



S.L. NUSBAUM
REALTY CO.

FOR LEASE

193,771 SF WAREHOUSE SPACE AVAILABLE



3321 E. PRINCESS ANNE ROAD
NORFOLK, VA 23502

STEPHANIE SANKER, CCIM, SIOR
SENIOR VICE PRESIDENT
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EXECUTIVE SUMMARY

3321 E. PRINCESS ANNE ROAD
NORFOLK, VA 23502



OFFERING SUMMARY

Lease Rate:	Please Contact Agent
Building Size:	294,657 SF
Available SF:	38,663 - 193,771 SF
Lot Size:	12.237 Acres
Year Built:	1959 & 2022
OPEX:	\$1.75 PSF
Power:	2000 Amp 480 Volt

[CLICK HERE FOR PROPERTY VIDEO](#)

[CLICK HERE FOR ENTERPRISE ZONE INFO](#)

PROPERTY OVERVIEW

294,657 square foot warehouse located in Norfolk Industrial Park with up to 193,771 rentable square feet available for occupancy. The property's central location is strategically close to several ports. The property is zoned BC-I (Business and Commerce Park - Industrial) and also lies within an Enterprise Zone.

PROXIMITY TO PORTS

- Norfolk International Terminals (NIT): 7 miles or 15 minutes
- Virginia International Gateway (VIG): 10 miles or 16 minutes
- Newport News Marine Terminal (NNMT): 23 miles or 30 minutes

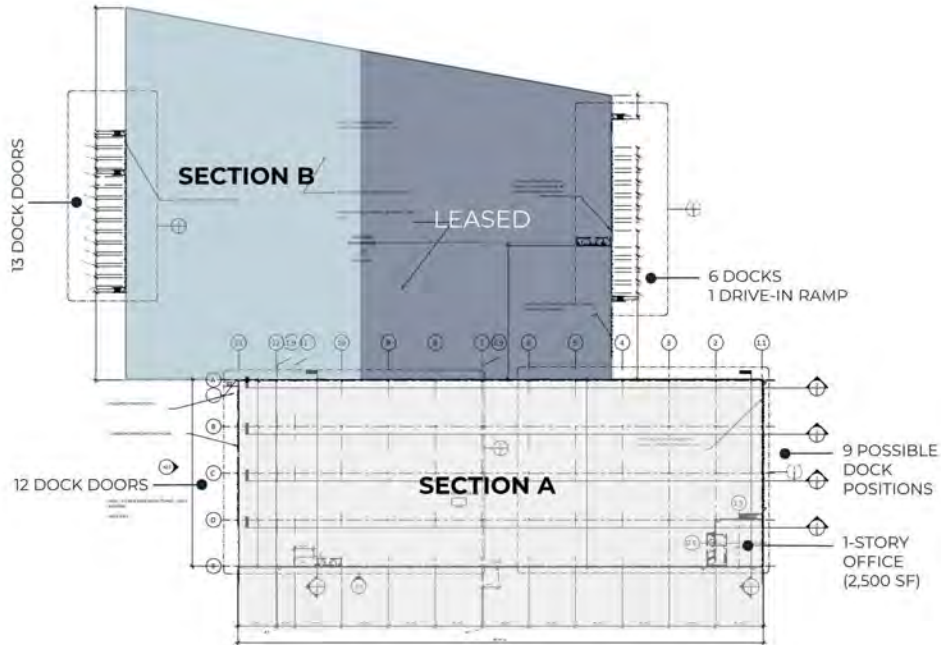
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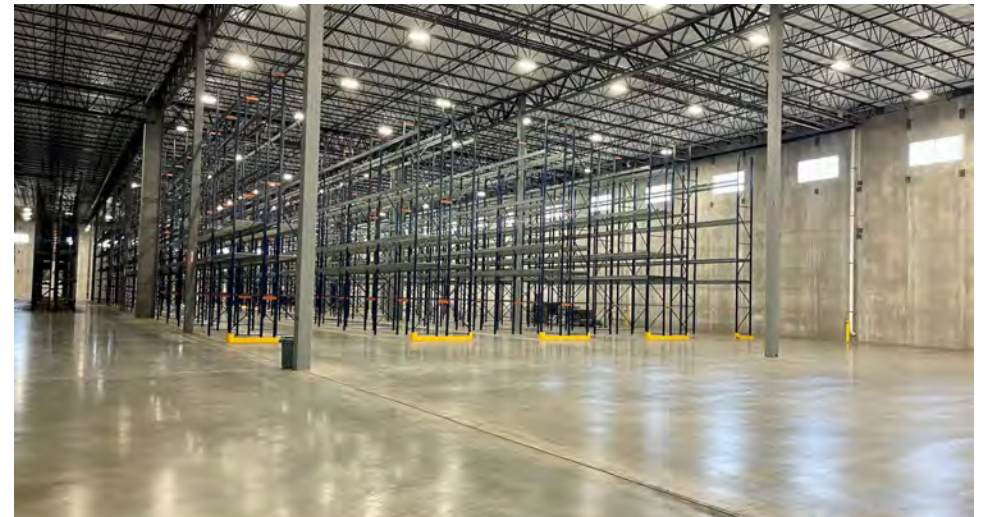
SECTION A

