FOR LEASE

3700 VILLAGE AVENUE

Norfolk, VA 23502

S.L. NUSBAUM
REALTY CO.

STEPHANIE SANKER, CCIM, SIOR
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EXECUTIVE SUMMARY

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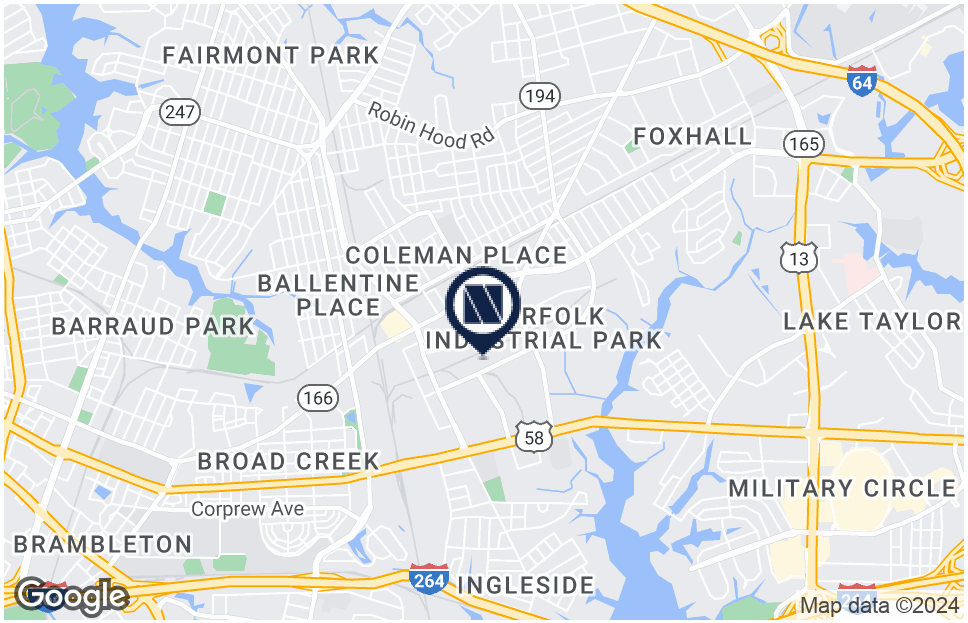

OFFERING SUMMARY

Building Size:	150,000 SF
Available SF:	75,000 - 150,000 SF
Subdividable:	Two (2) 75,000± SF suites
Lot Size:	6.88 Acres
Year Built:	1970
Zoning:	BC-I (Business and Commerce Park - Industrial)
Submarket:	Norfolk industrial Park
Lease Rate:	75,000 SF: $11.50 SF, NNN 150,000 SF: $10.50 PSF, NNN

CLICK HERE FOR PROPERTY VIDEO

PROPERTY OVERVIEW

150,000 square foot industrial distribution facility available for occupancy on May 1, 2025. The 6.88 acre site offers a large paved and fenced wareyard adjacent to the loading docks at the west end of the building. The property is centrally located in the Norfolk Industrial Park, near Downtown Norfolk, with quick and easy access to I-264, the Downtown and Midtown Tunnels, Norfolk International Airport, Norfolk International Terminals, the new Maersk/APM Terminals and Lamberts Point Docks. BC-I zoning allows business, research, light industrial, and manufacturing development. Located in an Enterprise Zone, Empowerment, and HUBZone, which may offer certain tax and financing incentives and possible contracting preferences.

PROPERTY HIGHLIGHTS

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- Comprised of two (2) 75,000± SF sections
- 1,000± SF first floor receiving/warehouse offices and 2,000± SF second floor office area
- Twelve (12) covered 46" - 48" high dock positions, all with levelers (six (6) 12' x 12' doors)
- Two (2) concrete ramps for drive-in capability from wareyard (two (2) 12' x 14' doors)
- Two (2) grade level drive-in overhead doors (11.5' x 14')
- Seven (7) rail access doors (five (5) 12' x 10' and two (2) 12' x 12')
- Building is fully sprinklered (dry system)
- 400 amp 277/480 volt electrical service
- 24' ceiling height in warehouse
- 32' x 53' column spacing
- Reinforced concrete construction
- Four (4) restrooms on the second floor
- All public utilities are at or available to the site
- Served by Norfolk Southern Railway
- Concrete roof deck
- Ownership will improve restrooms
- Building and property signage available
- **Outdoor storage area available**
- **Category 4 building**

