

FLEX SPACE FOR LEASE

±3,891 SQUARE FEET WITH FENCED YARD

2400 Granby Street | Norfolk, VA 23517



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	+/-3,891 SF
Lot Size:	0.243 Acres
Year Built:	1950
Zoning:	I-L (Light Industrial)

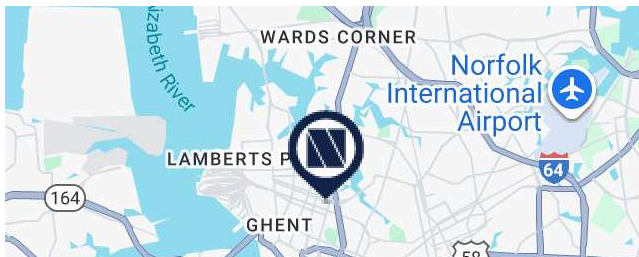
[Click Here for I-L Permitted Uses](#)

PROPERTY OVERVIEW

2400 Granby Street offers 3,891 square feet of versatile flex/industrial space with a secure fenced yard, ideal for a variety of users including warehouse, light industrial, or specialized service operators. Formerly occupied by a dog training facility, the building is well-positioned for an easy backfill by a similar user in the pet services industry, while also accommodating a wide range of industrial users.

PROPERTY HIGHLIGHTS

- **Location:** Prime position in Norfolk's West Submarket with convenient access to major roadways, Downtown Norfolk, EVMS, Old Dominion University, nearby retailers, and affluent neighborhoods
- **Layout:** Fully conditioned flex space designed to accommodate a dog training facility or easily adaptable for industrial users needing functional space with fenced, laydown yard
- **Outdoor Area:** Secure fenced yard for laydown, storage or operational use, with potential to expand onto adjacent ± 0.24 acres for a combined ± 0.48 acres
- **Three Drive-In Doors:** 10'Wx12'H for efficient loading and unloading
- **Zoning & Flexibility:** Zoned I-L, allowing for a wide range of industrial, service, and distribution uses - with previous dog training facility build-out supporting easy backfill for pet service operator
- **Parking:** On-site surface parking, complimented by additional street parking options along Granby Street for employees and visitors



