

FOR LEASE

3450 E VIRGINIA BEACH BLVD

Norfolk, Virginia 23502



BRETT SAIN

Senior Associate

757 213 4153

brett.sain@thalhimer.com

GEOFF POSTON, SIOR

Senior Vice President

757 650 8437

geoff.poston@thalhimer.com



THALHIMER

FOR LEASE

± 17,100 SF / 1.80 ACRE SITE

NORFOLK INDUSTRIAL PARK

PROPERTY FEATURES



Details:

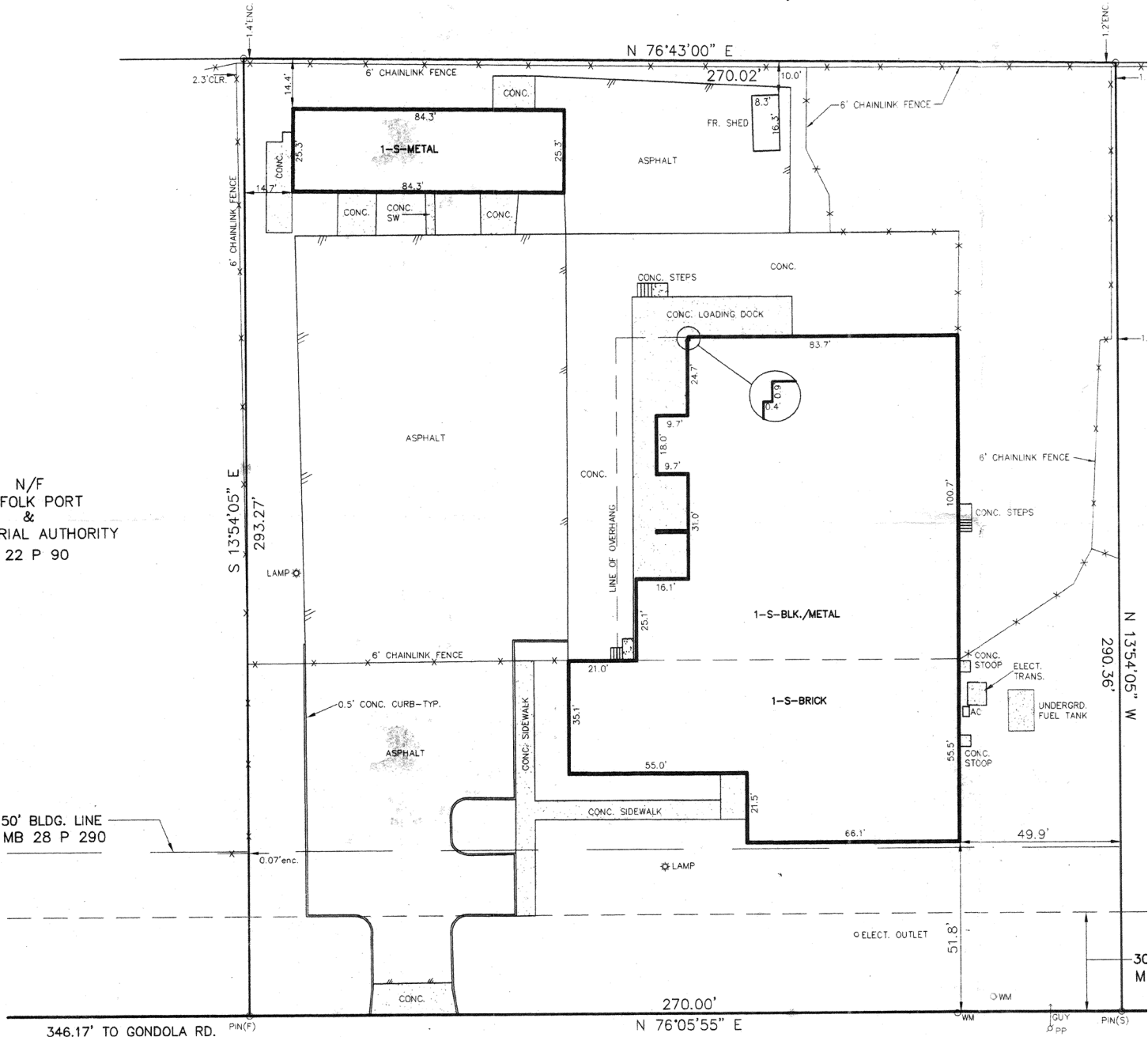
- ± 17,100 SF | 1.80 acres
- Office/Warehouse - 15,000 SF
- Shop - 2,100 SF
- Fenced Yard - 1.41 acres
- Sprinkler system in the main building
- 16' - 18' Clear Height
- Grade / Dock-level loading
- Zoned BC-I
- Bonded warehousing
- Located in Norfolk enterprise zone – *incentives available*
- One mile from I-264
- **LEASE RATE: \$10.75 PSF, NNN**



