



Colliers

FOR LEASE

**508 E Indian River Road
Norfolk, VA**

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Features

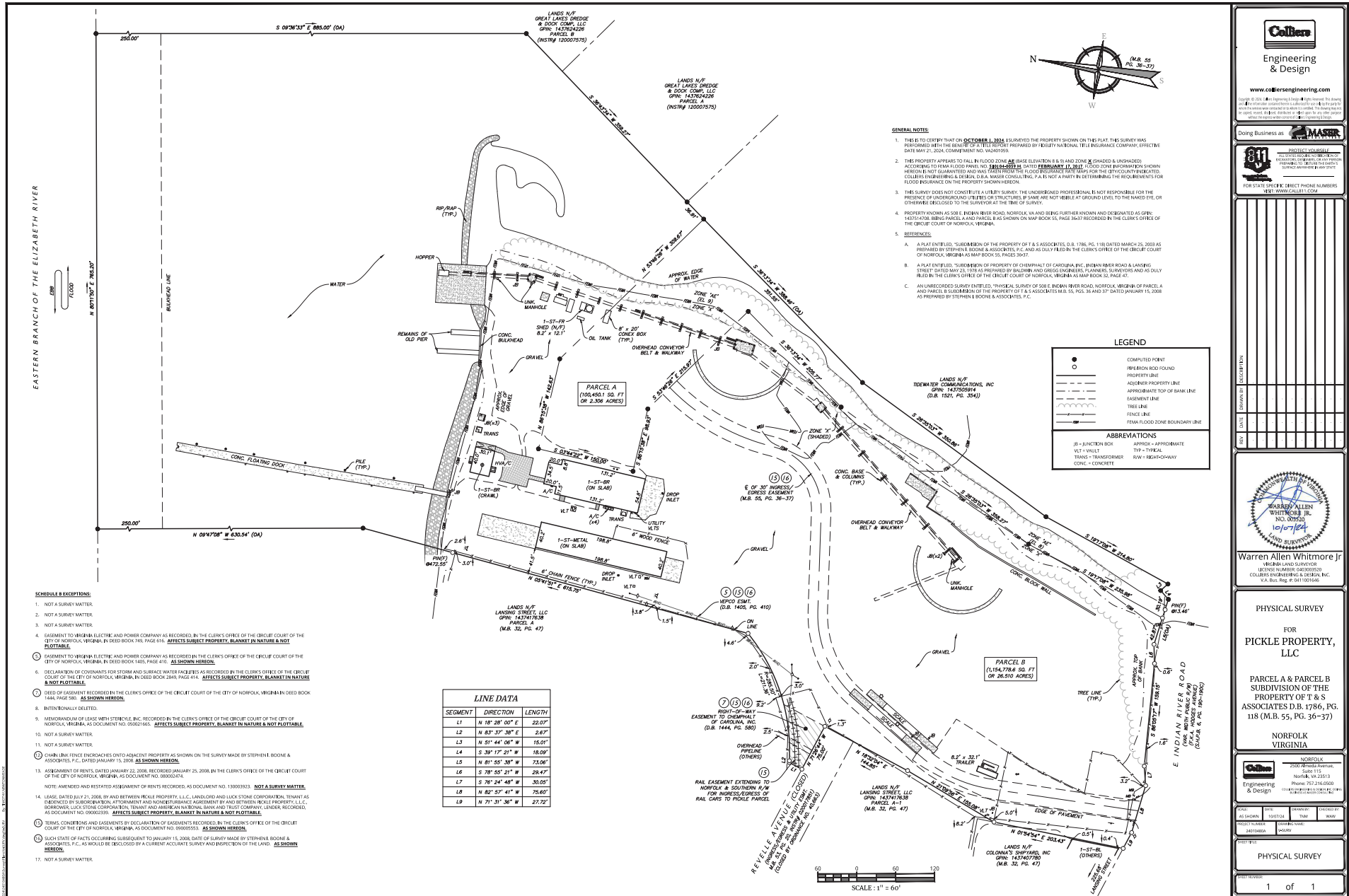
- Waterfront property with ± 9 acres of usable land available
 - Includes a $\pm 7,667$ SF office/warehouse building
- Located in Norfolk on the Eastern Branch of the Elizabeth River
- Zoned I-DW (Deep Waterfront Industrial District)
- Fully stabilized yard, previously used for materials storage
- 60' x 75' pier with 12' water depth
- 4 pile cluster dolphins
- Available 7/1/2025