ADDITIONAL PHOTOS

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SURVEY

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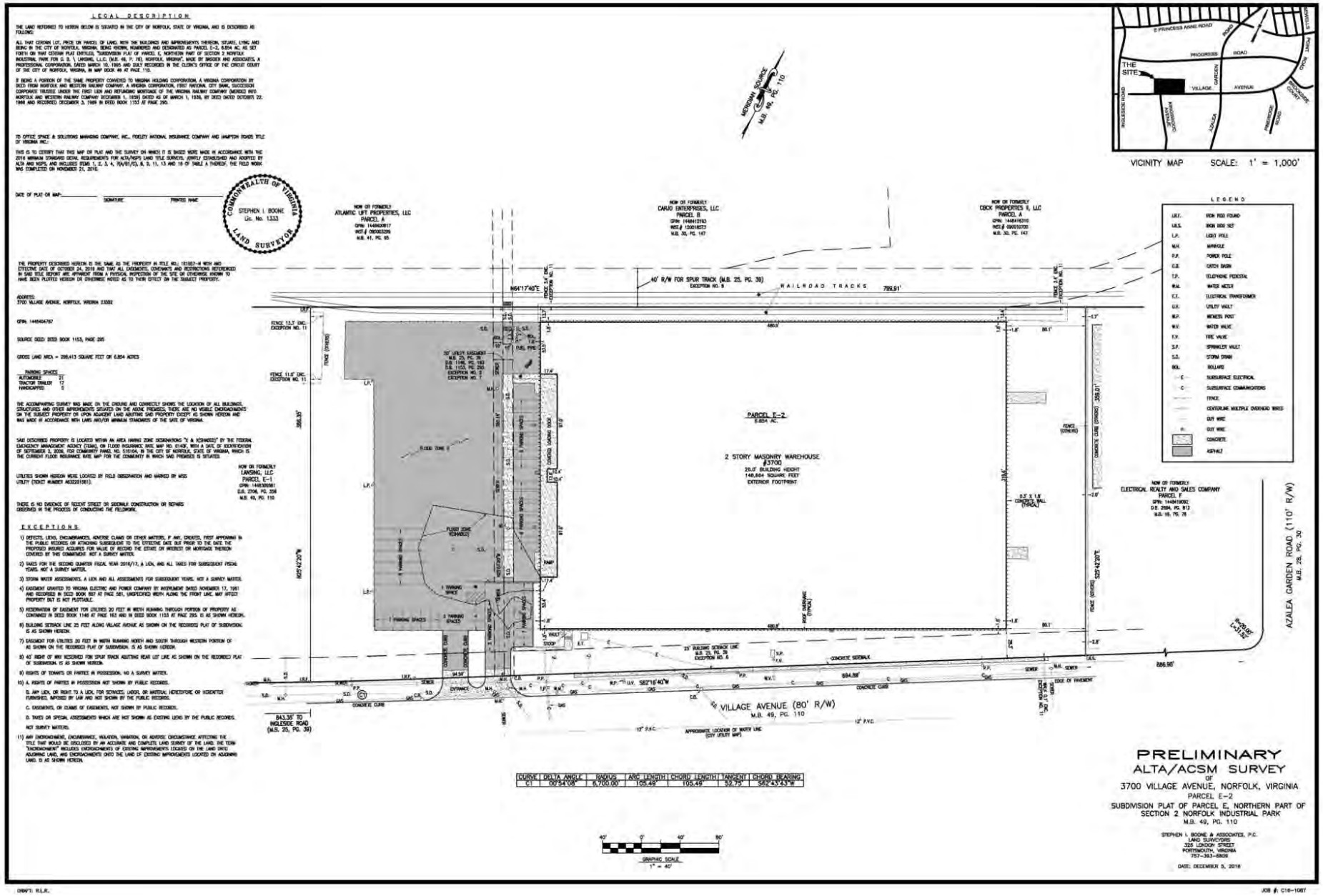

