

INDUSTRIAL / INVESTMENT FOR SALE

5803 CURLEW DRIVE

Norfolk, Virginia 23502

UPDATED NOI

OFFICE / WAREHOUSE | NORFOLK INDUSTRIAL PARK



AVAILABLE



THALHIMER

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The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
757 499 2900 | Thalhimer.com

37,128 SF

CENTRALLY LOCATED

**DIRECT ACCESS TO I-64 / I-264
INTERCHANGE**

PROPERTY FEATURES



±37,128 SF | ±1.44 ACRES
TOTAL SIZE

\$5,500,000
SALE PRICE

3-PHASE
HEAVY POWER

28' CEILING HEIGHT **17'** HOOK HEIGHT

10,000 SF – OFFICE
27,128 SF – WAREHOUSE

By 3/2025 \$382,418 NOI
7-year lease, (potential 7.12% cap rate)
NOI / CAP RATE

±40 SURFACE SPOTS
PARKING

I-L LIGHT INDUSTRIAL
ZONING

PROPERTY HIGHLIGHTS



LOCATION

Centrally located investment opportunity in highly sought-after Hampton Roads MSA in the city of Norfolk



PROXIMITY

Immediate access to I-64 / I-264 Corridor
Fronts Curlew Drive



CABLING

Fiber Optic Wiring



DEMOGRAPHICS

1 MILE	POPULATION	MEDIAN HHI
6,195		\$69,966
3 MILE	POPULATION	MEDIAN HHI
108,488		\$65,884
5 MILE	POPULATION	MEDIAN HHI
313,279		\$65,149



BUILDING EXTERIOR

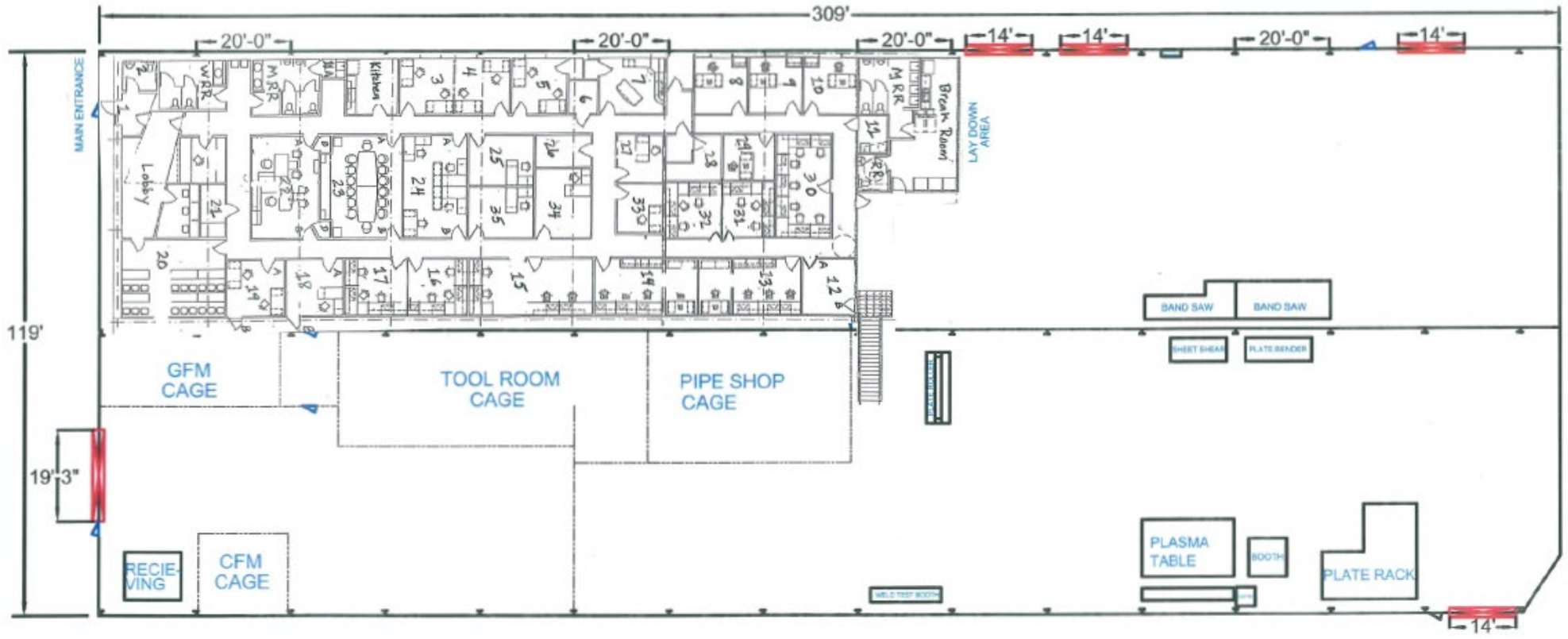
Steel Construction
Fire Resistant Framing
Fenced / Gated Side Yard