Lease Rate:

Contact Agents
for more information

Survey



GENERAL NOTES:

- THE CLIENT CERTIFY THAT ON OCTOBER 1, 2024 SURVEYED THE PROPERTY SHOWN ON THIS PLAN. THIS SURVEY WAS PERFORMED WITH THE BEST OF THE CLIENTS RECORD PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 23, 2004 (COMBINATION NO. 1430509).
- THE PROPERTY APPEARS TO FALL IN FLOOD ZONE A (BASE ELEVATION 8' 6") AND ZONE X (SHADED & UNKNOVED) ACCORDING TO FEMA FLOOD PANEL NO. 131450201A DATED FEBRUARY 17, 2017. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND DOES NOT CONSTITUTE THE BASIS FOR THE DESIGN OR CONSTRUCTION OF COLLISION ENGINEERING & DESIGN, S.A. A MAJOR CONSULTING, P.A. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A UTILITY SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNRECORDED UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE AT GROUND LEVEL TO THE NAKED EYE, OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF SURVEY.
- PROPERTY KNOWN AS 508 E INDIAN RIVER ROAD, NORFOLK, VA AND BEING FURTHER KNOWN AND DESIGNATED AS GPC 14574780, BEING PARCELS A AND PARCELS B AS SHOWN ON MAP BOOK 55, PAGE 36-37 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA.
- REFERENCES:
 - A PLAT ENTITLED, "SUBDIVISION OF THE PROPERTY OF T & S ASSOCIATES, D.B. 1786, PG. 118 DATED MARCH 25, 2003 AS PREPARED BY STEPHEN BOOME & ASSOCIATES, P.C. AND AS FILED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA AS MAP BOOK 55, PAGE 36-37.
 - A PLAT ENTITLED, "SUBDIVISION OF PROPERTY OF CHEMURHILL OF CAROLINA, INC. INDIAN RIVER ROAD & LANSING STREET DATED MAY 23, 1978 AS PREPARED BY BALDWIN AND GREGG ENGINEERS, PLANNERS, SURVEYORS AND AS FILED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA AS MAP BOOK 33, PAGE 47.
 - AN UNRECORDED SURVEY ENTITLED, "PHYSICAL SURVEY OF 508 E INDIAN RIVER ROAD, NORFOLK, VIRGINIA OF PARCELS A AND PARCELS B, SUBDIVISION OF THE PROPERTY OF T & S ASSOCIATES M.B. 55, PG. 36 AND 37 DATED JANUARY 15, 2008 AS PREPARED BY STEPHEN BOOME & ASSOCIATES, P.C.

LEGEND

- COMPLETED POINT
- REVISION POINT FOUND
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - APPROXIMATE TOP OF BANK LINE
- - - EASEMENT LINE
- TREE LINE
- FENCE LINE
- - - FEMA FLOOD ZONE BOUNDARY LINE

ABBREVIATIONS

- BE - BUNCTION BOX
- VT - TYPICAL
- TR - TRANSFORMER
- CONC - CONCRETE
- APPROX - APPROXIMATE
- TYP - TYPICAL
- ROW - RIGHT-OF-WAY

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 18° 28' 00" E	22.07'
L2	N 83° 37' 38" E	2.87'
L3	N 51° 44' 06" W	15.01'
L4	S 39° 17' 21" W	18.09'
L5	N 81° 55' 34" W	23.98'
L6	S 78° 55' 21" W	28.47'
L7	S 78° 54' 48" W	30.95'
L8	N 82° 57' 41" W	75.80'
L9	N 71° 31' 36" W	27.72'