FLOOR PLAN

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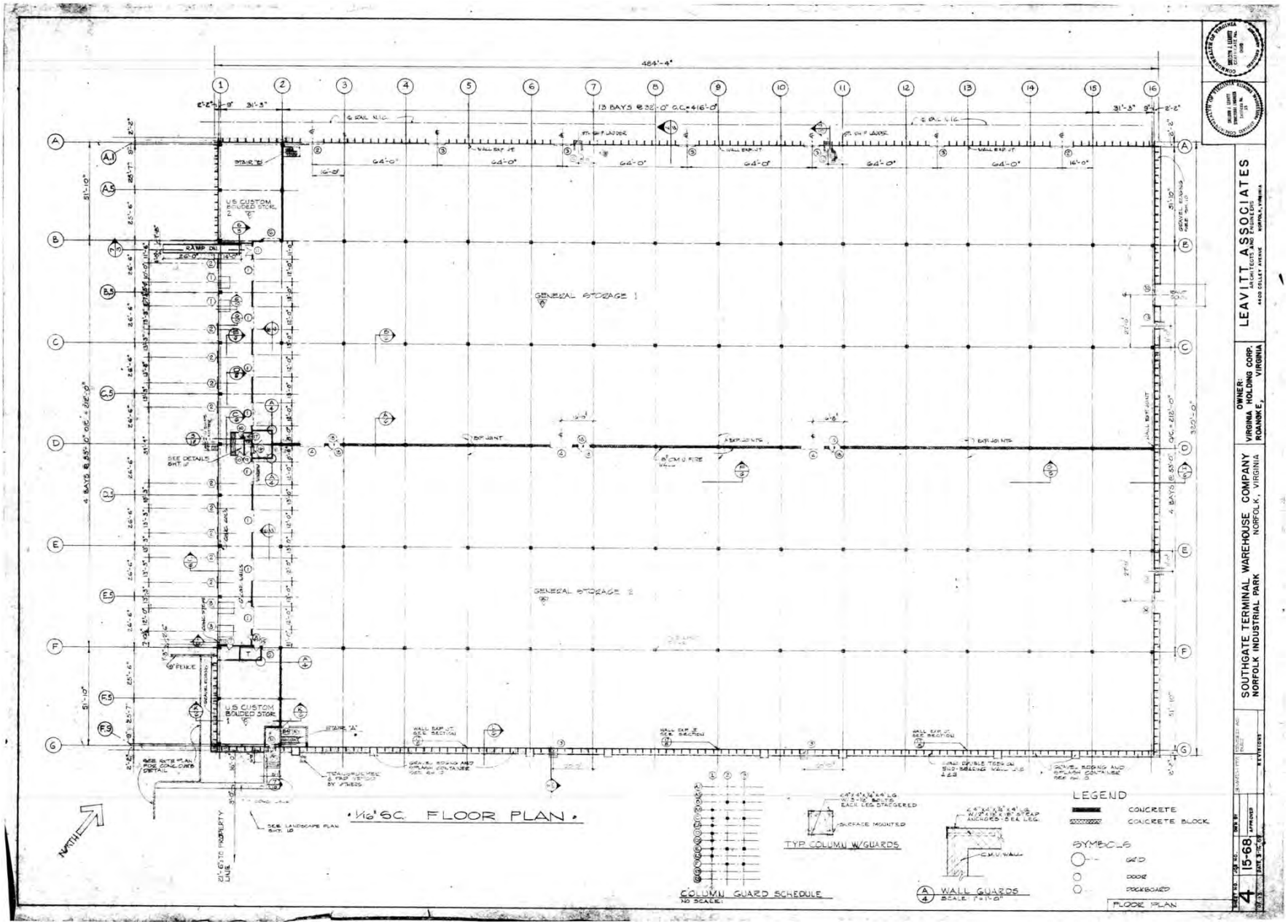

