

FOR LEASE

FLEX/INDUSTRIAL BUILDING

1554 Juniper Street | Norfolk, VA 23502



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	11,648 SF (sub-divisible)
Lot Size:	0.408 Acres
Year Built:	1965
Renovated:	2024
Zoning:	I-L (Industrial - Light)

PROPERTY HIGHLIGHTS

- 11,648 square feet available for lease, divisible into two units
- New roof, electrical, plumbing, exterior painting, and interior buildout
- Three (3) 10' x 8' grade level doors
- 3-phase, 400 amps
- Includes fenced yard space and parking
- Building and property signage available
- 10' - 25' ceiling height throughout the warehouse
- Centrally positioned in close proximity to I-64 and I-264

PROPERTY PHOTOS

FLEX/INDUSTRIAL BUILDING

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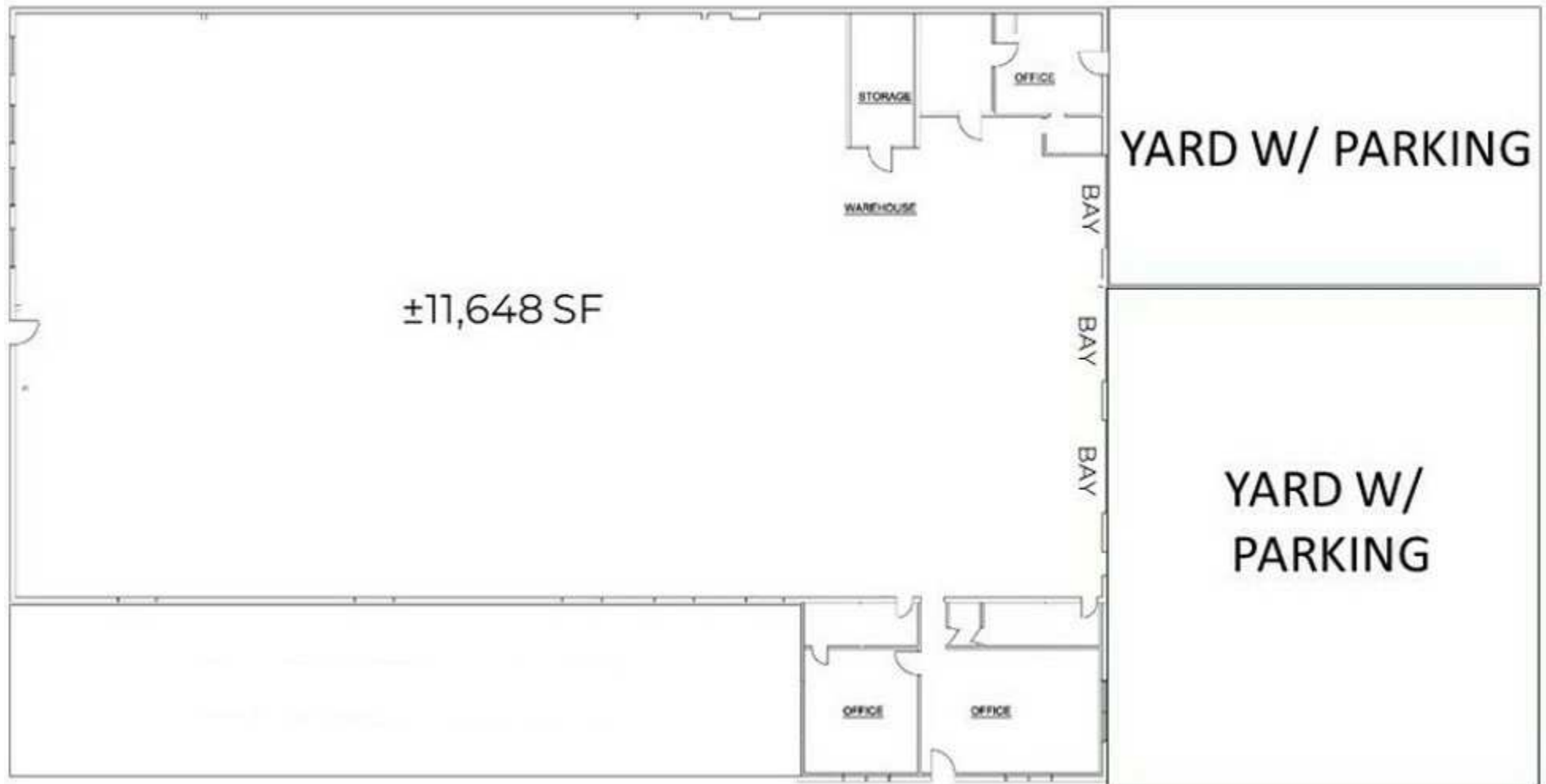
SINGLE TENANT LAYOUT