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SECTION A

- 113,450 SF (approximately 567' x 200')
- New construction (built in 2022)
- 36' clear ceiling height
- 50' x 50' column spacing
- 12 dock doors with potential to add 9 dock positions on the north side of the premises
- ESFR sprinklers
- Floor is an 8" fiber reinforced Ductilcrete slab
- New racking in place
- Gas heat/air ventilation system (2 units) in warehouse
- 1-story, 2,500 SF main office with restroom
- 403 SF warehouse office with restroom



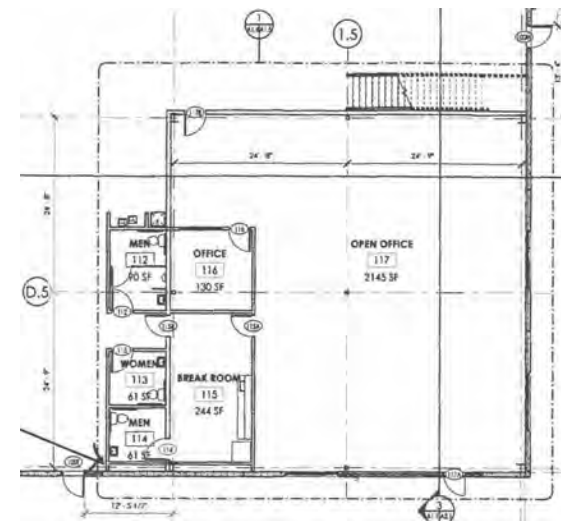
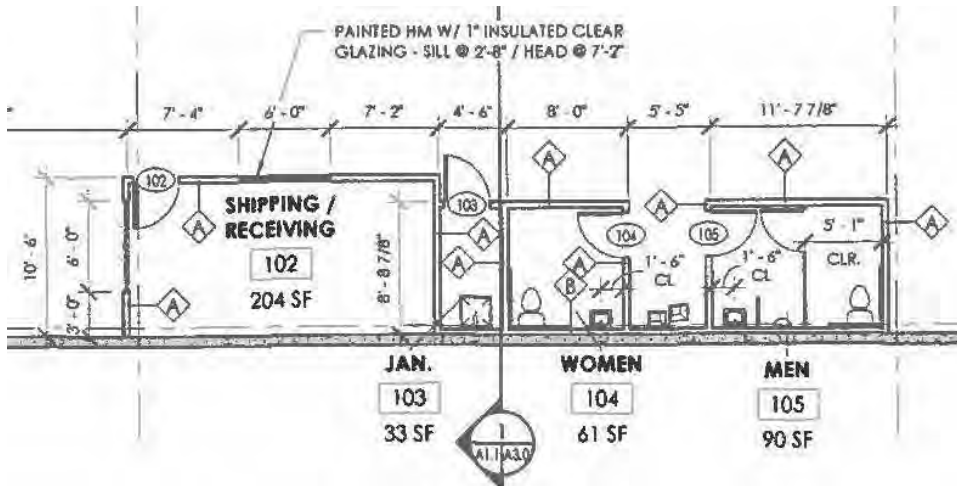
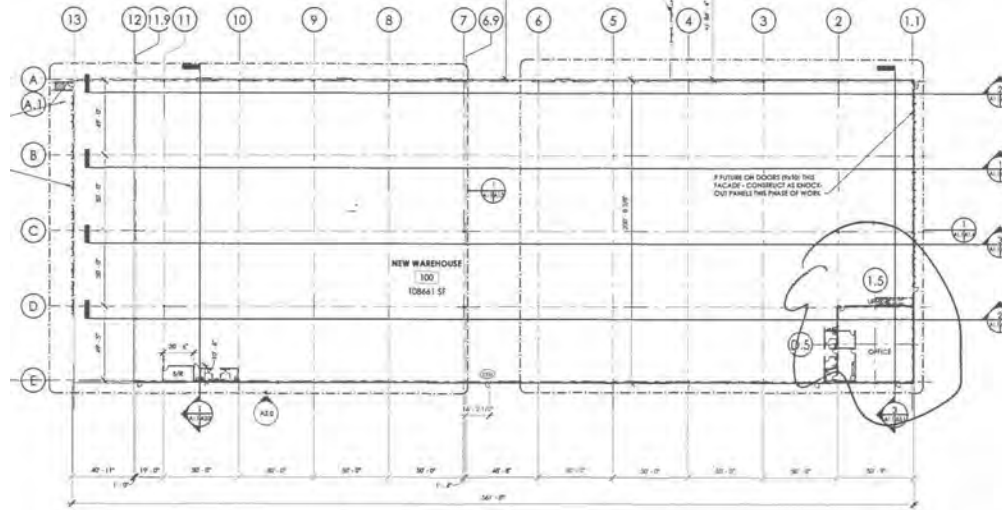
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SECTION A FLOOR PLANS

