

5803

CURLEW DRIVE

NORFOLK INDUSTRIAL PARK



For Sale
37,128 SF



CUSHMAN &
WAKEFIELD

THALHIMER

// PROPERTY HIGHLIGHTS



LOCATION

CENTRALLY LOCATED INVESTMENT OPPORTUNITY
IN HIGHLY SOUGHT-AFTER HAMPTON ROADS MSA



PROXIMITY

IMMEDIATE ACCESS TO I-64 / 1-264 CORRIDOR
FRONTAGE ON CURLEW DRIVE



CABLING

FIBER OPTIC WIRING



LOADING / CRANES

THREE OVERHEAD DOORS
TWO 5-TON BRIDGE CRANES



BUILDING EXTERIOR

STEEL CONSTRUCTION
FIRE-RESISTANT FRAMING
FENCED / GATED SIDE YARD



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive



// BUILDING SPECS

BUILDING SIZE

±37,128 SF

SITE SIZE

±1.44 ACRES

ZONING

I-L (LIGHT INDUSTRIAL)

PARKING

±40 SURFACE SPOTS

OFFICE SF

10,000 SF

WAREHOUSE SF

27,128 SF

CEILING HEIGHT

28'

HOOK HEIGHT

17'

HEAVY POWER

3-PHASE

NOI

BY 3/2025 \$382,418

CAP RATE

7-YEAR LEASE (POTENTIAL 7.12% CAP RATE)