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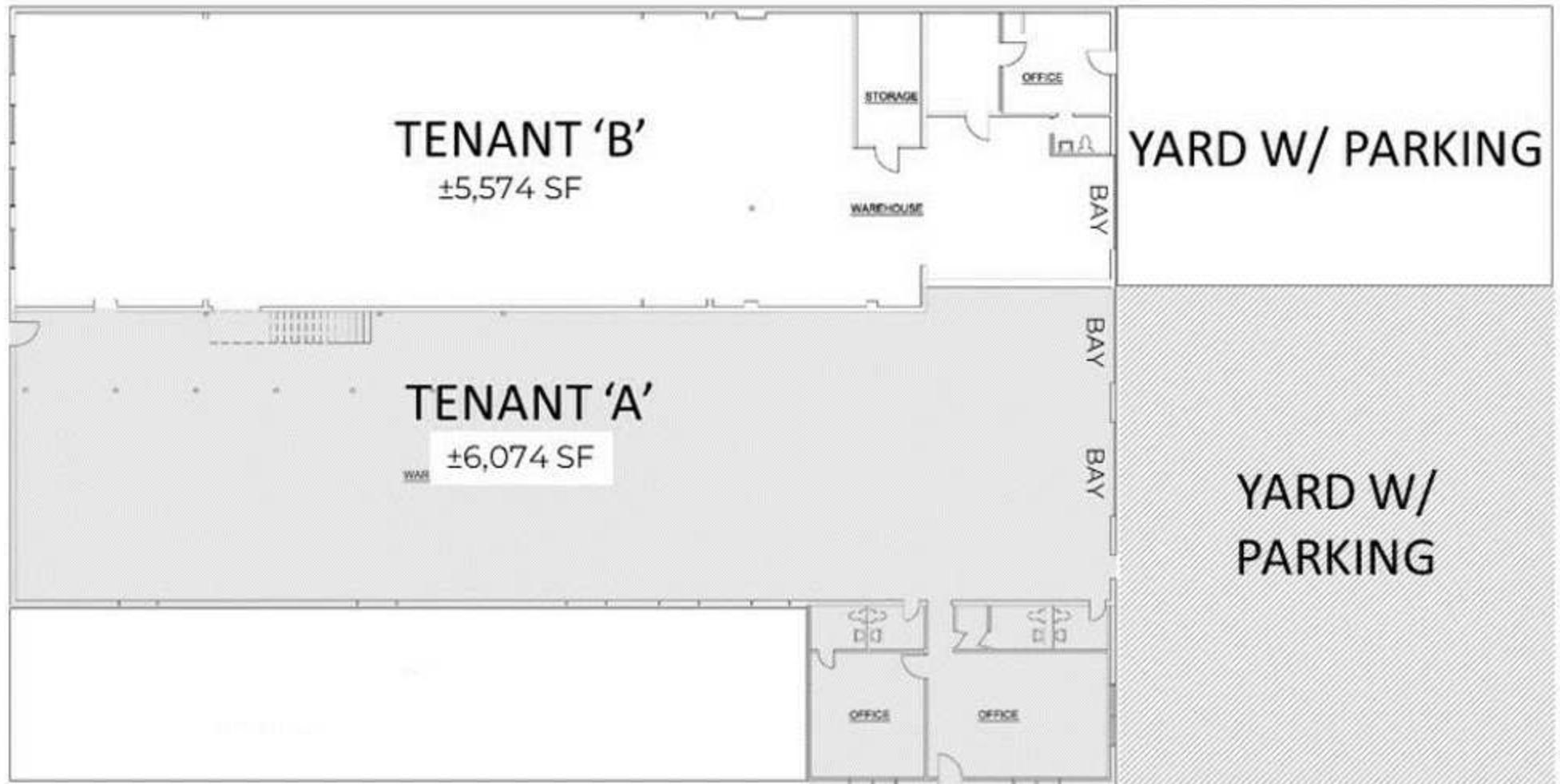
OPTIONAL FLOORPLAN

