

# 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:** 3 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:** February 1, 2025
- **Natural Gas Heat and Vent Fan in Warehouse**
- **Lease Rate:** \$11.75 psf, NNN (\$0.95 psf)

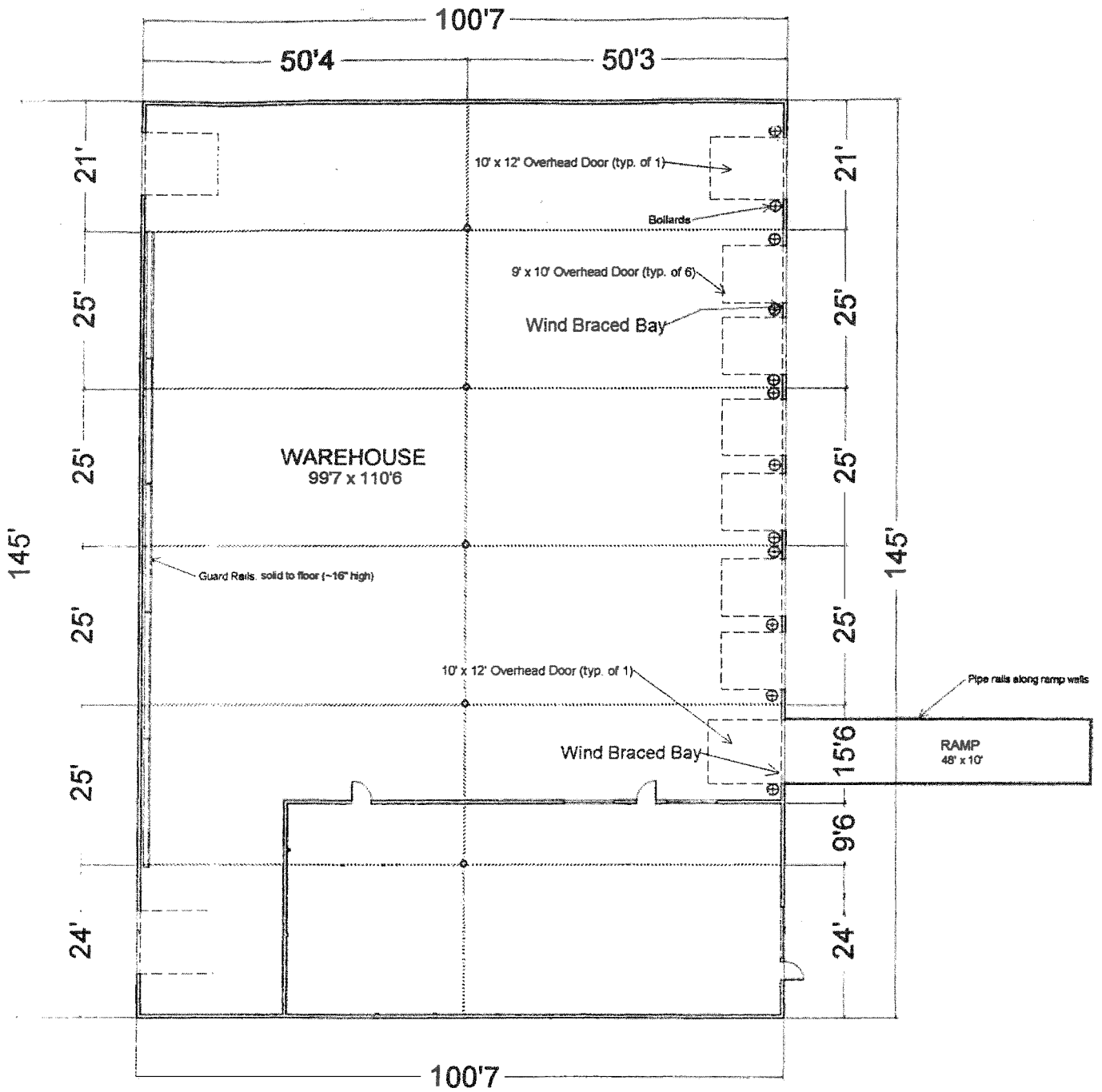
**CONTACT:**

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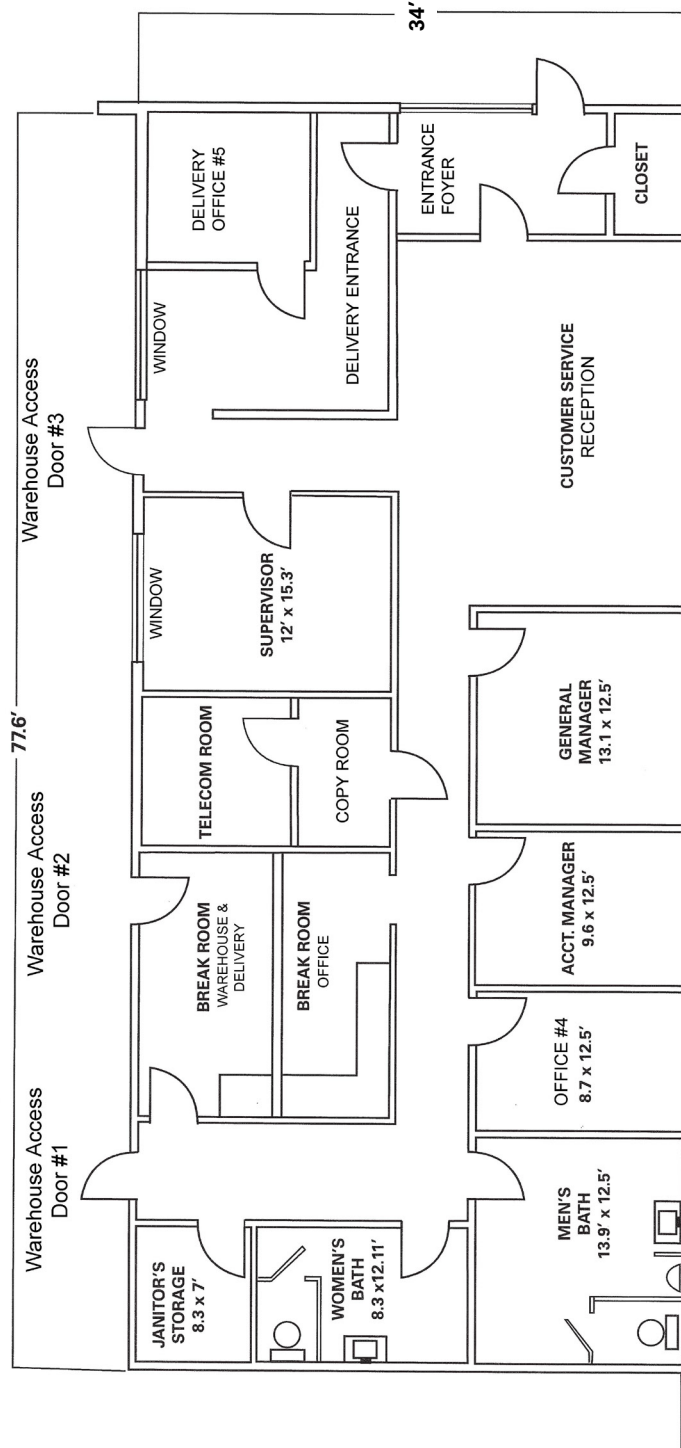
