

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



// BUILDING SPECS

BUILDING SIZE

±37,128 SF

SITE SIZE

±1.44 ACRES

ZONING

I-L (LIGHT INDUSTRIAL)

PARKING

±40 SURFACE SPOTS

OFFICE SF

10,000 SF

WAREHOUSE SF

27,128 SF

CEILING HEIGHT

28'

HOOK HEIGHT

17'

HEAVY POWER

3-PHASE

NOI

BY 3/2025 \$382,418

CAP RATE

7-YEAR LEASE (POTENTIAL 7.12% CAP RATE)

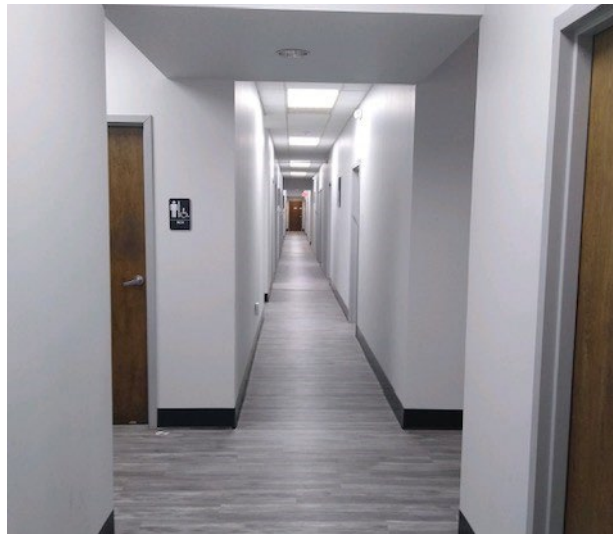
SALE PRICE

\$5,500,000

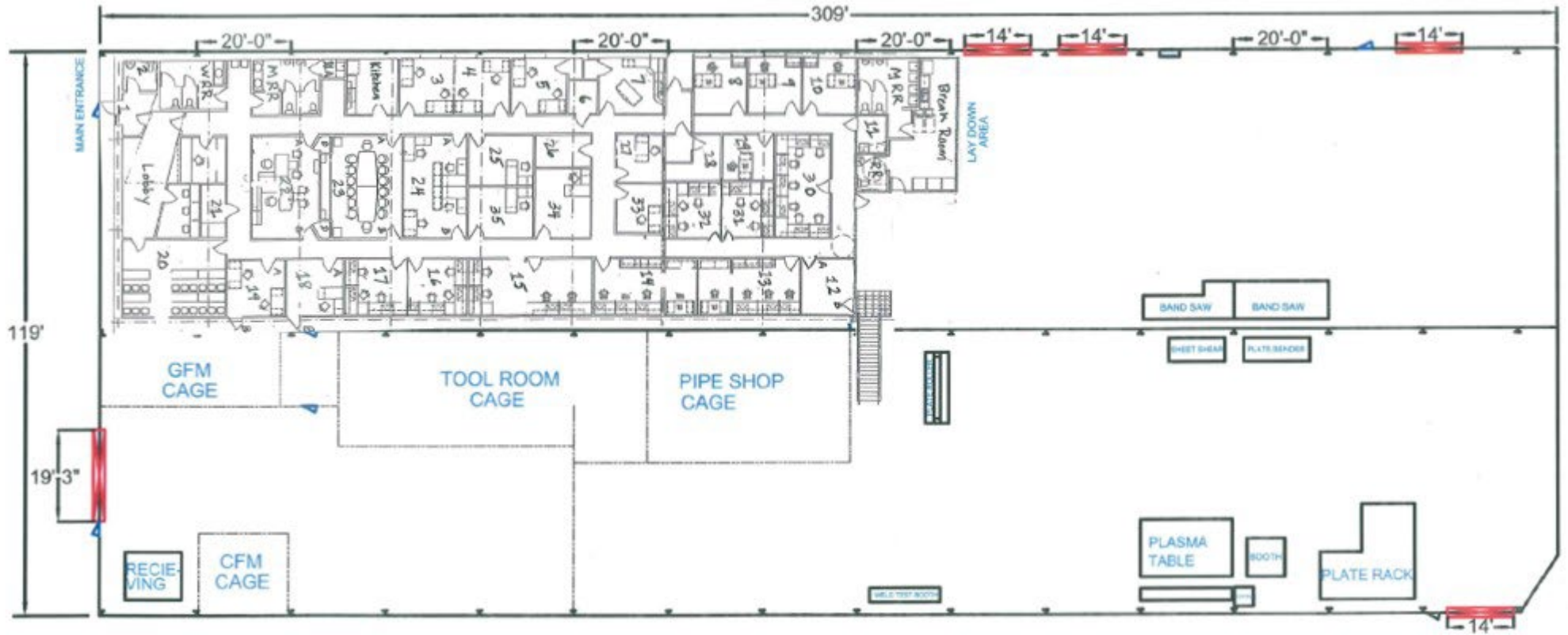


NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