- SCHEDULE B EXCEPTIONS:**
- NOT A SURVEY MATTER.
 - NOT A SURVEY MATTER.
 - NOT A SURVEY MATTER.
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN DEED BOOK 749, PAGE 616. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE & NOT PLOTTABLE.**
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN DEED BOOK 1495, PAGE 410. **AS SHOWN HEREON.**
 - DEED AND/OR DEED CONVEYANCE FOR STORAGE AND SURFACE WATER RIGHTS AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN DEED BOOK 2846, PAGE 414. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE & NOT PLOTTABLE.**
 - DEED OF EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN DEED BOOK 1444, PAGE 360. **AS SHOWN HEREON.**
 - INTENTIONALLY DELETED.
 - MEMORANDUM OF LEASE MONTGOMERY, INC. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, AS DOCUMENT NO. 0900404.
 - NOT A SURVEY MATTER.
 - NOT A SURVEY MATTER.
 - CHALK LINE FENCE ENCROACHES ADJACENT PROPERTY AS SHOWN ON THE SURVEY MADE BY STEPHEN BOOME & ASSOCIATES, P.C., DATED JANUARY 15, 2008. **AS SHOWN HEREON.**
 - ASSIGNMENT OF RENTS, DATED JANUARY 22, 2008, RECORDED JANUARY 25, 2008, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, AS DOCUMENT NO. 08000474.
 - NOTE: AMENDED AND RESTATED ASSIGNMENT OF RENTS RECORDED, AS DOCUMENT NO. 13000930. **NOT A SURVEY MATTER.**
 - LEASE DATED JULY 21, 2008, BY AND BETWEEN PICKLE PROPERTY, L.L.C., LANDLORD AND LOCK STORE CORPORATION, TENANT AS EVIDENCED BY SUBORDINATED ATTORNEY AND NONDISTURBANCE AGREEMENT BY AND BETWEEN PICKLE PROPERTY, L.L.C., SUBROGEEE, LOCK STORE CORPORATION, TENANT AND MERRILL NATIONAL BANK AND TRUST COMPANY, CREDIT RECORDS, AS DOCUMENT NO. 09002339. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE & NOT PLOTTABLE.**
 - TERMS, CONDITIONS AND EASEMENTS BY DECLARATION OF EASEMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, AS DOCUMENT NO. 09000000. **AS SHOWN HEREON.**
 - SUCH STATE OF FACTS OCCURRING SUBSEQUENT TO JANUARY 15, 2008, DATE OF SURVEY MADE BY STEPHEN BOOME & ASSOCIATES, P.C., AS WOULD BE DISCLOSED BY A CURRENT ACCURATE SURVEY AND INSPECTION OF THE LAND. **AS SHOWN HEREON.**
 - NOT A SURVEY MATTER.

Colliers
Engineering & Design

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Warren Allen Whitmore Jr.
Virginia Land Surveyor
Member - Virginia Board of Surveyors
Colliers Engineering & Design, Inc.
123 N. Ross Ave. # 101 107056

PHYSICAL SURVEY

FOR
PICKLE PROPERTY, LLC

PARCEL A & PARCEL B
SUBDIVISION OF THE
PROPERTY OF T & S
ASSOCIATES D.B. 1786, PG.
118 (M.B. 55, PG. 36-37)

NORFOLK
VIRGINIA

2024 Annual Renewal
Survey 115
Norfolk, VA 23513
Phone: 757-243-0000
colliers@colliersengineering.com

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
24070000	10/27/24	TJW	WAW
PROJECT TITLE	DRAWING NO.	SCALE	
	0000		

PHYSICAL SURVEY

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Demographics

	1-Mile	3-Miles	5-Miles
Population			
2024 Est. Population	9,976	109,938	264,131
2029 Proj. Population	10,013	109,641	264,530
Change 2024 - 2029	0.4%	-0.3%	0.2%