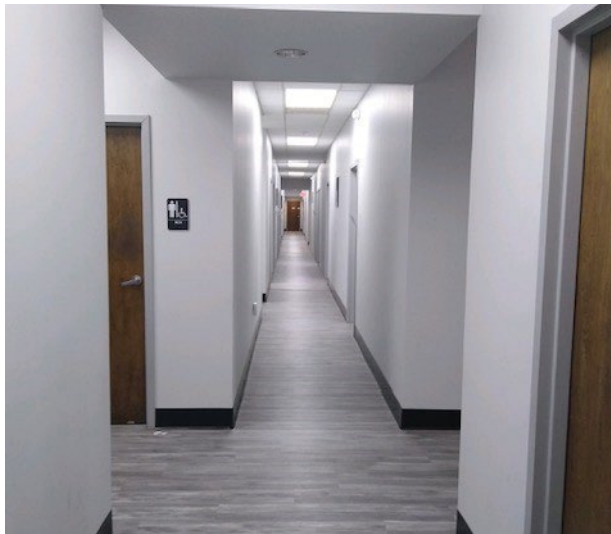
SALE PRICE

\$5,500,000

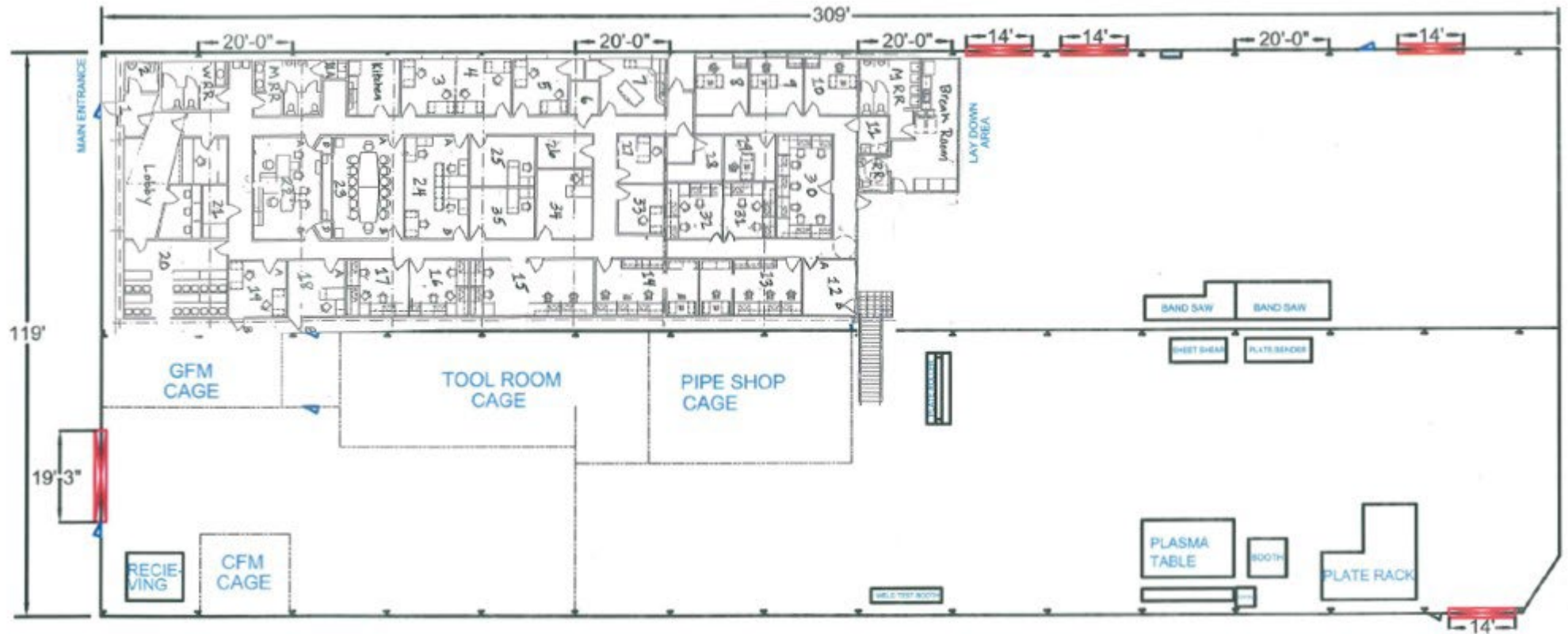


NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

// GALLERY



// FLOOR PLANS



DEMOGRAPHICS



109,703
POPULATION
Within 3 Miles



\$67,645
MEDIAN INCOME
Within 3 Miles



\$328,129
MEDIAN HOME VALUE
Within 3 Miles

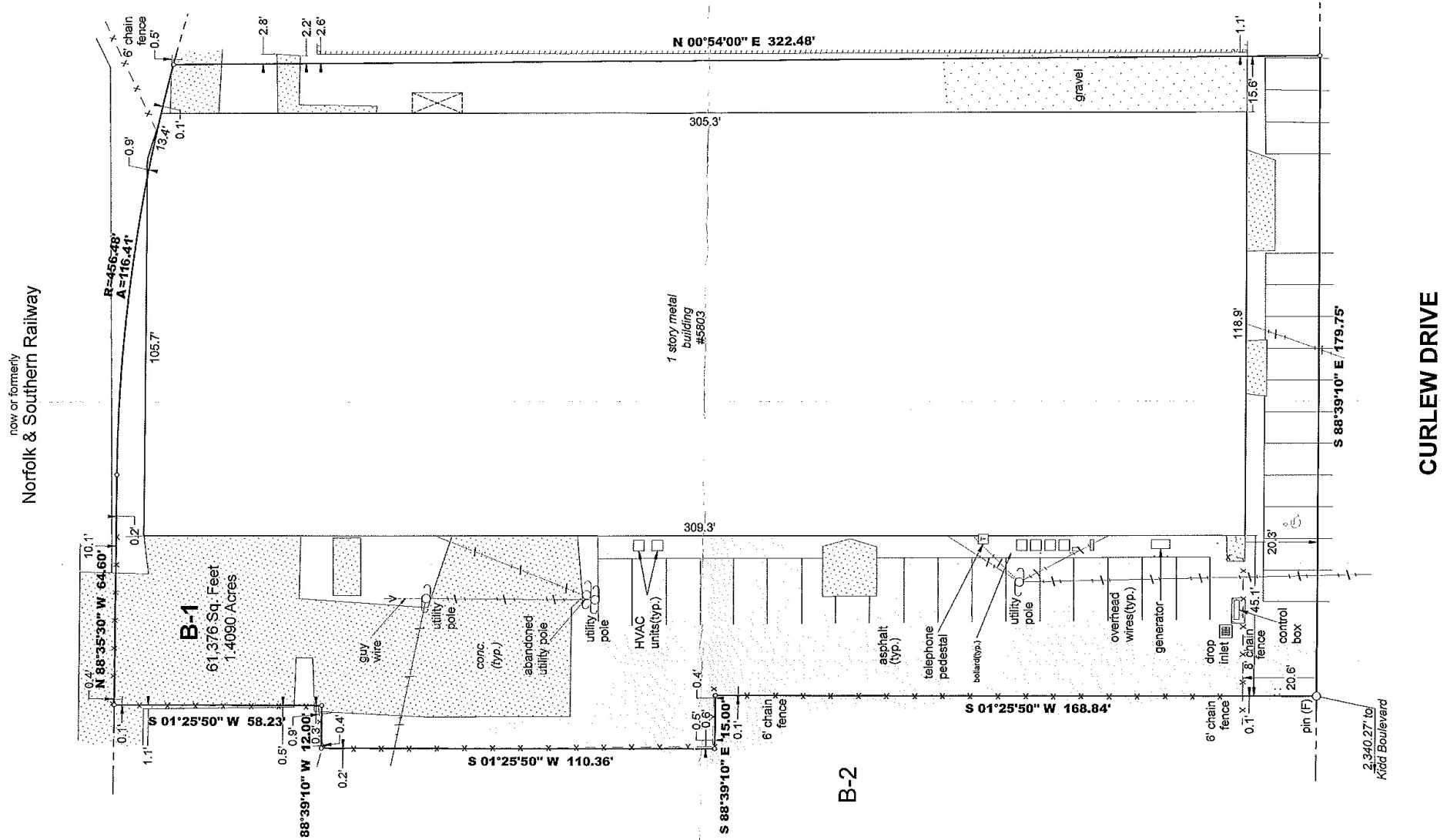


36.3
MEDIAN AGE
Within 3 Miles



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

SITE SURVEY



NORFOLK INDUSTRIAL PARK
5803 Curlew Drive

5803

CURLEW DRIVE

NORFOLK INDUSTRIAL PARK

East Virginia Beach Boulevard

MILITARY CIRCLE

64

13

264

Curlew Drive

5803 CURLEW DRIVE – 37,128 SF

// CONTACT

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WAKEFIELD**

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