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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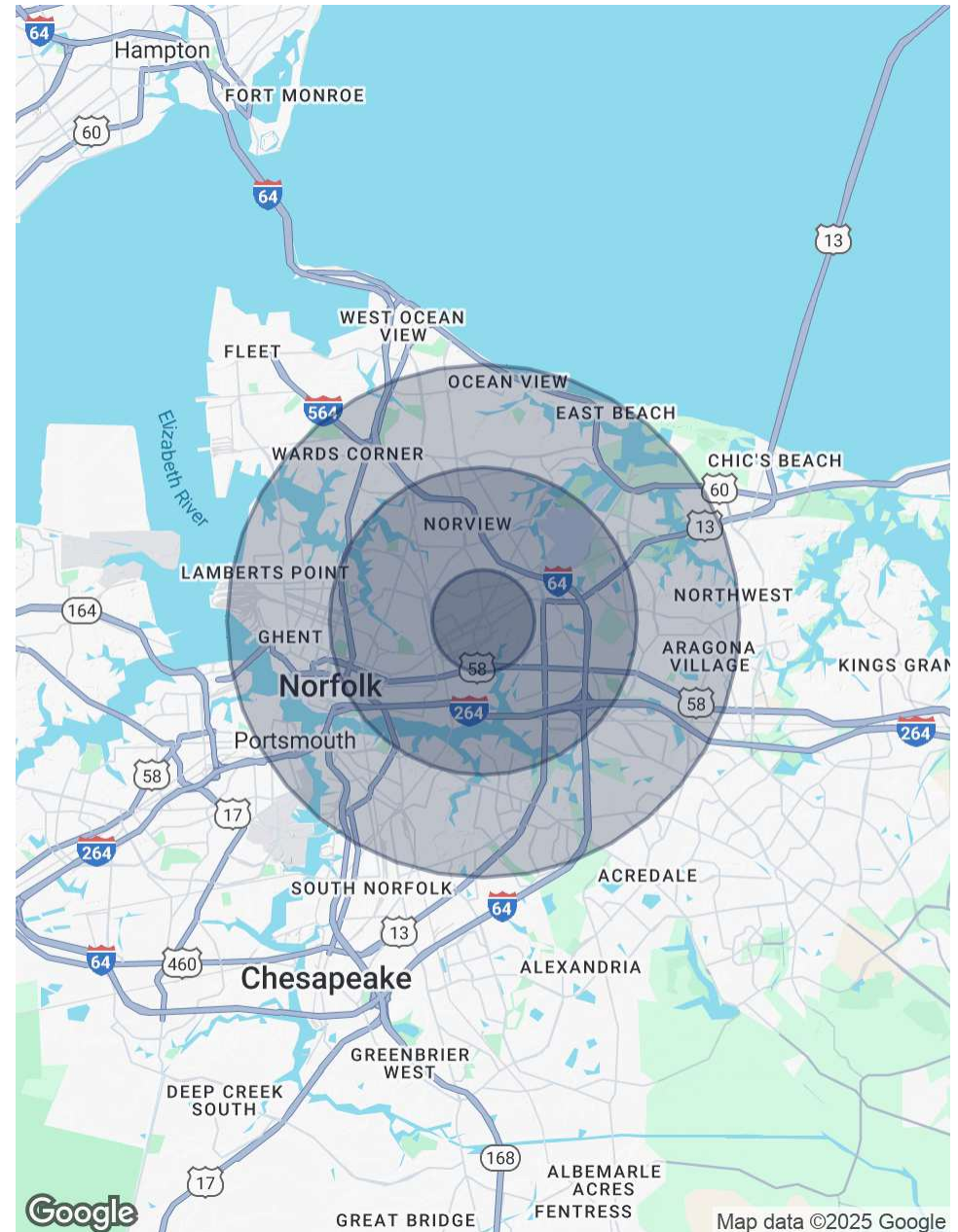


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,993	97,352	316,197
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,204	38,691	130,212
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$79,678	\$79,599	\$87,590
Average House Value	\$203,427	\$288,813	\$331,237

Demographics data derived from AlphaMap



CONTACT INFORMATION

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