LOADING / CRANES

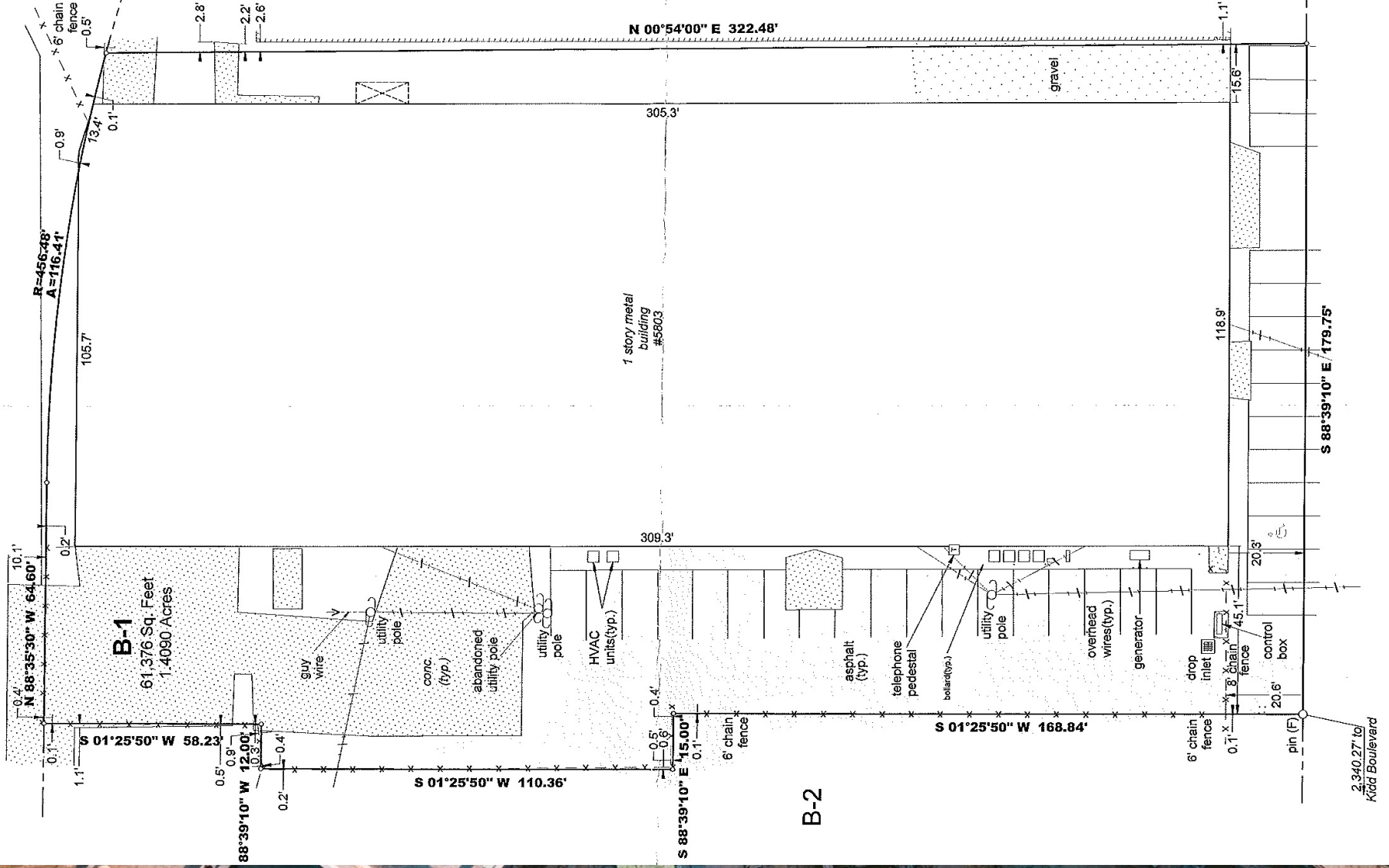
Three Overhead Doors
Two 5-Ton Bridge Cranes

FLOOR PLAN



SITE SURVEY

now or formerly
Norfolk & Southern Railway



CURLEW DRIVE

INTERIOR PHOTOS



SURROUNDING AREA



East Virginia Beach Boulevard

MILITARY CIRCLE

13

INTERSTATE
264

INTERSTATE
64

Curlew Drive

5803 CURLEW DRIVE - 37,128 SF