PORT NORFOLK COMMODITIES WAREHOUSE

1157 PRODUCTION ROAD, BLDG 4, NORFOLK, VA

FOR LEASE | **36,000 SF**

HIGH BAY CROSS-LOAD WAREHOUSE

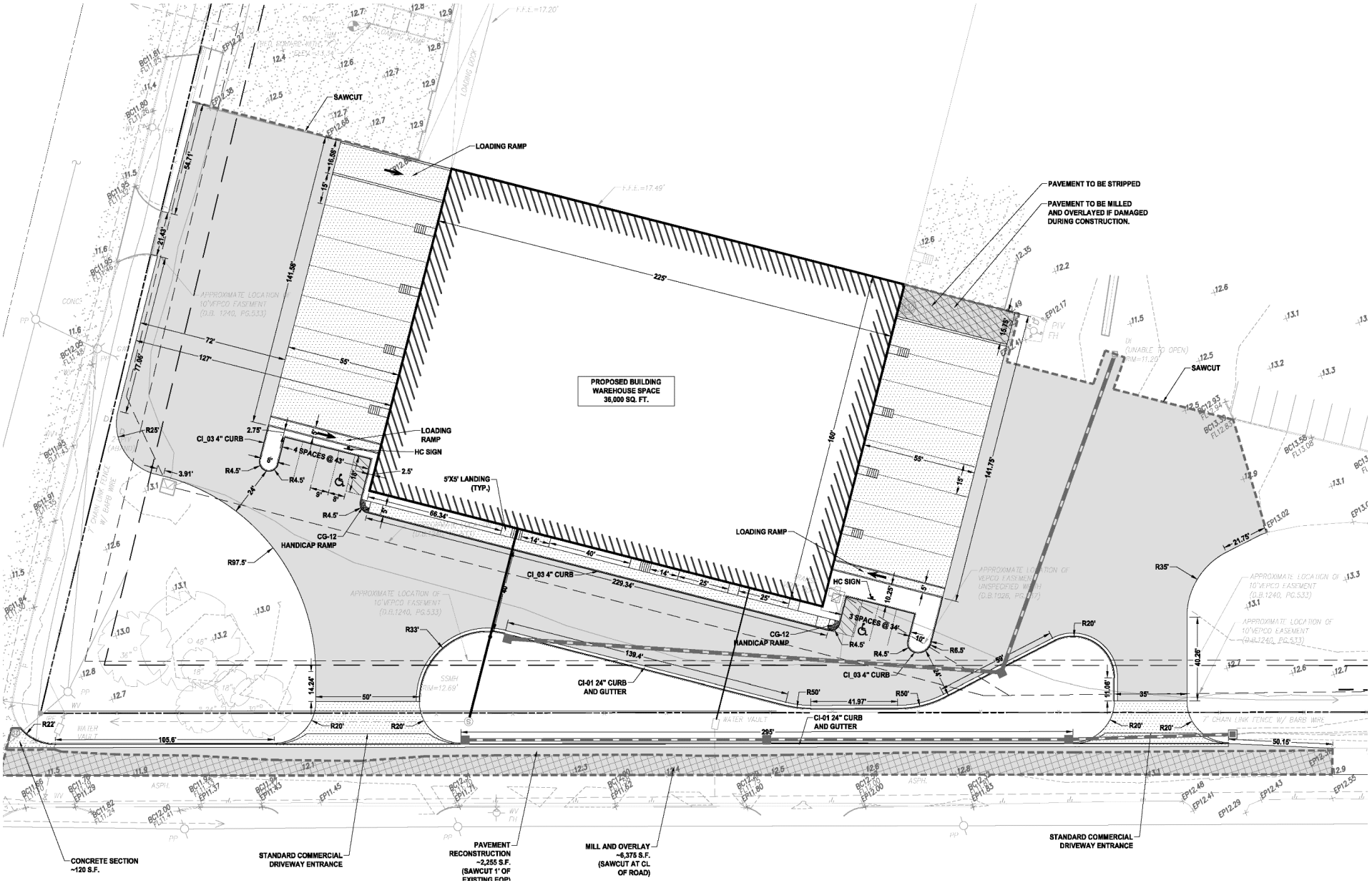
CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY **DETAILS**

