

# 1021 E PRINCESS ANNE ROAD

Norfolk, Virginia 23504

**INDUSTRIAL FOR LEASE**



**± 20,526 SQUARE FEET**

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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

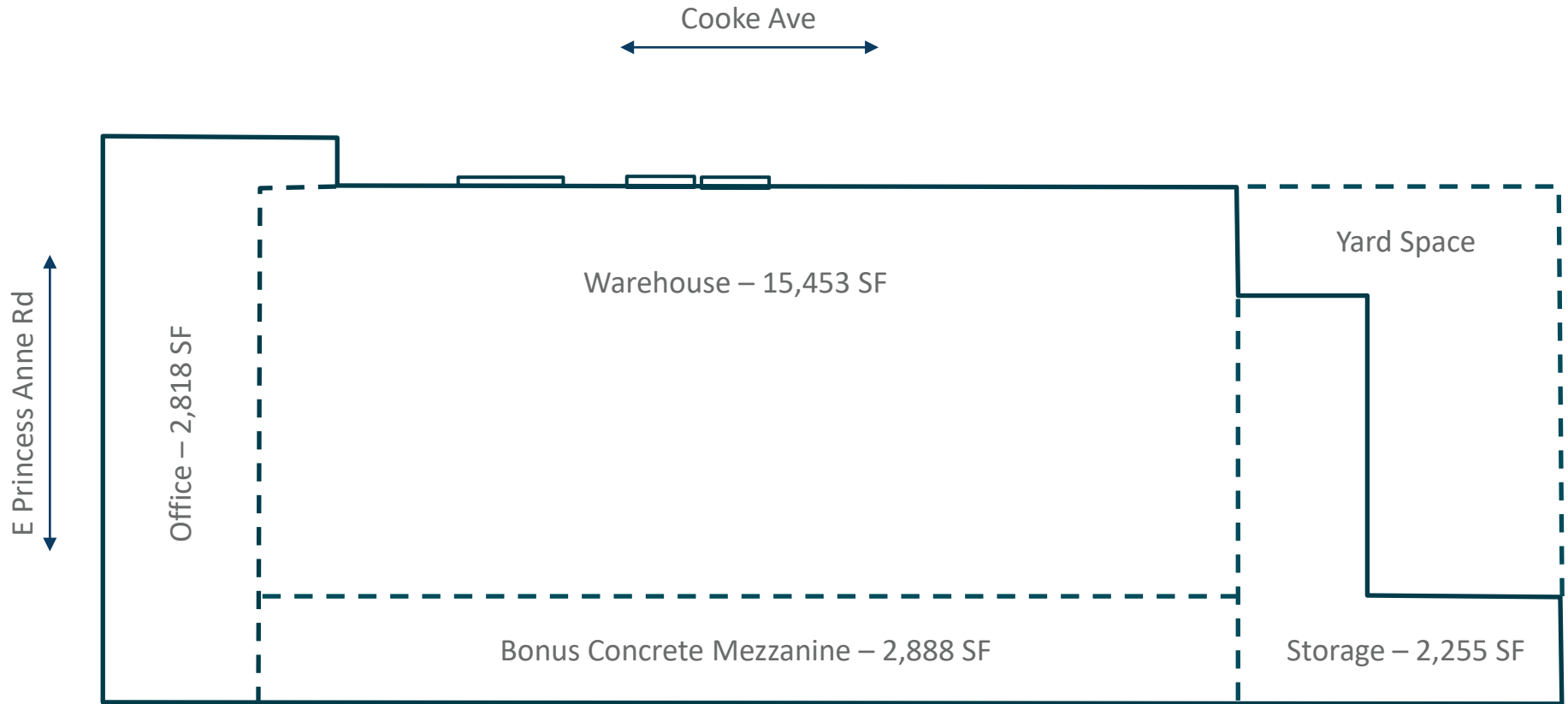


## PROPERTY DETAILS | 1021 E PRINCESS ANNE ROAD

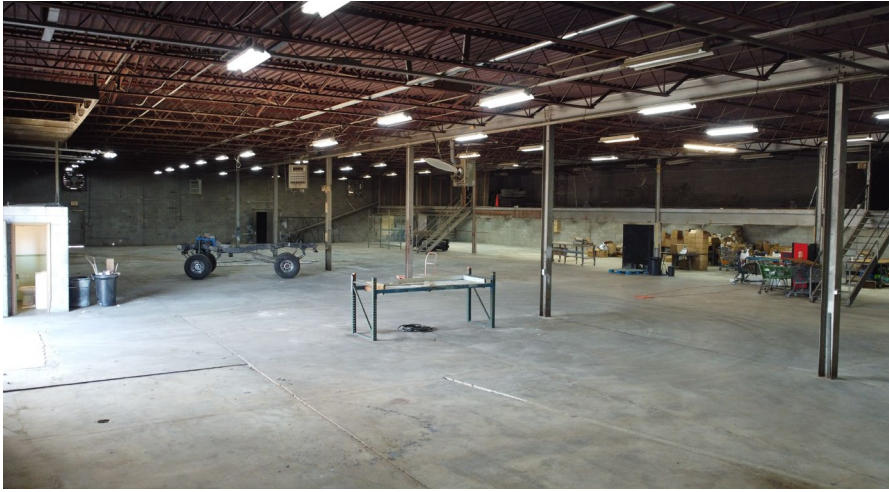
<b>Available SF:</b>	<b>± 20,526 SF</b>	<b>Construction:</b>	Masonry
<b>Warehouse/ Storage:</b>	<b>± 17,708 SF</b>	<b>Yard:</b>	Fenced and Partially Stabilized (± 3,000 square feet)
<b>Office:</b>	<b>± 2,818 SF</b>	<b>Electrical:</b>	3 - Phase
<b>Concrete Mezzanine*</b>	<b>± 2,888 SF</b>	<b>Clear Height:</b>	15'
		<b>Loading:</b>	One (1) – 13' x 13' Overhead Door Two (2) – 8' x 9' Overhead Doors
		<b>Zoning:</b>	IL – Light Industrial
		<b>Incentives:</b>	Located in HUB and Enterprise Zones
		<b>Lease Rate:</b>	<b>\$8.95 PSF, NNN</b>
		<b>Estimated OPEX:</b>	\$0.80 PSF