AERIAL MAP

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LOCATION MAP

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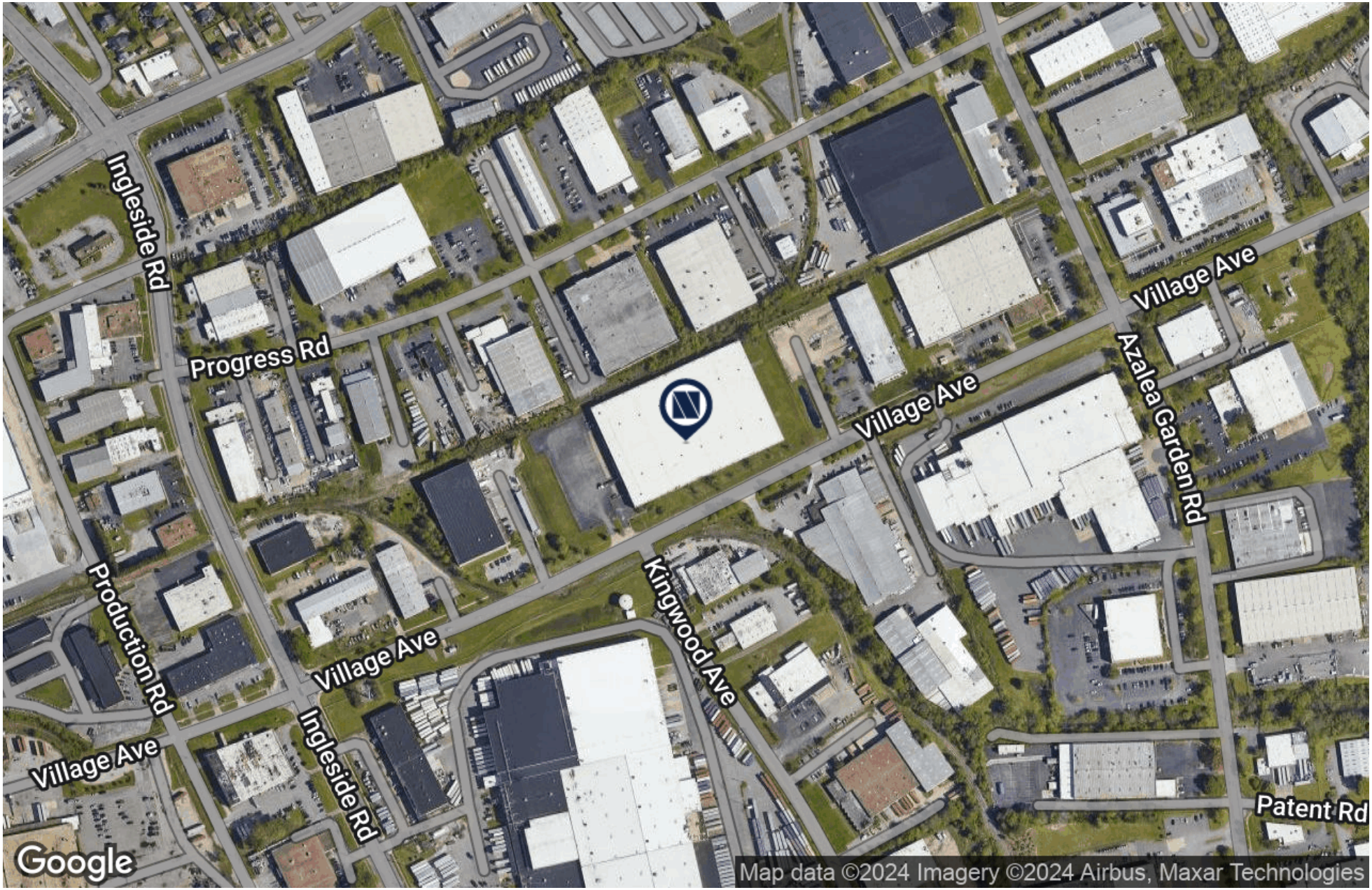

