

3489 WESTMINSTER AVENUE

Norfolk, VA 23504

FOR LEASE OR SALE

±4.75 ACRES WITH BUILDING OPTIONALITY



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PROPERTY DETAILS

SITE

Parcel Size: 4.75 acres
Zoning: I-L, light industrial
Misc.: 60' truck scales; Former DoD-approved Transportation Service Provider (TSP)
Location for military personnel moving and storage services

WAREHOUSE A

Size: 33,100 SF
Construction: Reinforced concrete
Clear Height: 16' to 18'
Loading: One (1) 10'x 10' van high dock door
Power: 3-Phase
Sprinkler: Dry system

OFFICE

Size: 5,500 SF

WAREHOUSE B

Size: 19,000 SF
Construction: Reinforced concrete
Clear Height: 16'
Loading: One (1) 16'h x 21'w drive-in door
One (1) 14'h x 12'w drive-in door
Power: 3-Phase
Sprinkler: Dry system

MAINTENANCE SHOP

Size: 3,030 SF
Construction: Metal
Clear Height: 16' to 18'
Loading: Two (2) 14'h x 12'w drive-in doors
Two (2) 16'h x 12' drive-in doors
Column Spacing: None
Sprinkler: None

WAREHOUSE C

Size: 30,095 SF
Construction: Metal
Clear Height: 27' to 33' (partial mezzanine)
Loading: Two (2) 14'h x 14'w drive-in doors
Three (3) 14'h x 12'w drive-in doors
Two (2) 12'h x 12'w dock doors
Power: 3-Phase
Column Spacing: 50' x 23'
Sprinkler: Dry system