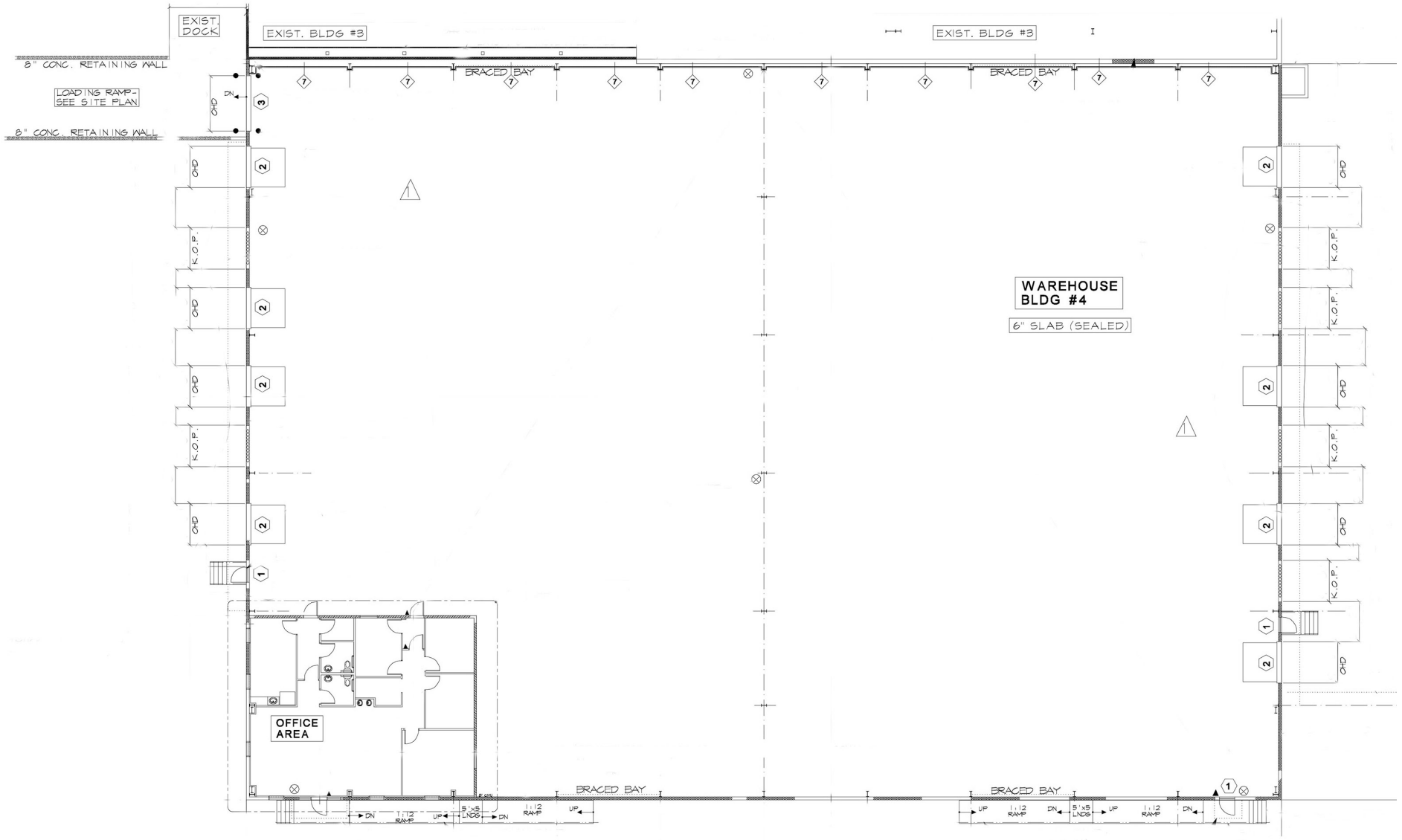
Cushman & Wakefield | Thalhimer is pleased to offer for lease **BUILDING 4** at the Port Norfolk Commodities Warehouse ("PNCW"). The premises will be delivered as a 36,000 SF high bay distribution facility with cross-loading functionality.

