

# 3002 ARIZONA AVENUE

NORFOLK, VA 23513



THALHIMER



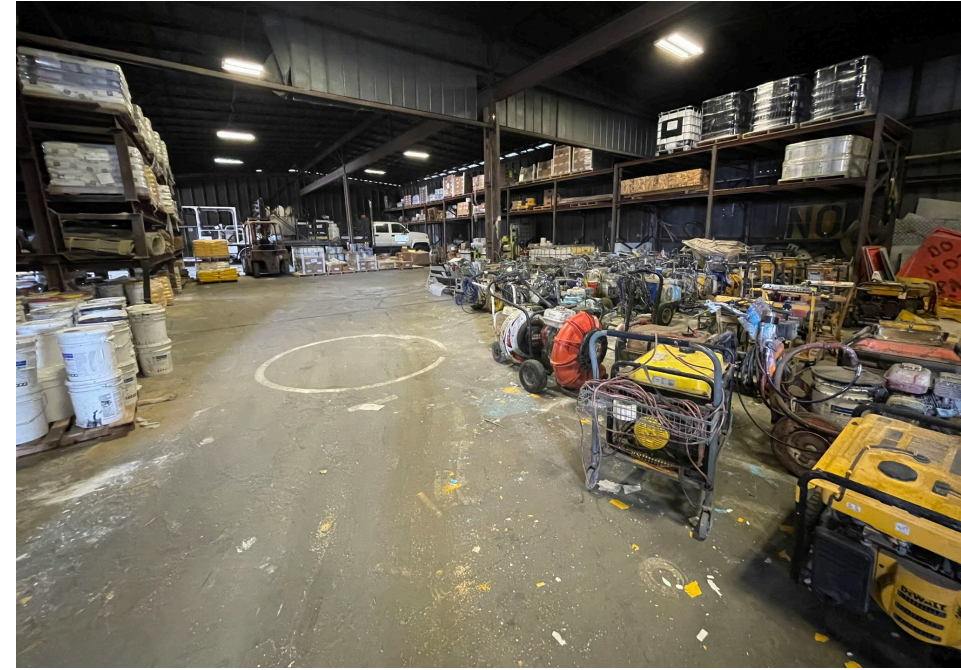
**21,541 SF OFFICE/WAREHOUSE  
AVAILABLE FOR SUBLEASE**

**CHRISTINE KAEMPFE, SIOR**  
Senior Vice President  
757 499 1384  
[christine.kaempfe@thalhimer.com](mailto:christine.kaempfe@thalhimer.com)

**BRETT SAIN**  
First Vice President  
757 213 4153  
[brett.sain@thalhimer.com](mailto:brett.sain@thalhimer.com)

The Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, Virginia 23462  
757 499 2900 | [thalhimer.com](http://thalhimer.com)

PROPERTY FEATURES



**Available SF:** ±21,541 SF

**Main Warehouse:** ±17,366 SF

**Fab Shop:** ±2,375 SF

**Office:** ±1,800 SF

**Site Area:** ±0.62 Acres

**Year Built:** 1959

**Construction:** Metal

**Clear Height:** Varies, 13' – 20'

**Electrical:** 3-Phase

**Loading:** Ten (10) total grade level doors

**Zoning:** I-L (Light Industrial Zone)  
Located in Enterprise Zone with incentives available

**Occupancy:** Available May 1, 2024; Master Lease runs through January 31, 2027  
Landlord will consider long term lease for quality credit tenant

