

Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462
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FOR SALE OR LEASE
WAREHOUSE / OFFICE
Norfolk, VA



Location: 2501 Almeda Avenue
Land: ±89,520 sf (2.0551 ac)
Building: ±23,700 sf (Office Area ± 20% of bldg.)
Zoning: BC-O (Business and Commerce Park - Office)
Available: January 2025
Loading: Grade Level; 2 Overhead Doors at rear of building

HVAC: Fully Conditioned

Ceiling Height: Approx. 15 - 18 feet in part of warehouse, going up to approx. 20 feet

Power: 3 Phase

Lease Rate: \$9.25/sf base rent + \$1.49/sf pass-thru additional rent for Landlord's real estate taxes and insurance
Tenant responsible for utilities and generator maintenance

Sales Price: Undisclosed; Owner financing available to qualified purchaser

Amenities: Generac generator (will power critical systems for ± 3 days); AIB certified; dust-free digital printing room inside warehouse; outside storage shed included with lease or purchase; 2 breakrooms, 1 with kitchen; large conference room with built-in shelving; large executive office (22' x 15'); interior fire-rated vault/safe; corner lot; very close proximity to Norfolk International Airport, Interstate 64, and Route 13; tenant relocating by early December 2024; current warehouse use has been manufacturing

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