Total Size: 36,000 SF
Office Area: +/- 2,000 SF
Clear Height: 28' - 32'
Loading: Eight (8) Dock loading doors - 9'w x 10'h with bumpers, seals, and 35,000 lb. mechanical pit levelers; Eight (8) Additional dock knockouts; One (1) motorized drive-in door 12'w x 14'h dock
Power: 3-Phase, 277/408v
Year Built: 2025
Columns: Two interior column lines with 75' column mid-spans
Sprinklers: ESFR
Lighting: LED motion-sensor
Construction: Metal over block
Zoning: BC-I, Business and Commerce Park – Industrial
Incentives: Enterprise Zone, FTZ #20
Lease Rate: $12.95 PSF NNN
OPEX: $1.38 PSF

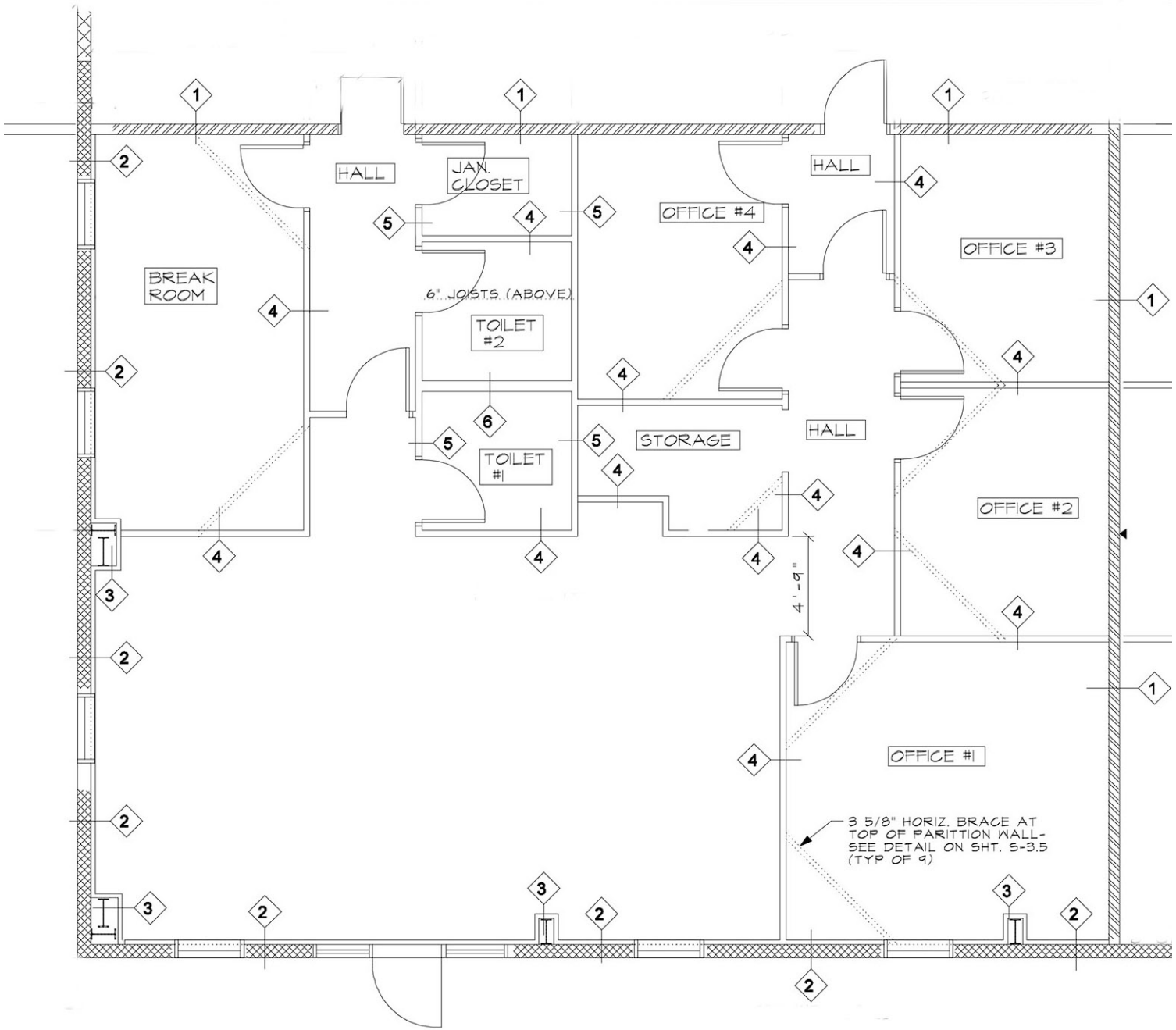
SITE **PLAN**


PROPOSED BUILDING
WAREHOUSE SPACE
36,000 SQ. FT.
PAVEMENT TO BE STRIPPED
PAVEMENT TO BE MILLED AND OVERLAYED IF DAMAGED DURING CONSTRUCTION.
SAWCUT
LOADING RAMP
HC SIGN
CI_03 4" CURB
CG-12 HANDICAP RAMP
5'X5' LANDING (TYP.)
4 SPACES @ 43'
3 SPACES @ 34'
CI-01 24" CURB AND GUTTER
APPROXIMATE LOCATION OF 10' VEPCO EASEMENT (D.B.1240, PG.533)
CONCRETE SECTION ~120 S.F.
STANDARD COMMERCIAL DRIVEWAY ENTRANCE
PAVEMENT RECONSTRUCTION ~2,255 S.F. (SAWCUT 1' OF EXISTING EOP)
MILL AND OVERLAY ~6,375 S.F. (SAWCUT AT CL OF ROAD)
STANDARD COMMERCIAL DRIVEWAY ENTRANCE