// GALLERY



// FLOOR PLANS



DEMOGRAPHICS



109,703
POPULATION
Within 3 Miles



\$67,645
MEDIAN INCOME
Within 3 Miles



\$328,129
MEDIAN HOME VALUE
Within 3 Miles

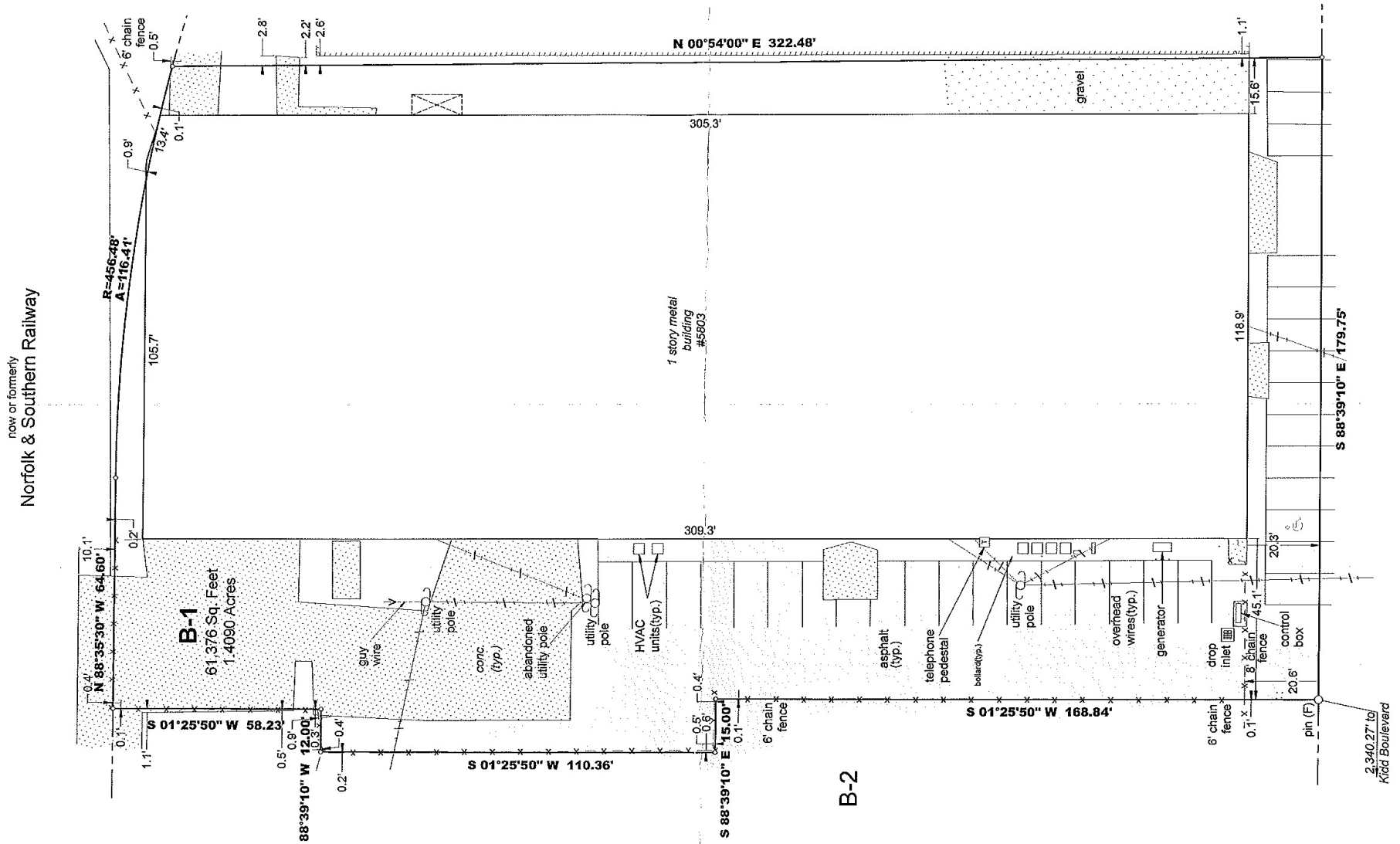


36.3
MEDIAN AGE
Within 3 Miles



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

/// SITE SURVEY



5803

CURLEW DRIVE

NORFOLK INDUSTRIAL PARK



5803 CURLEW DRIVE – 37,128 SF

// CONTACT

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THALHIMER

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