*\* Not included in square footage calculation*

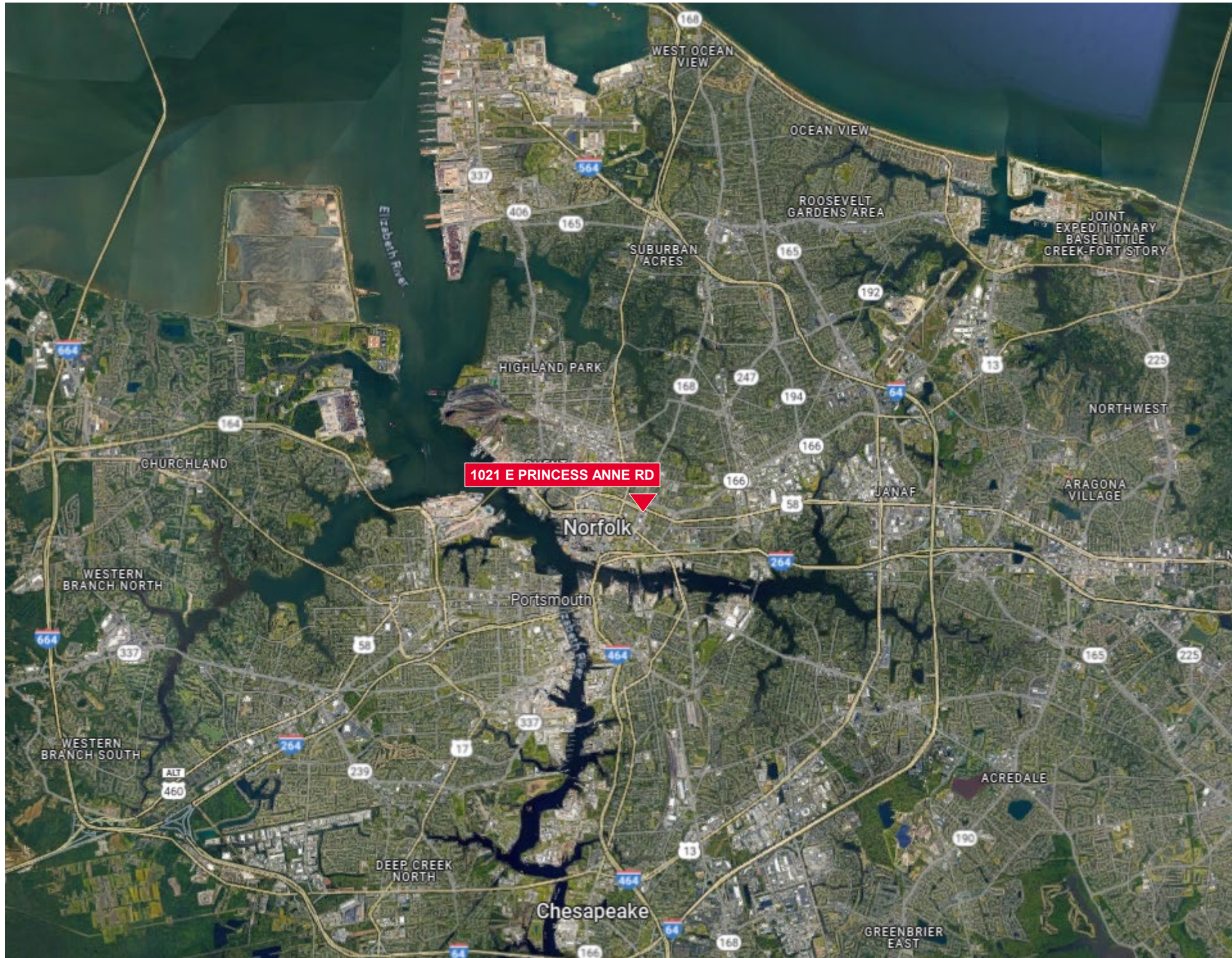
# FLOOR PLAN



PROPERTY PHOTOS



SURROUNDING AREA





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