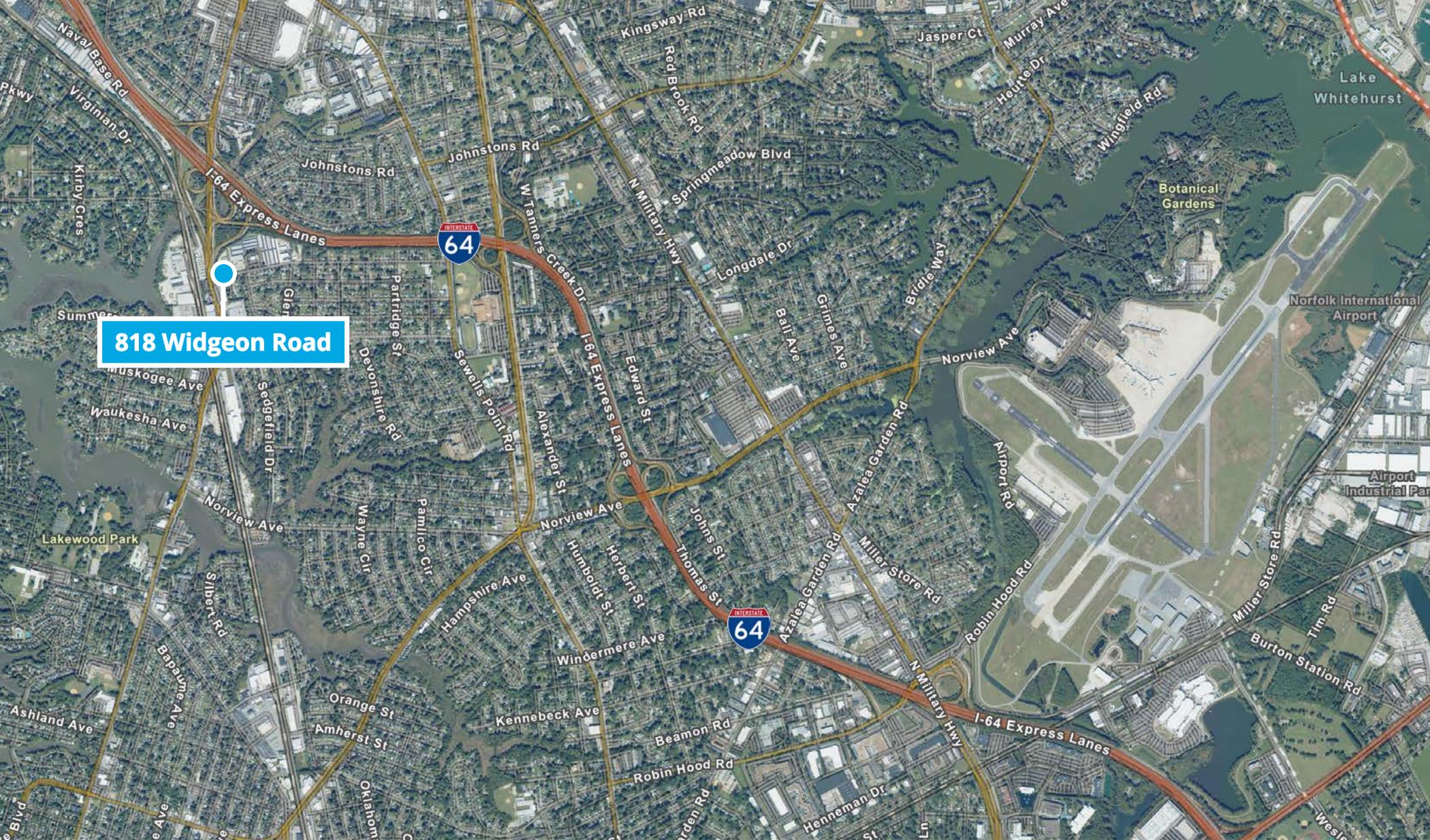


SITE PLAN

± 2.363 acres



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