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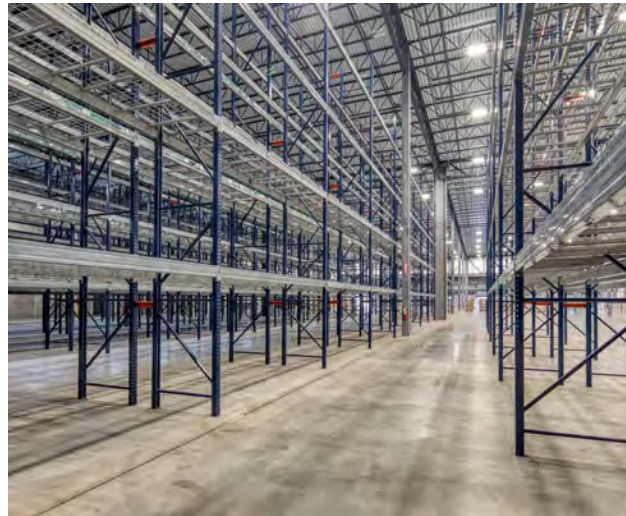
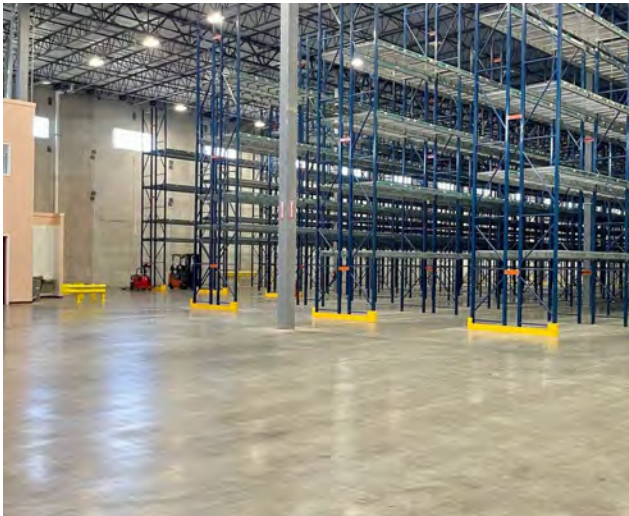
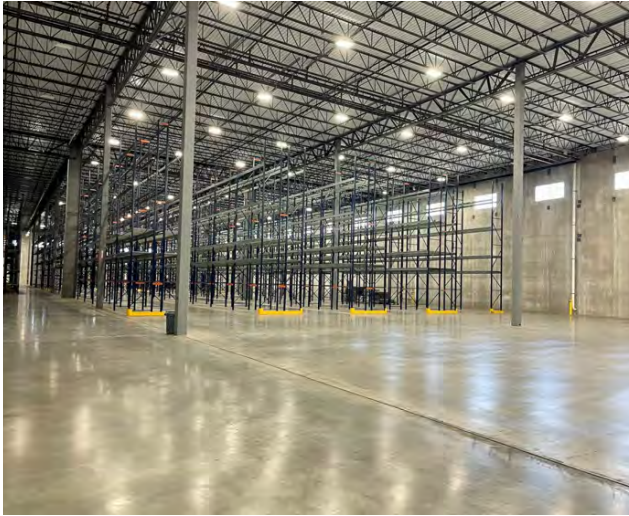
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SECTION A PHOTOS