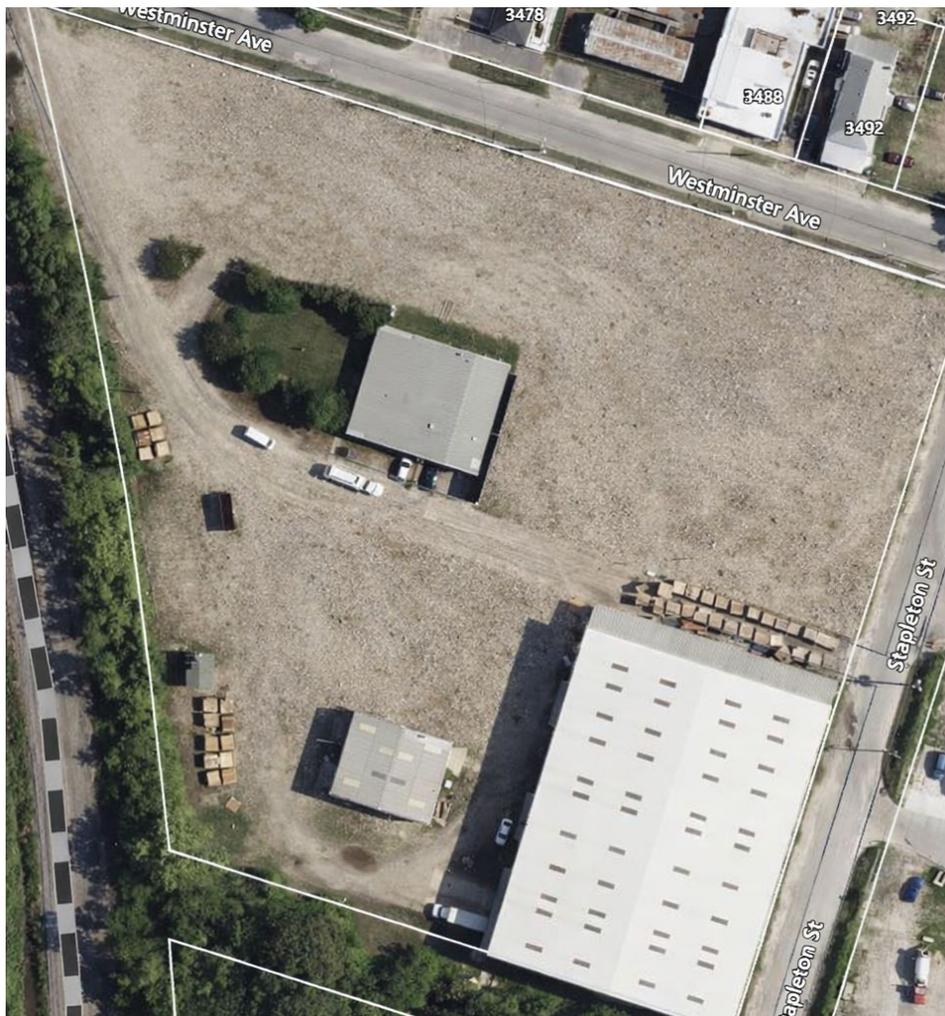
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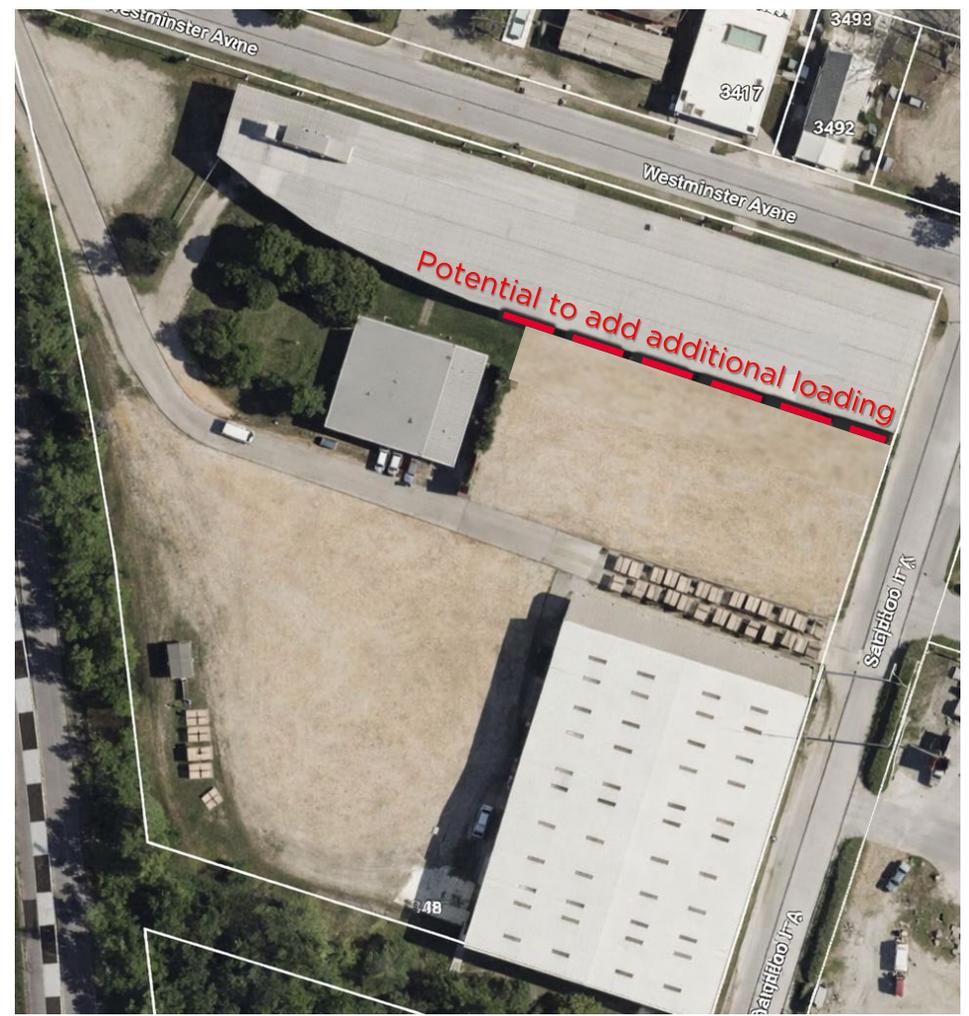
CONCEPTUAL SITE LAYOUTS

In addition to the existing layout, the property can potentially be redeveloped to provide additional yard space as shown below.

