

**301 W. 24<sup>TH</sup> STREET**

**Norfolk, VA 23517**

**±25,707 SF ON 1.66 ACRES FOR LEASE**



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WAKEFIELD**

**THALHIMER**

# PROPERTY FEATURES

Building Size	<ul style="list-style-type: none"> <li>• ±25,707 SF main building</li> <li>• ±4,630 SF showroom/ tasting room/ restaurant space</li> </ul>
Construction	<ul style="list-style-type: none"> <li>• ±21,077 SF warehouse/ brewery</li> <li>• Masonry with metal roof and white membrane cover</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>• ±1.66 acres, frontage on Llewellyn Avenue and 24th Street</li> <li>• Located in Midtown Industrial Park</li> <li>• Property takes up full city block</li> <li>• ±0.90 acre paved, fenced yard provides rare parking area in Norfolk</li> </ul>
Loading	<ul style="list-style-type: none"> <li>• Two (2) overhead doors with van high loading platform</li> <li>• Two (2) docks with levelers and motorized doors</li> </ul>
Clear Height	<ul style="list-style-type: none"> <li>• 14'</li> </ul>
Power	<ul style="list-style-type: none"> <li>• 3-phase electric, 400 amp</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>• I-L; Tenant to verify zoning permits use</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• High efficiency T5 lighting</li> </ul>
Column Spacing	<ul style="list-style-type: none"> <li>• 24.5' x 27.5' (warehouse is 123' deep x 165' wide)</li> </ul>
Lease Rate	<ul style="list-style-type: none"> <li>• \$10.00 PSF, NNN (NNN est. \$0.89 PSF)</li> </ul>

## Demographics

	1 Mile	3 Miles	5 Miles
Population	22,744	108,326	250,470
No. of Households	10,581	45,555	102,282
Average HH Income	\$90,681	\$91,584	\$82,542
Daytime Population	27,529	162,762	340,860



Located in Norfolk Railroad District



Along the route of the Annual Brew Hop



1.5 miles from Old Dominion University  
2.3 miles from Norfolk State University



2.8 miles from Harbor Park Stadium



1.2 miles from Chrysler Museum



2.0 miles from Ferry Stop - Waterside



1.8 miles from the Midtown Tunnel  
2.4 miles from the Downtown Tunnel



Several bus stops within walking distance of property  
\*Transit score of 43



\*Walk score of 91

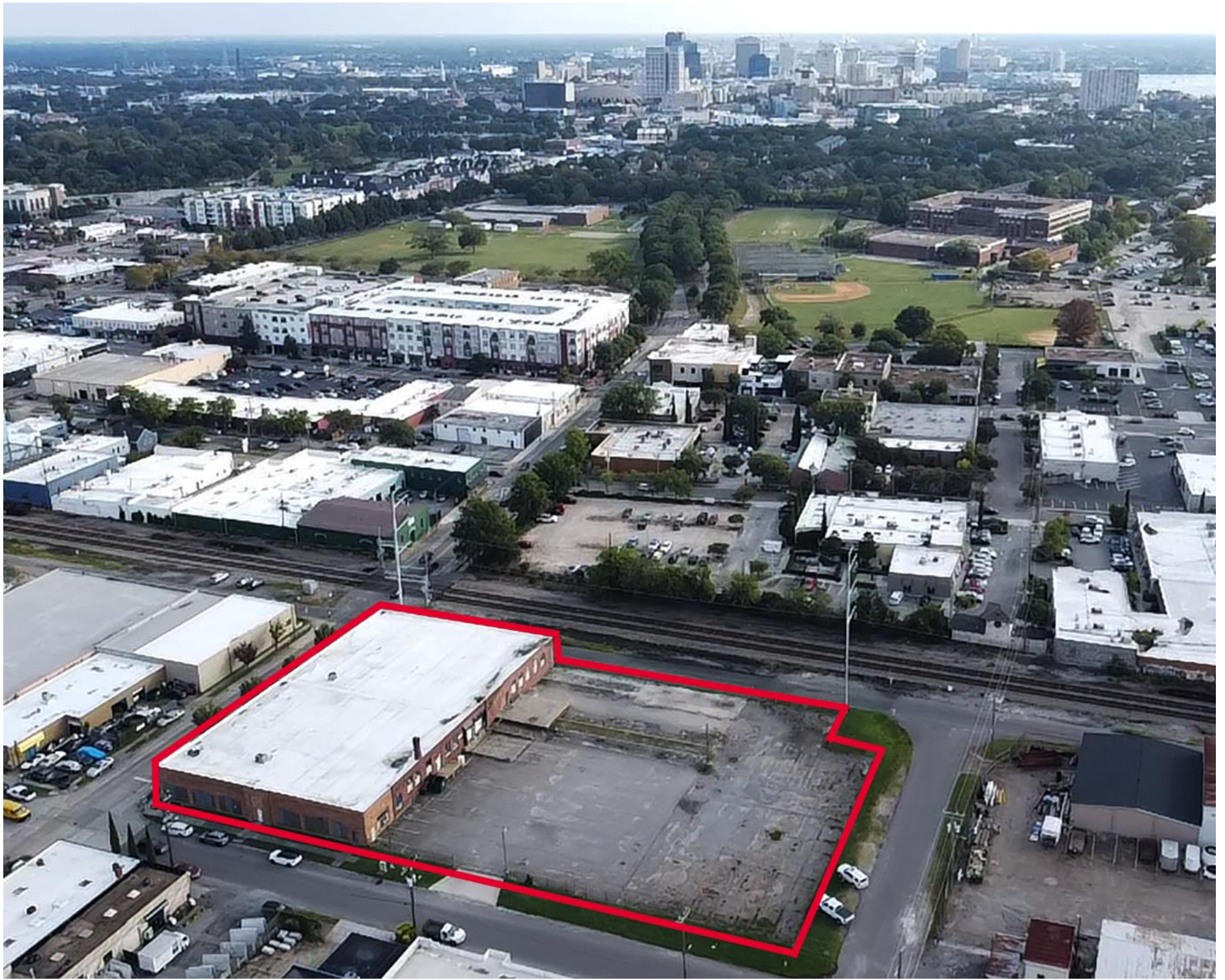
\*walkscore.com  
visitenorfolk.com

## Nearby Retailers





PROPERTY AERIAL





PROPERTY PHOTOS





# PROPERTY LOCATION



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