

For Sale Warehouse

860 45th Street, Norfolk, VA 23508



Property Details

- **Property Type:** Warehouse / Industrial (I-2)
- **Building Size:** 12,620 \pm SF
- **Lot Size:** 0.40 \pm acres
- **Location:** Highland Park West, West Norfolk
- **Taxes (most recent):** \$5,868
- **Sale Price:** \$900,000
- **MLS #:** 10603308



Listing represented by

Chris Johnson, Realtor®

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Industrial Property Highlights

- **Dedicated office area plus large open warehouse space.**
- **Three large bay doors and multiple power supplies** for operational flexibility.
- **Potential to divide into multiple units.**
- **Concrete floors, interior lighting, inside storage.**
- **Utilities:** Electric, Gas, Water, and Sewer available.
- **Parking:** On-site and adjacent parking, plus street parking.
- **Exterior area** ideal for additional storage or parking space.
- **Minutes to Old Dominion University;** strong visibility and easy access.



Zoning & Site Details

- **Zoning:** I-2 (Industrial)
- **Setting:** Industrial Park
- **County/City:** Norfolk
- **Subdivision:** Highland Park West
- **Flooring:** Concrete/other
- **Monthly HOA:** N/A



Location Note

- **Prime central Norfolk location near ODU, Lambert's Point, and major corridors**—ideal for logistics, trades, storage, or flex use.



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