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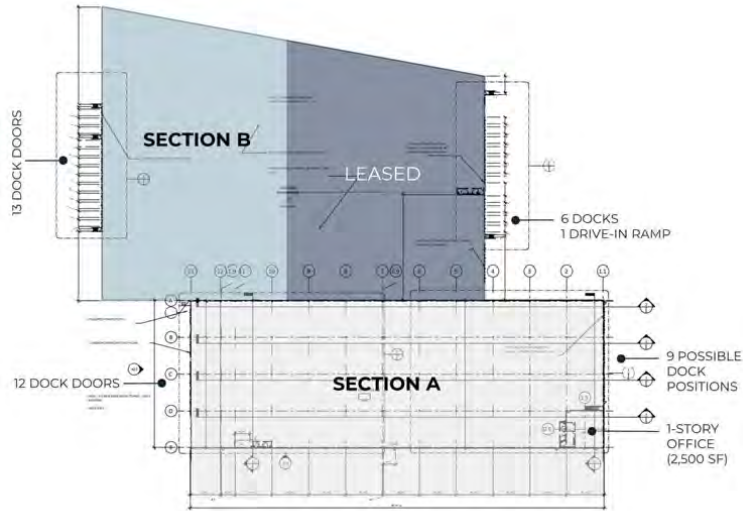
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SECTION B

3321 E. PRINCESS ANNE ROAD
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SECTION B

- Up to 80,321 SF
- 13 dock level doors
- 21' - 24' clear ceiling height
- Wet sprinkler system
- New roof
- 38' x 36' column spacing



