

FOR LEASE

# 3120 Arizona Ave

Norfolk, Virginia

Industrial / Flex Space | 4,360 SF | I-L Zoning | \$13.00/SF/YR



## Property at a Glance

Total Building SF <b>4,360 SF</b>	Asking Rent <b>\$13.00/SF/YR</b>	Zoning <b>I-L (Light Industrial)</b>	Address <b>3120 Arizona Ave</b>
Warehouse SF <b>2,360 SF</b>	Office SF <b>±1,000 SF</b>	Mezzanine SF <b>±1,000 SF</b>	Annual Base Rent <b>\$56,680/YR</b>

## Property Overview

Exceptional industrial/flex opportunity in Norfolk, Virginia. This well-maintained, light industrial building offers a versatile combination of warehouse, mezzanine, and office space — ideal for contractors,

distributors, light manufacturers, service companies, or any user needing secure, functional space with excellent access.

The property features a fully fenced and gated yard with an automated electric entrance gate, two oversized electric overhead doors for seamless grade-level loading, and robust three-phase power — making it ready for demanding operational uses. The office suite has been updated with new luxury vinyl plank flooring, a break room, and a restroom.

The warehouse offers high clear heights, exposed steel truss construction, a restroom, and a functional mezzanine level — providing additional storage or operational square footage at no extra build-out cost. Natural gas heat services the warehouse. Mini-split HVAC units condition the office and auxiliary spaces, including the well-insulated internal workroom previously used for high-end electronics.

## Property Highlights

### Building & Site

- ±4,360 SF total building area
- ±2,360 SF warehouse / industrial
- ±1,000 SF mezzanine level
- ±1,000 SF updated office suite
- Fully fenced & gated yard
- Automated LiftMaster electric gate
- Concrete apron & parking area

### Mechanical & Infrastructure

- Two (2) electric overhead doors — 12' W x 14' H
- Three-phase electrical power
- Natural gas heat (warehouse)
- Mini-split HVAC (warehouse office spaces)
- Two (2) restrooms (one ADA-compliant)
- Break room with full-size refrigerator
- I-L (Light Industrial) zoning

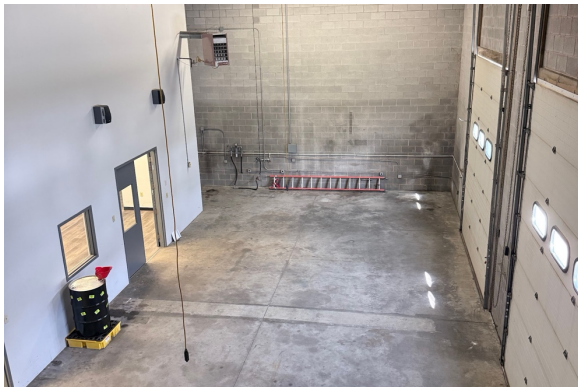
## Photo Gallery

### EXTERIOR & SITE

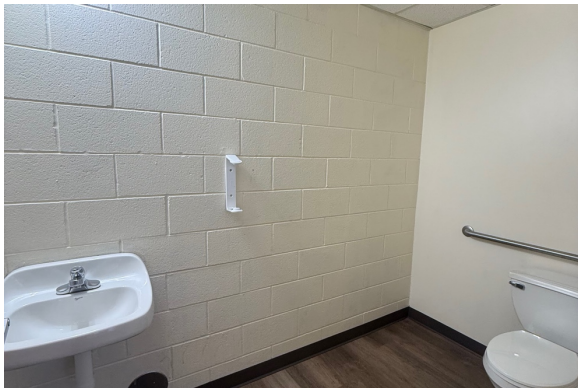




WAREHOUSE & MEZZANINE



OFFICE SUITE



## Lease Terms

<b>Asking Rent</b>	\$13.00 per square foot per year (Modified Net)
<b>Annual Base Rent</b>	\$56,680 per year / \$4,723 per month
<b>Available Space</b>	4,360 SF (entire building)
<b>Lease Type</b>	Modified Net — Tenant pays pro-rata share of real estate taxes & landlord's insurance (currently \$1.44/SF/YR)
<b>Est. Tax &amp; Insurance</b>	\$1.44/SF/YR (current rate) — \$6,278/YR / \$523/month additional
<b>Minimum Term</b>	Negotiable — please inquire
<b>Zoning</b>	I-L — Light Industrial (City of Norfolk)
<b>Possession</b>	Available immediately upon lease execution

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*The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. All square footages and dimensions are approximate. Interested parties should independently verify all information.*