2024 Income			
Average HH Income	\$59,879	\$82,514	\$84,036

2024 Employment			
# of Employees	5,321	94,935	199,147
# of Businesses	239	4,850	11,182





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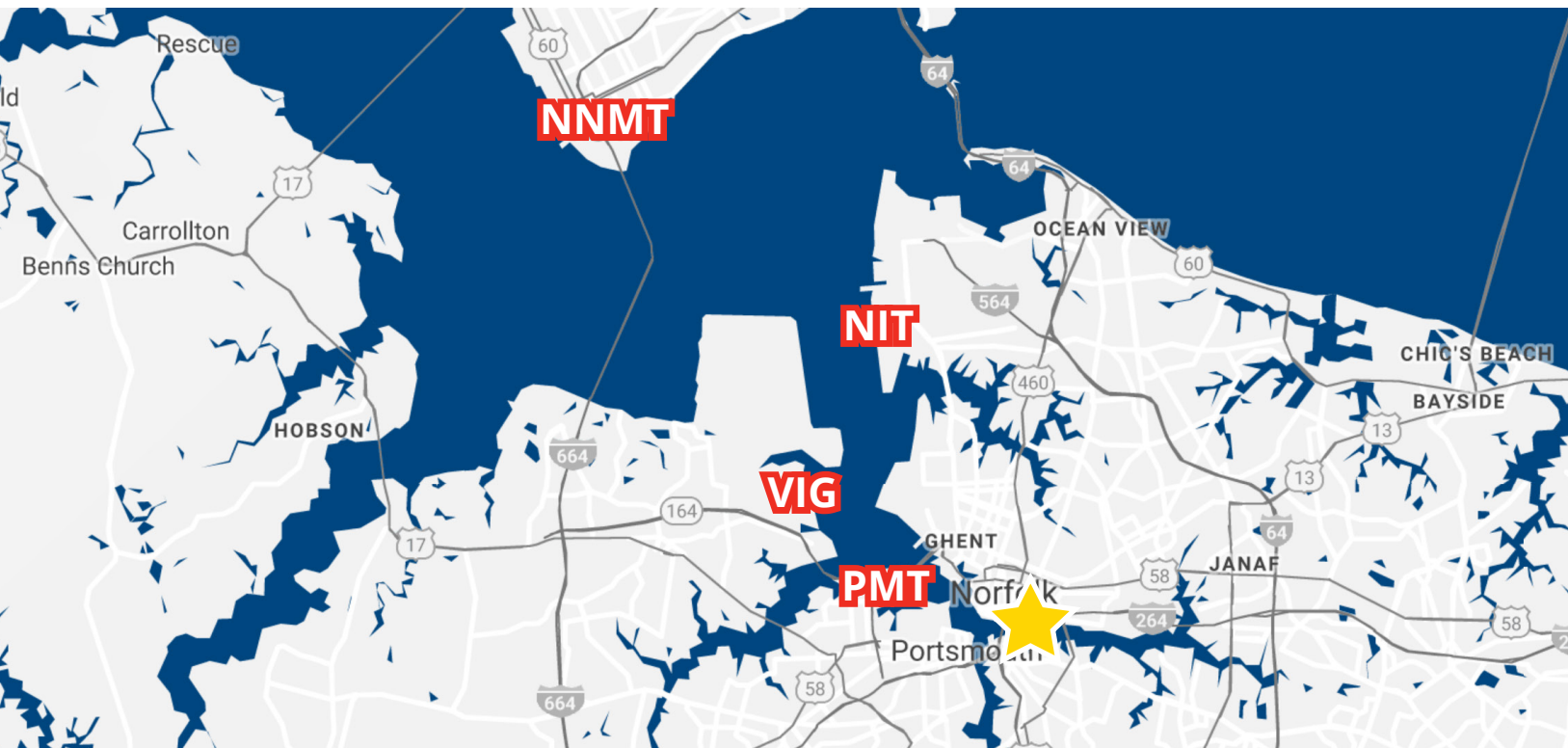
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NNMT

NIT

VIG

PMT

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