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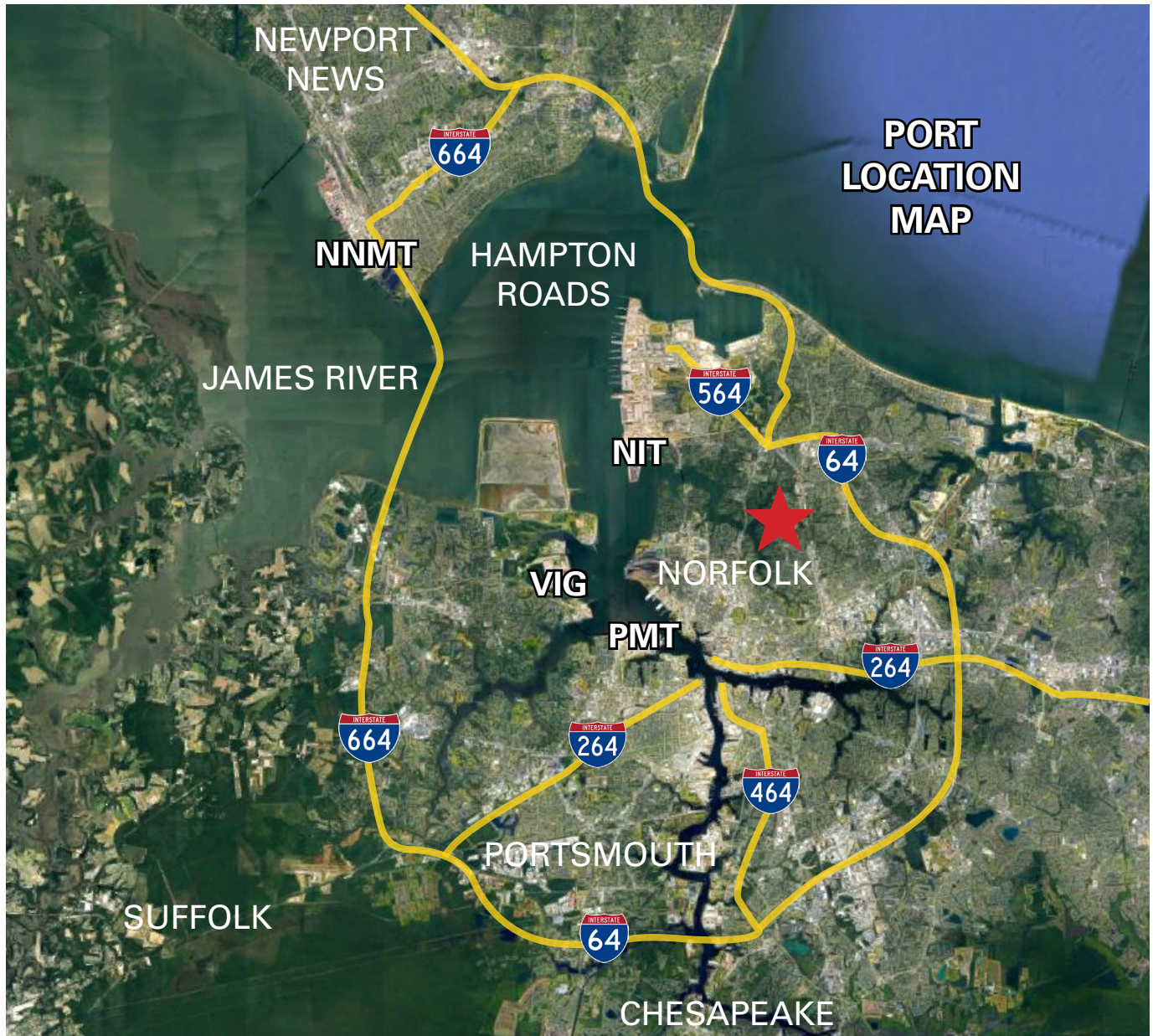
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**DISTANCE TO PORTS (APPROXIMATE)**

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

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