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SECTION B PHOTOS

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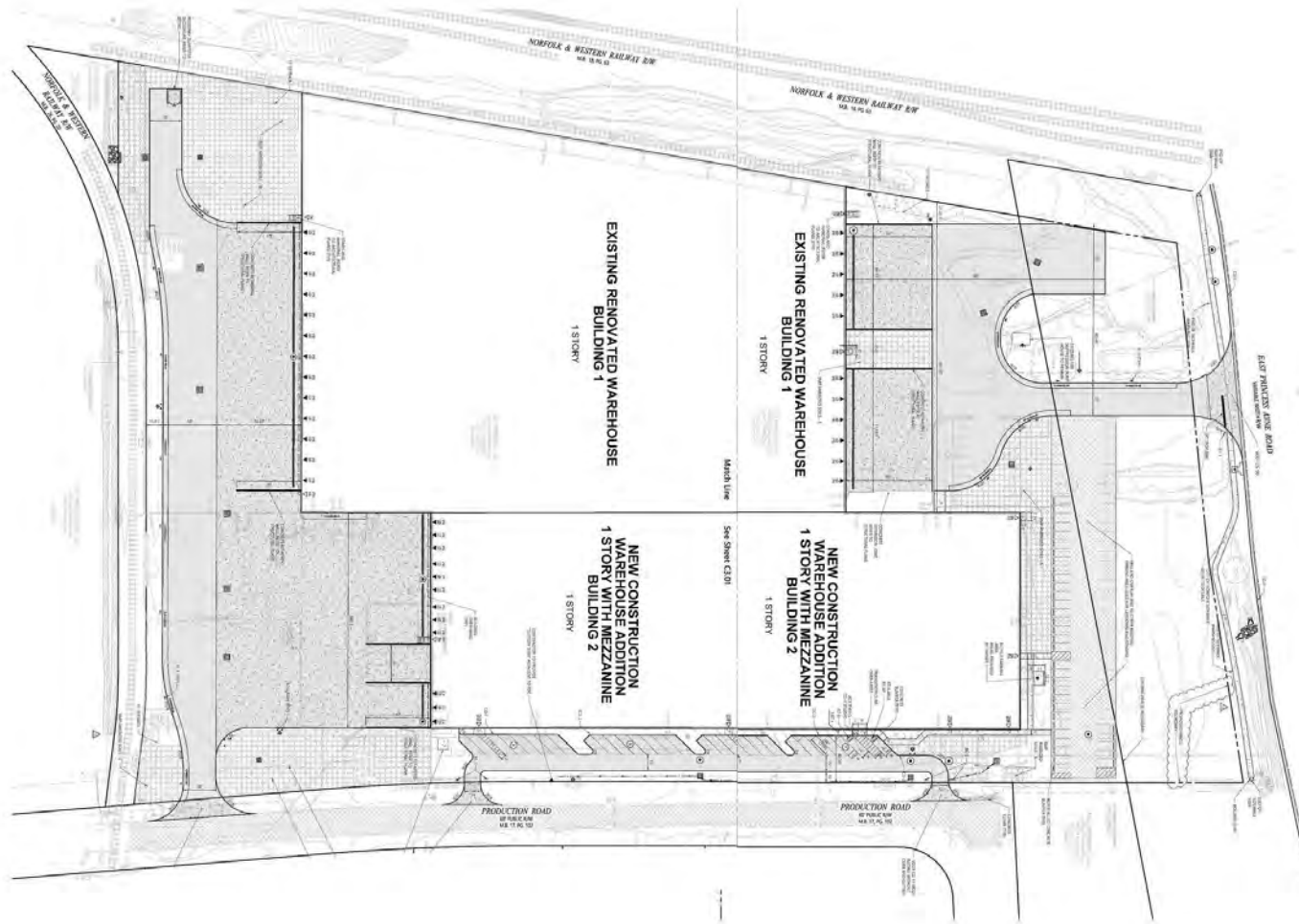
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SITE PLAN