**Additional Features:** Fenced and stabilized yard

**Lease Rate:** \$9.00 PSF, NNN, 3% annual escalations

**OPEX:** \$0.67 PSF (Taxes & Insurance)

PROPERTY PHOTOS



**SITE AERIAL**



**LAFAYETTE BOULEVARD**

**ILLINOIS AVENUE**

**+17,366 SF  
OFFICE/WAREHOUSE**

**+2,375 SF  
OFFICE/WAREHOUSE**

**+1,800 SF  
OFFICE**

**ARIZONA AVENUE**

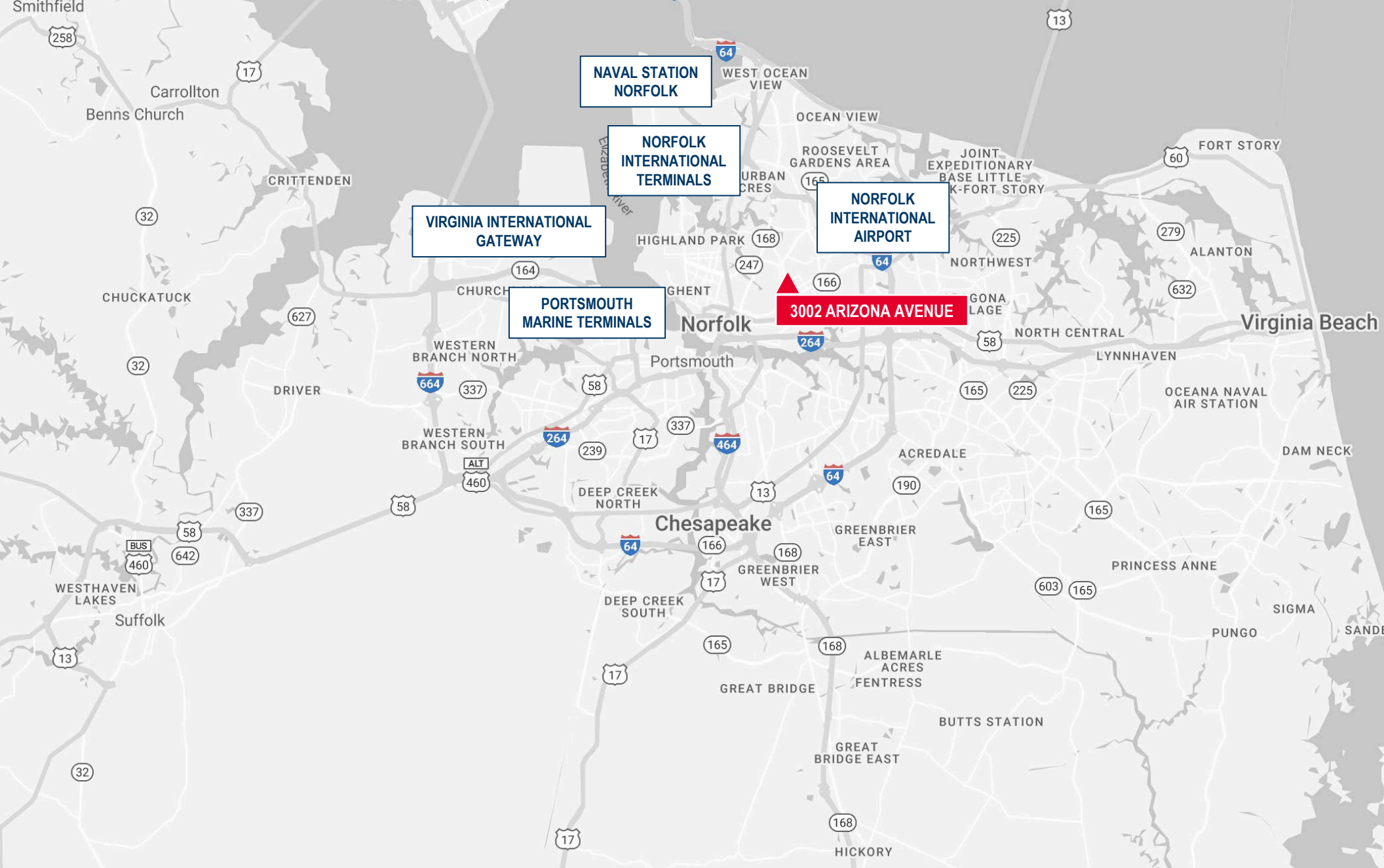
**HANBURY STREET**

**PROPERTY BREAKDOWN**

<b>WAREHOUSE</b>	+17,366 SF (16,901 SF warehouse / 465 SF office – 2 story – no restroom)
<b>LOADING (GRADE LEVEL)</b>	1 – 14h x 15w roll up 2 – 13h x 19w roll up (motorized) 5 – 12h x 18w roll up
<b>CLEAR HEIGHT</b>	19' to 20'

<b>OFFICE/ WAREHOUSE</b>	+2,375 SF (1,510 SF warehouse/8,655 SF conditioned shop – no restroom)
<b>LOADING (GRADE LEVEL)</b>	2 – 12h x14w roll up
<b>CLEAR HEIGHT</b>	13' to 15'

<b>OFFICE</b>	+1,800 SF includes two restrooms, a kitchenette, reception area and 5 private offices
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