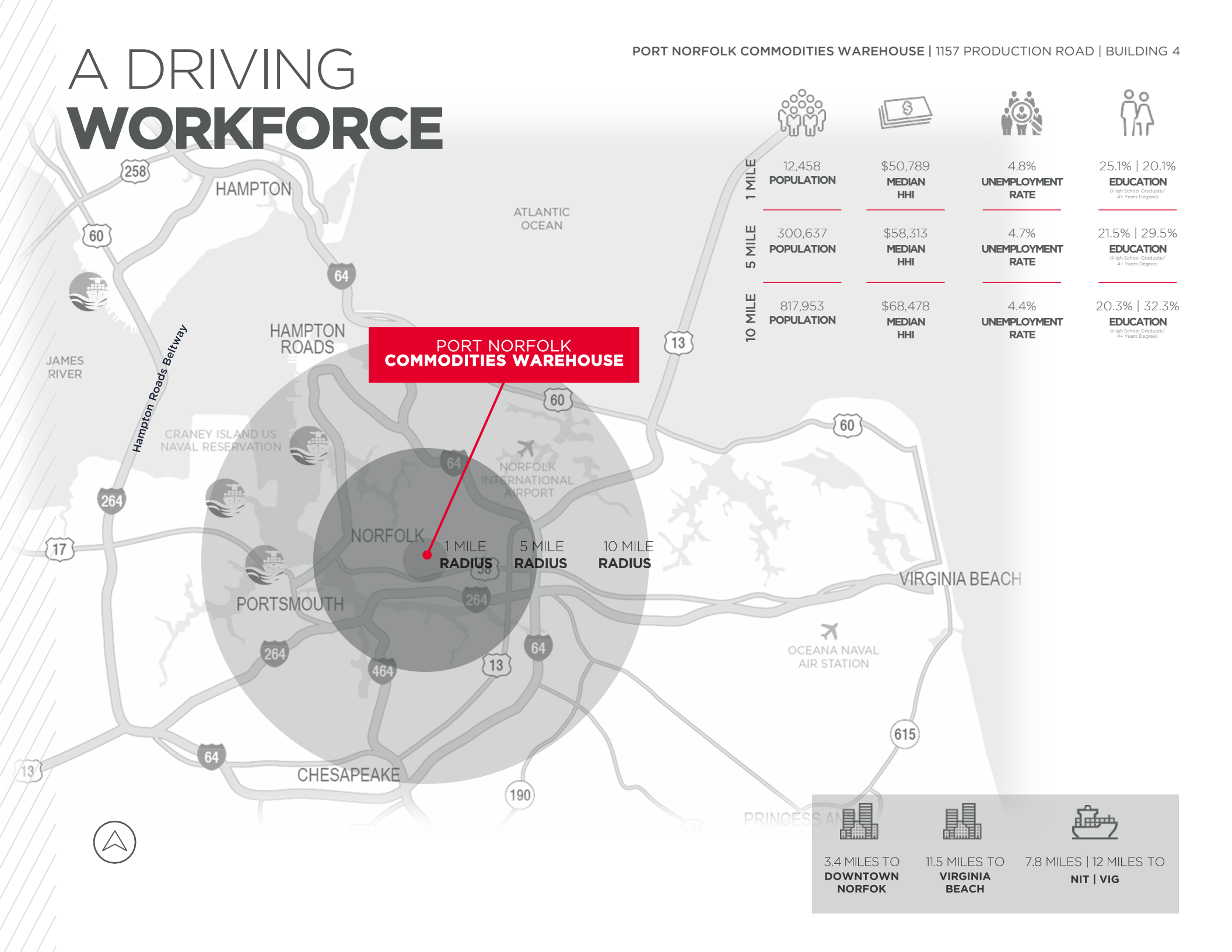
BUILDING **PLAN**



OFFICE **PLAN**


HALL
JAN. CLOSET
BREAK ROOM
6" JOISTS (ABOVE)
TOILET #2
TOILET #1
STORAGE
HALL
OFFICE #4
HALL
OFFICE #3
OFFICE #2
OFFICE #1
4'-9"
3 5/8" HORIZ. BRACE AT TOP OF PARITTION WALL- SEE DETAIL ON SHT. S-3.5 (TYP OF 9)

