

3413 Griffin St, Portsmouth, VA 23707

For Sale or Lease – Flex Space



Property Overview

Building and Site Features

- **Building Features**
 - Gross Building Area: 10,205 SF
 - ~4,505 SF Office
 - ~5,700 SF Warehouse
 - Year Built / Renovated: 1989 / 2020
- **Site Features**
 - Site Size: 0.784 acres
 - 0.598 (3413 Griffin St)
 - 0.186 (3408 Race St)
 - Zoning: General Mixed Use (GMU)
 - Transportation: 3 minutes to I-264, 8 minutes to I-664, 8 minutes to Downtown Norfolk, 12 minutes to Port of Virginia, 12 minutes to Virginia International Gateway
- **Asking Price:** \$1,495,000
- **Asking Rent:** \$11-12 PSF NNN
- **Lease Term:** Negotiable



Office Space Details

- Renovated in 2020, the building features ~4,505 SF of professional office space
 - Interior includes conference areas, reception space, and executive offices
 - Fully climate-controlled office area with HVAC throughout
 - Full kitchen and breakroom area with multiple ADA-compliant restrooms
- Existing office furniture may convey with the sale or lease of property

Office Interior Photos



Office Space (cont.)

Office Interior Photos



Warehouse Space Details

- Fully climate-controlled warehouse space with HVAC throughout
- Open-span layout accommodating warehouse, distribution, fabrication, storage, or flex industrial users
- Five grade-level roll-up doors supporting efficient operational workflow
 - Four front warehouse doors measure 10' x 12'
 - One oversized rear loading door measuring 12' x 12'
 - Tractor trailer accessible site designed for ease of loading and circulation

Warehouse Photos



Warehouse Space (cont.)

Warehouse Photos



Contact Information

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