SITE PLAN

N/F
NORFOLK PORT
&
INDUSTRIAL AUTHORITY
MB 22 P 90

50' BLDG. LINE
MB 28 P 290



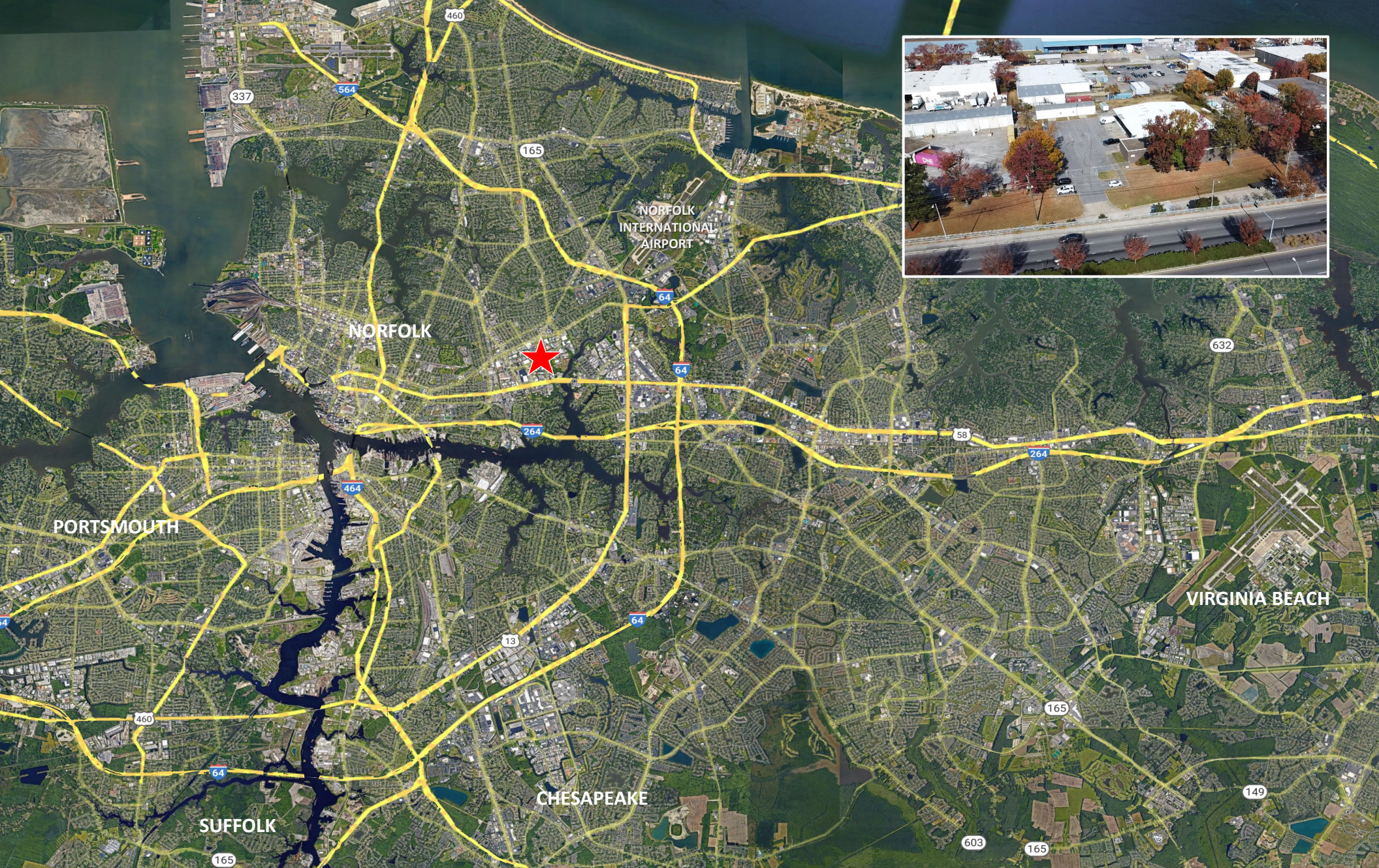
346.17' TO GONDOLA RD. PIN(F)

3C
M

GUY
D pp PIN(S)

SITE IMAGES





BRETT SAIN
Senior Associate
757 213 4153
brett.sain@thalhimer.com

GEOFF POSTON, SIOR
Senior Vice President
757 650 8437
geoff.poston@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, Virginia 23462
757 499 2900 | www.thalhimer.com



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman Wakefield | Thalhimer ©2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*