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ADDITIONAL PHOTOS

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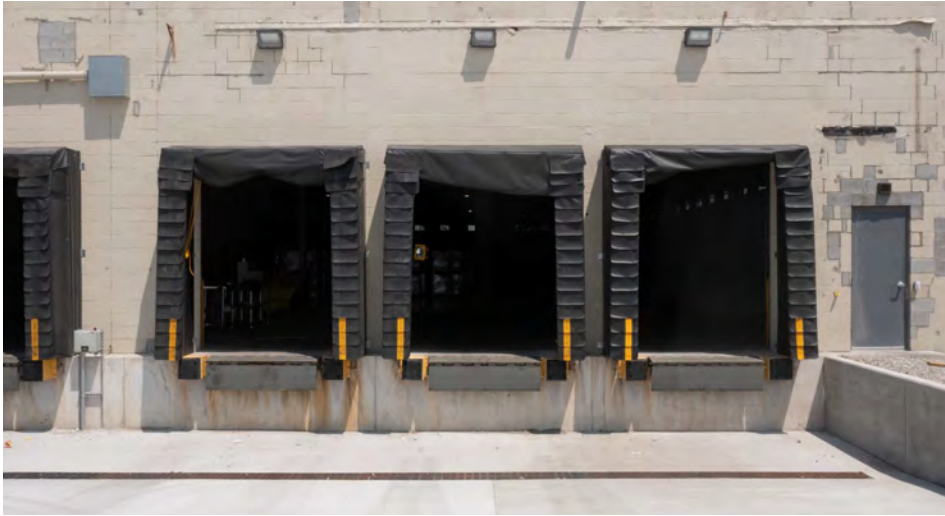
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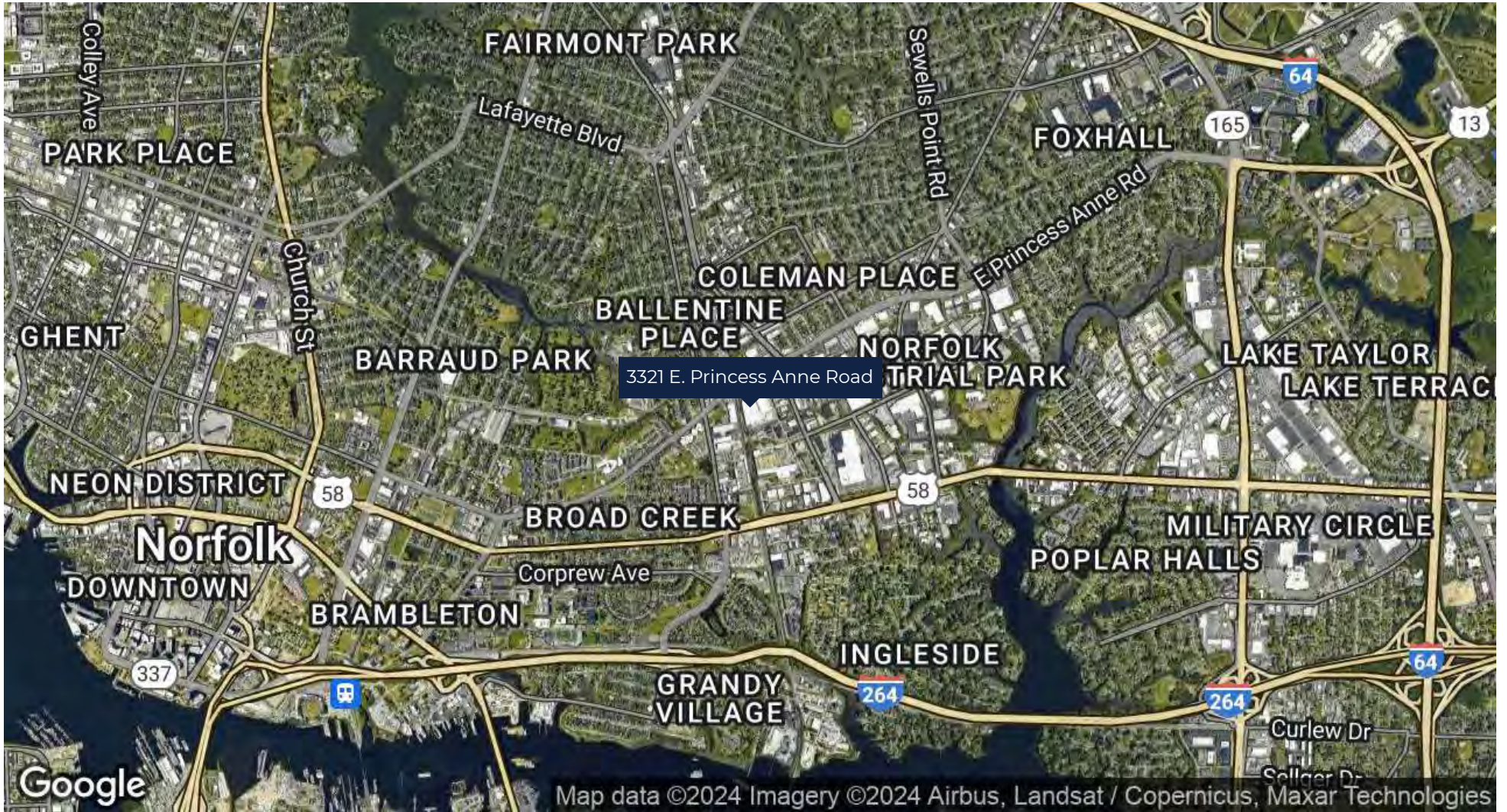
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LOCATION MAP