LOCATION MAP

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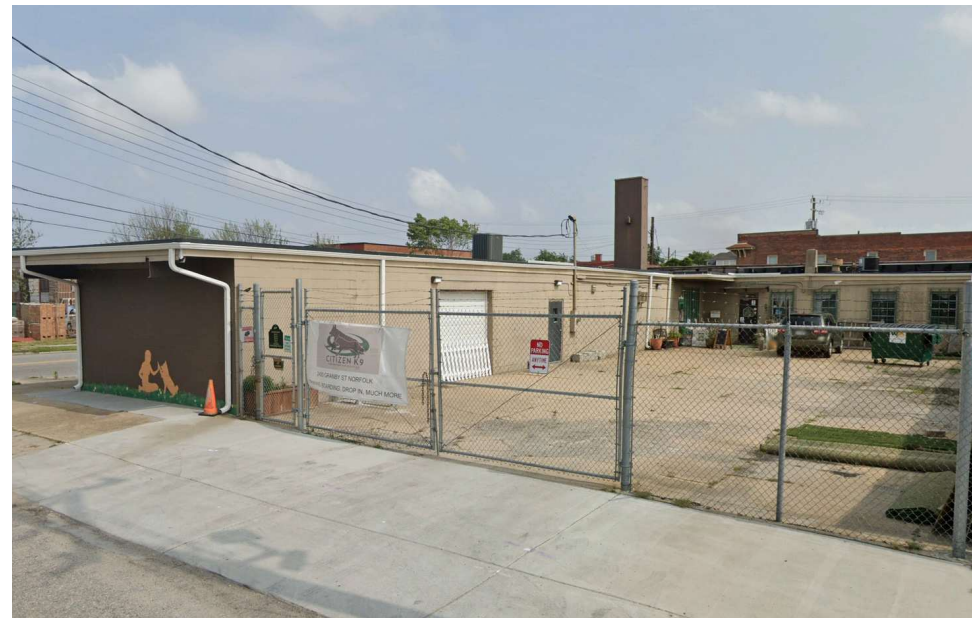
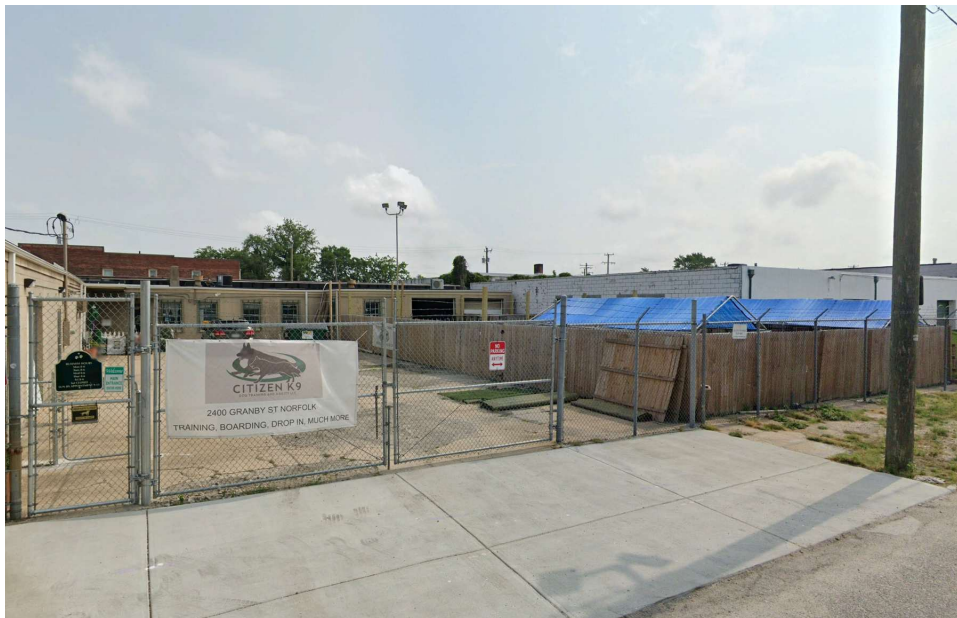
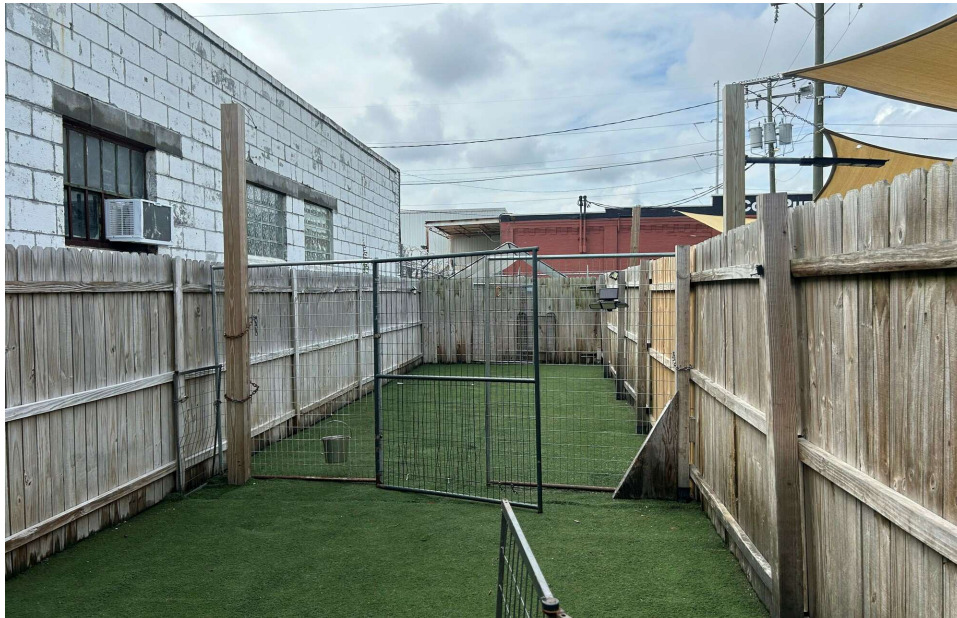
ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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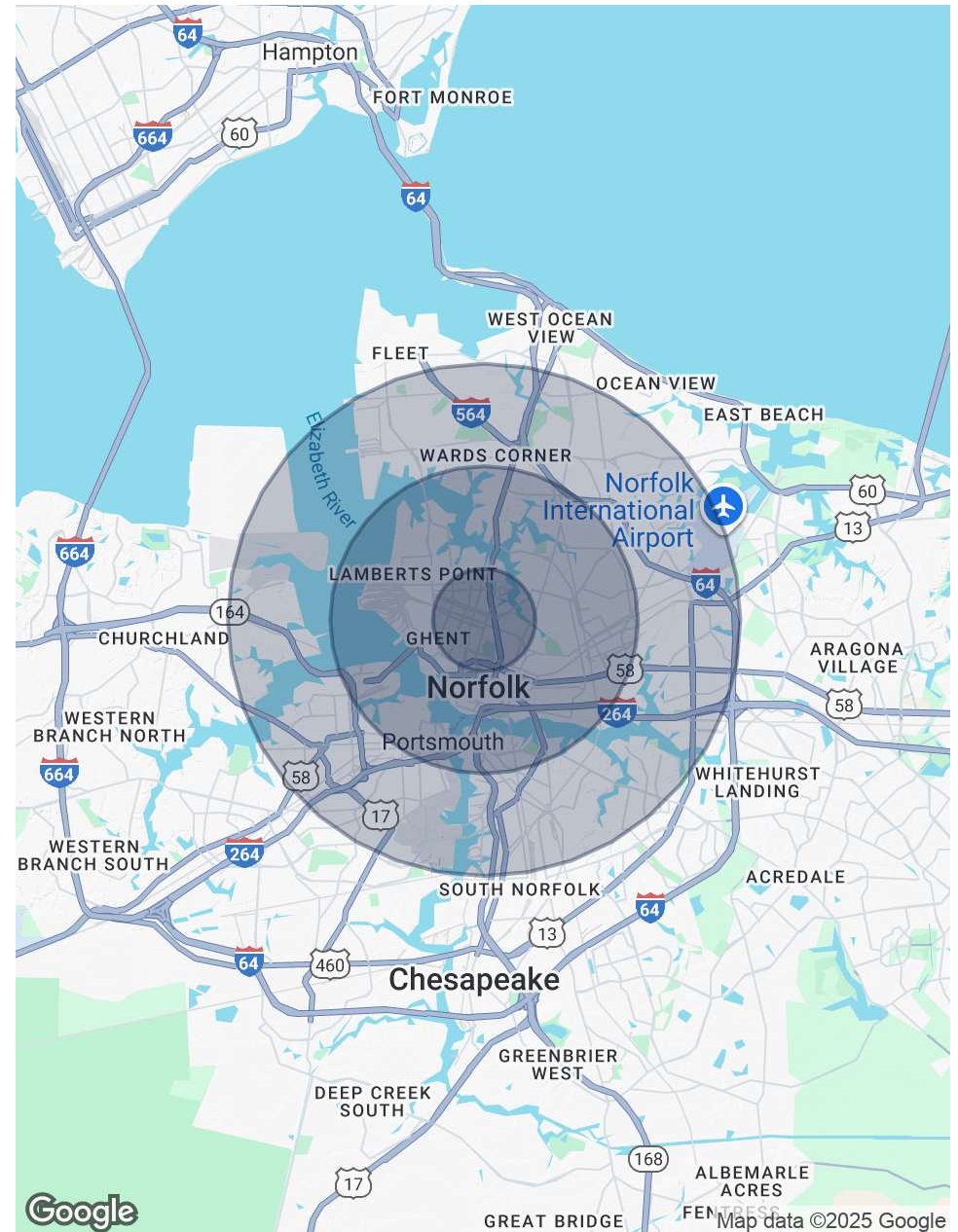


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,126	111,191	252,020
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,763	47,017	102,846
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$80,022	\$88,956	\$83,022
Average House Value	\$412,385	\$366,450	\$319,280

Demographics data derived from AlphaMap



CONTACT INFORMATION

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