DEMOGRAPHICS MAP & REPORT

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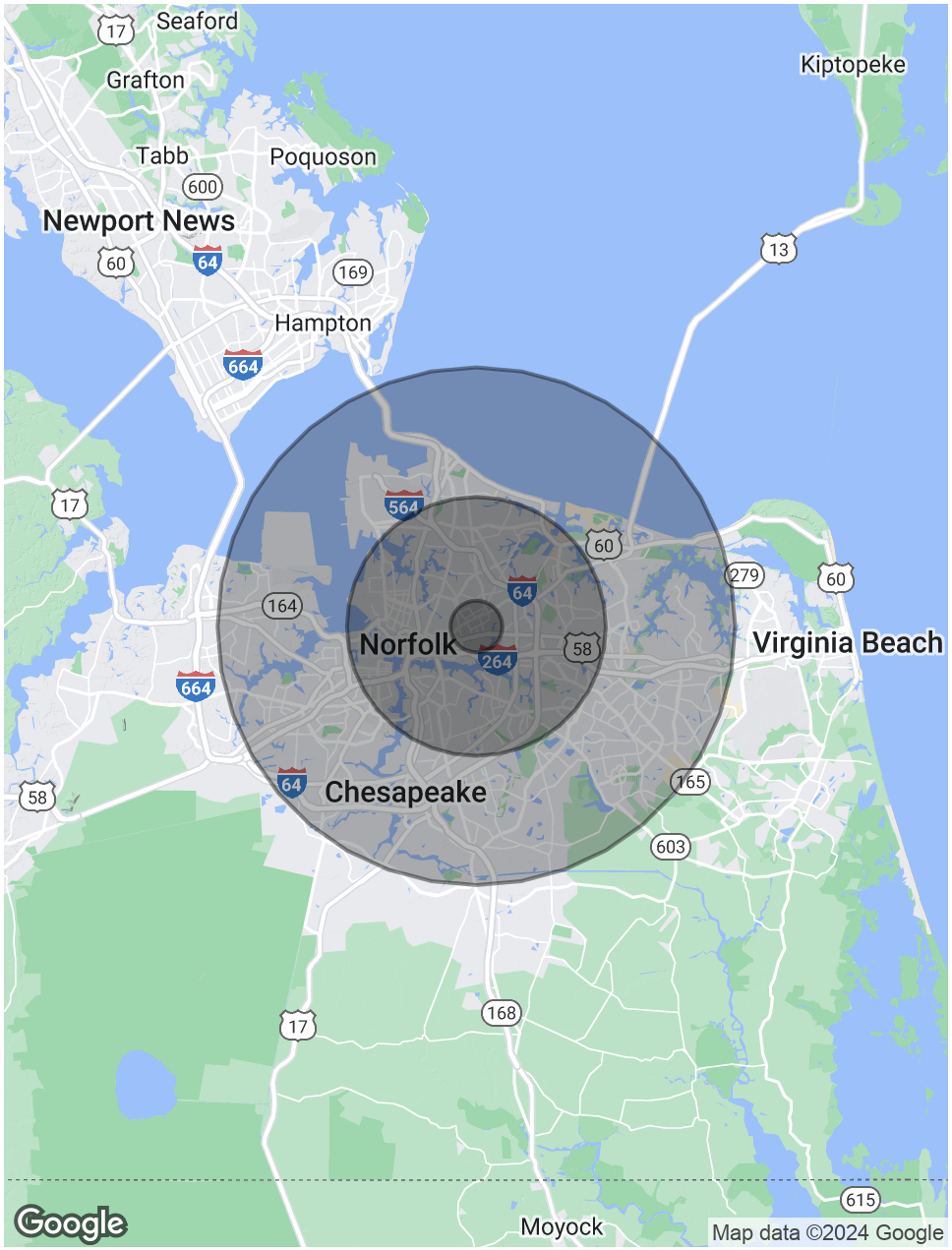
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,427	306,405	796,454
Average Age	38.8	35.6	36.3
Average Age (Male)	36.1	33.7	34.6
Average Age (Female)	41.5	37.6	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,518	127,786	323,916
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	$70,986	$69,080	$78,214
Average House Value	$170,423	$219,350	$235,839

2020 American Community Survey (ACS)



CONTACT INFORMATION

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