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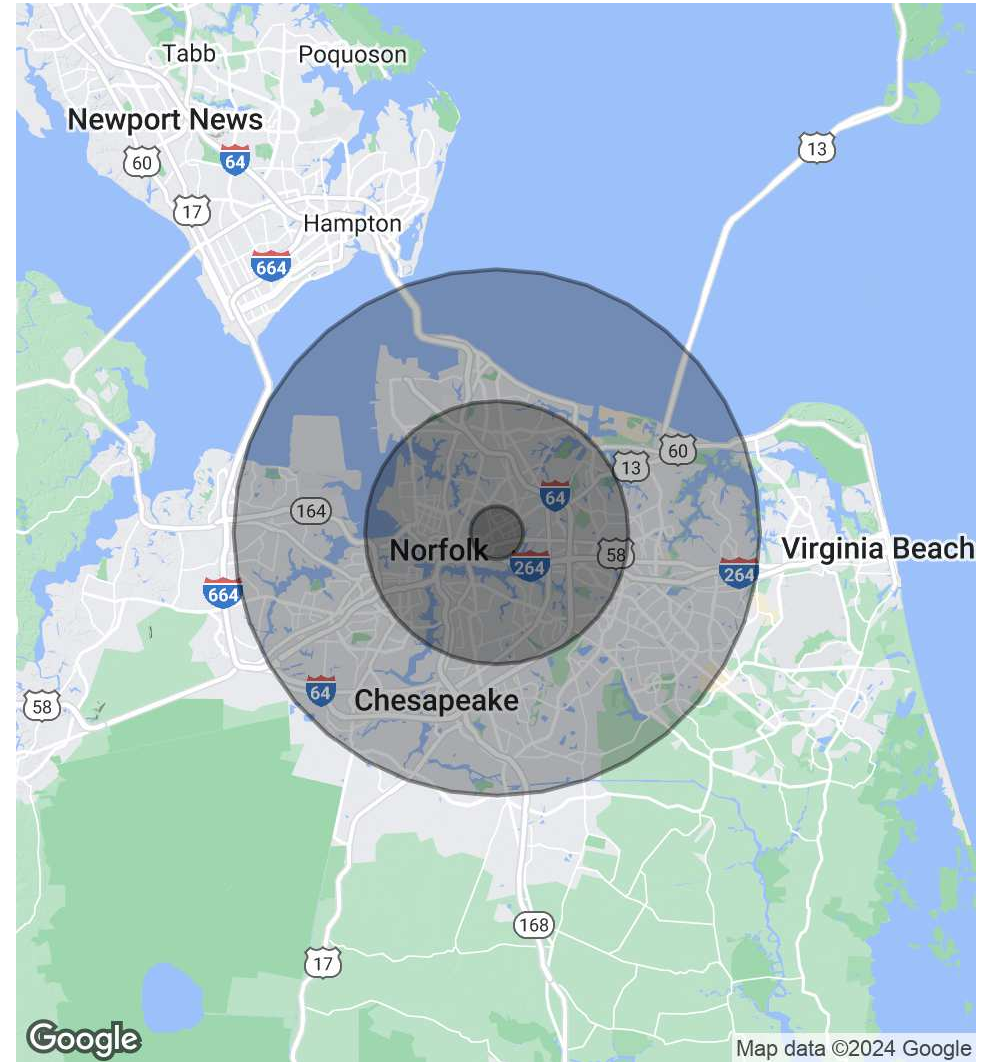
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,824	299,686	795,580
Average Age	37.4	35.4	36.3
Average Age (Male)	35.6	33.6	34.6
Average Age (Female)	38.6	37.3	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,251	124,839	322,805
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$67,458	\$67,939	\$78,049
Average House Value	\$157,831	\$216,624	\$234,663

2020 American Community Survey (ACS)



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