Concept 1



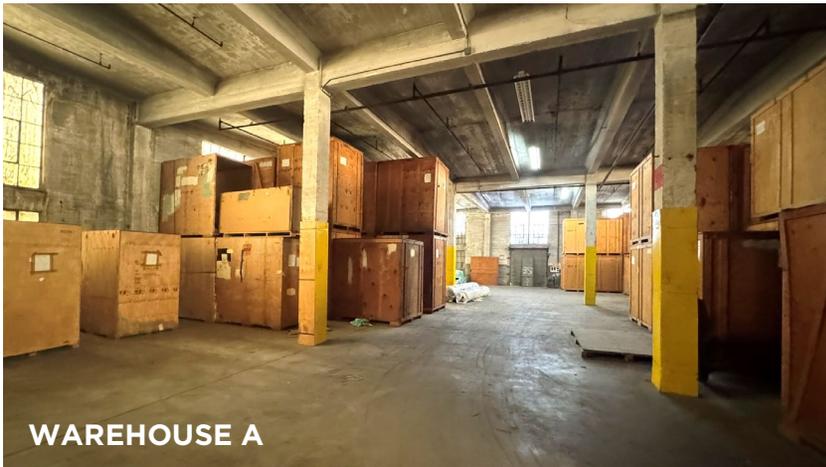
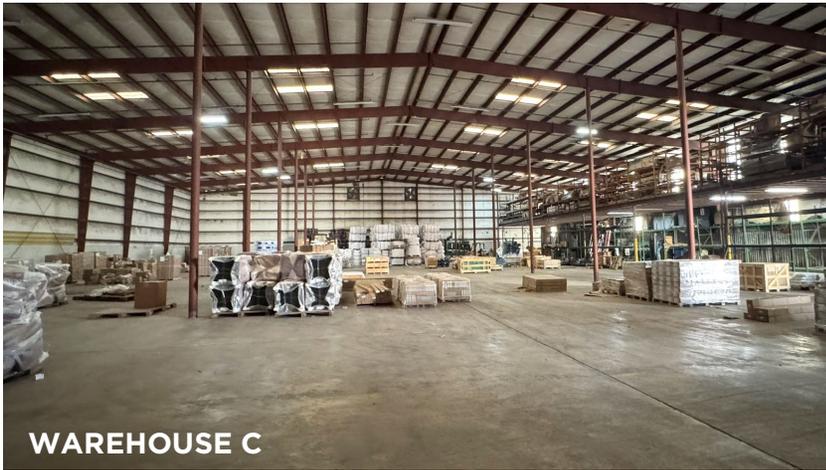
Concept 2



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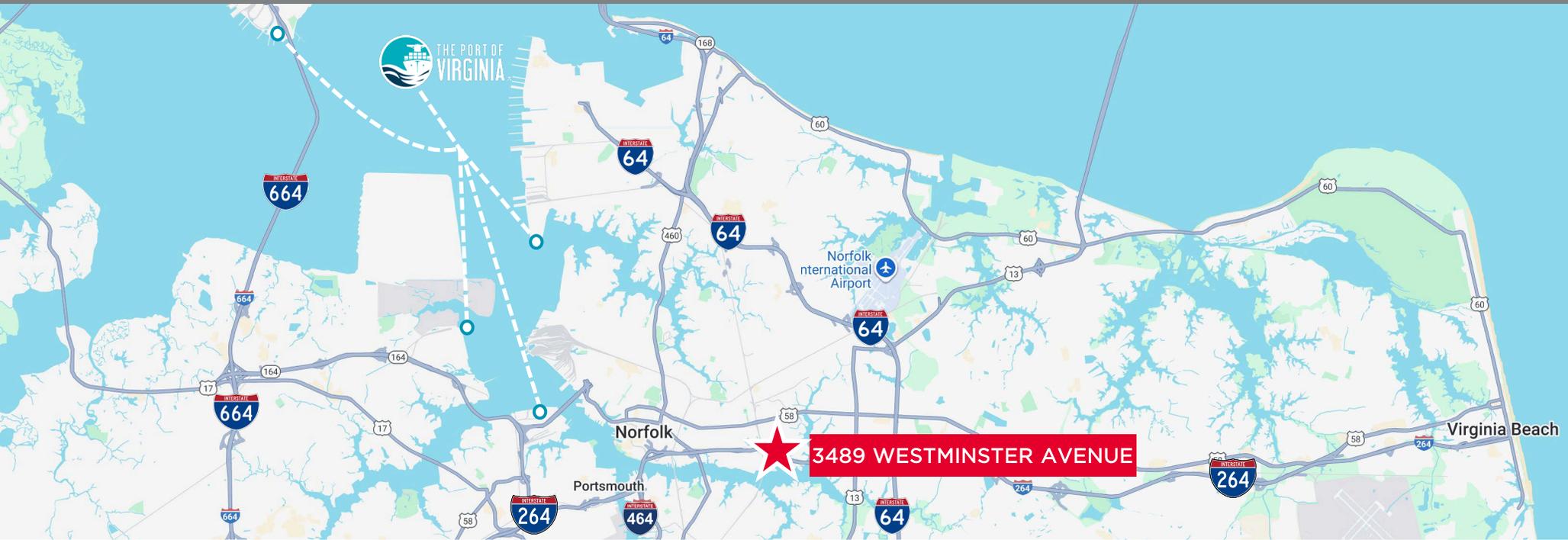
PHOTOS



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LOCATION MAP



LOCATION ATTRIBUTES



**DOWNTOWN
NORFOLK**

3.0 Miles
7 Minutes



VA BEACH

8.0 Miles
14 Minutes



664
(To Hampton)
21.0 Miles
26 Minutes



64
(To Chesapeake)
7.0 Miles
15 Minutes



464
1.5 Miles
3 Minutes



VIG

10.0 Miles
17 Minutes



NIT

14.0 Miles
19 Minutes

CORPORATE NEIGHBORS



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