A DRIVING **WORKFORCE**



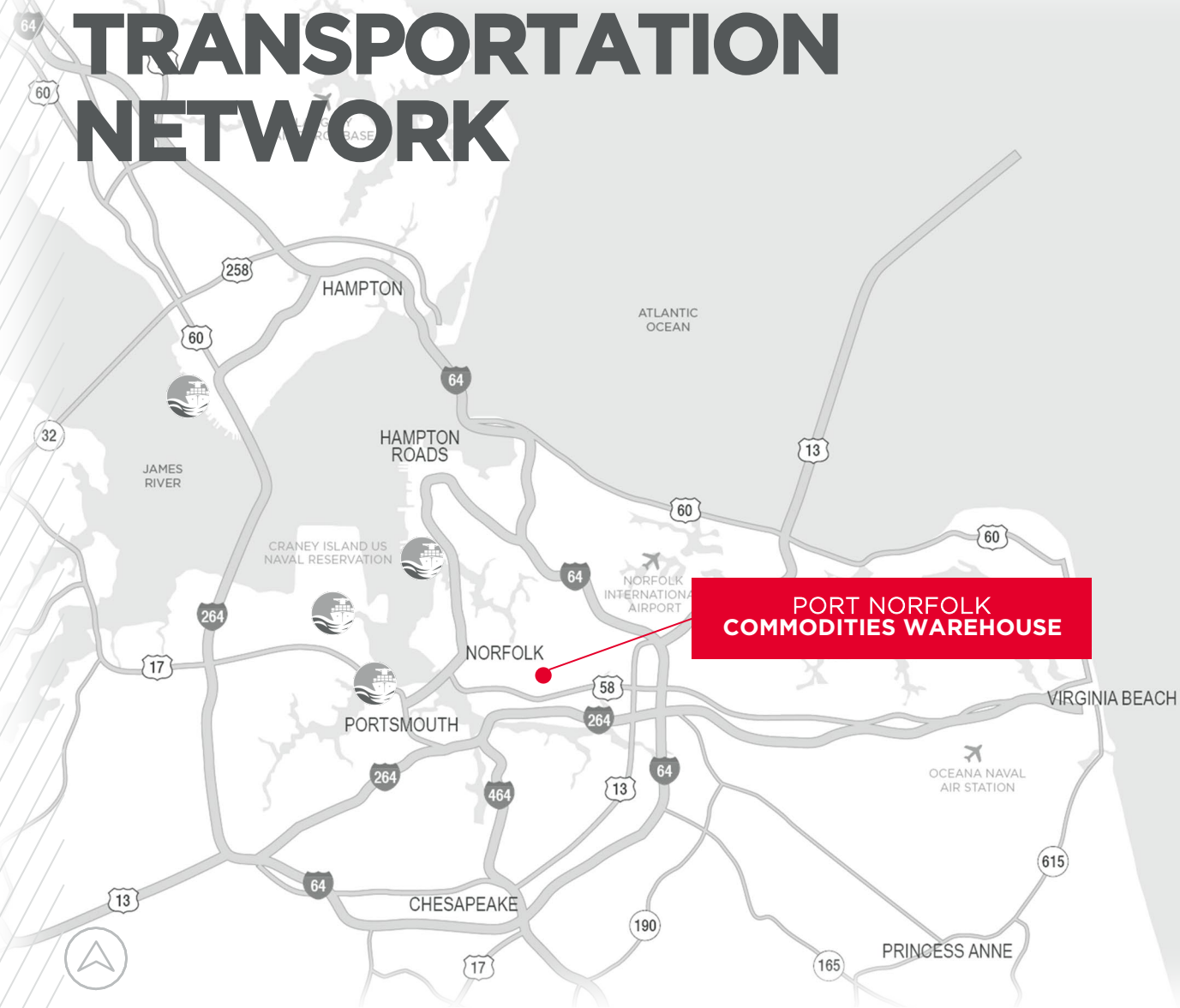
1 MILE	12,458 **POPULATION**	$50,789 **MEDIAN HHI**	4.8% **UNEMPLOYMENT RATE**	25.1% | 20.1% **EDUCATION** (High School Graduate/ 4+ Years Degree)
5 MILE	300,637 **POPULATION**	$58,313 **MEDIAN HHI**	4.7% **UNEMPLOYMENT RATE**	21.5% | 29.5% **EDUCATION** (High School Graduate/ 4+ Years Degree)
10 MILE	817,953 **POPULATION**	$68,478 **MEDIAN HHI**	4.4% **UNEMPLOYMENT RATE**	20.3% | 32.3% **EDUCATION** (High School Graduate/ 4+ Years Degree)

3.4 MILES TO **DOWNTOWN NORFOK**

11.5 MILES TO **VIRGINIA BEACH**

7.8 MILES | 12 MILES TO **NIT | VIG**

REGIONAL **TRANSPORTATION NETWORK**



1.5 MILES
TO INTERSTATE 264

2.8 MILES
TO INTERSTATE 64

4.0 MILES
TO INTERSTATE 464

11.7 MILES
TO INTERSTATE 664

3.3 MILES
TO NORFOLK INTERNATIONAL AIRPORT

13.8 MILES
TO HAMPTON

3.4 MILES TO **DOWNTOWN NORFOK**

11.5 MILES TO **VIRGINIA BEACH**

7.8 MILES | 12 MILES TO **NIT | VIG**

CORPORATE **NEIGHBORS**

amazon · ABC Supply Co. inc. · BEACON · LANSING BUILDING PRODUCTS · Johnson Controls · PPG · SRS Distribution · Sherwin Williams · Locke Supply Co. · GRAINGER · J.B. HUNT · GraybaR

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