



**21,541 SF OFFICE/WAREHOUSE  
FOR SUBLEASE OR SALE**

**3002 ARIZONA AVENUE  
NORFOLK, VA 23513**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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# 3002 ARIZONA AVENUE

Norfolk, VA 23513

## Property Features

Available SF:  $\pm 21,541$  SF

Main Warehouse:  $\pm 17,366$  SF

Fab Shop:  $\pm 2,375$  SF

Office:  $\pm 1,800$  SF

Site Area:  $\pm 0.62$  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

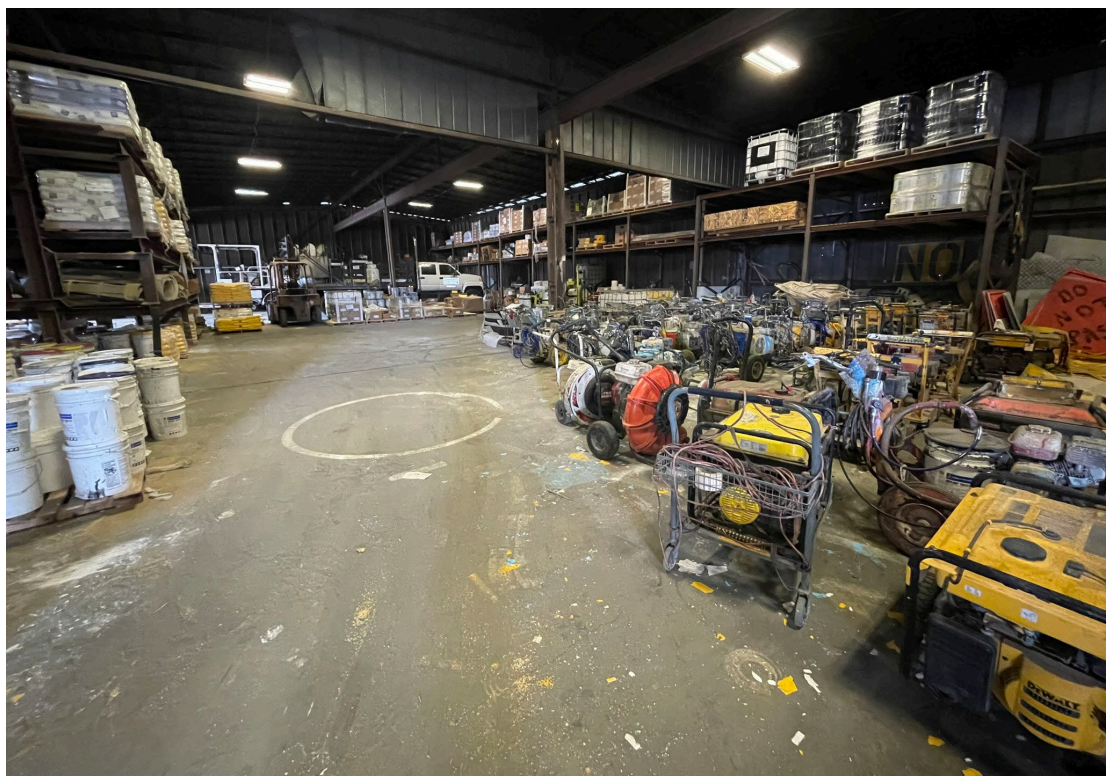
Occupancy: Available May 1, 2024: Master Lease runs through January 31, 2027;  
Landlord will consider long term lease for quality credit tenant

Additional Features: Fenced and stabilized yard

Lease Rate: \$8.00 PSF, NNN, 3% annual escalations

OPEX: \$0.67 PSF (Taxes and Insurance)

Sale Price: \$1,700,000





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PROPERTY  
PHOTOS





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SITE AERIAL



## PROPERTY BREAKDOWN

WAREHOUSE	±17,366 SF (16,901 SF warehouse / 465 SF office – 2 story – no restroom)
LOADING (GRADE LEVEL)	1 – 14h x 15w roll up 2 – 13h x 19w roll up (motorized) 5 – 12h x 18w roll up
CLEAR HEIGHT	19' to 20'
OFFICE/ WAREHOUSE	±2,375 SF (1,510 SF warehouse/8,655 SF conditioned shop – no restroom)
LOADING (GRADE LEVEL)	2 – 12h x14w roll up
CLEAR HEIGHT	13' to 15'
OFFICE	±1,800 SF includes two restrooms, a kitchenette, reception area and 5 private offices





## FOR MORE INFORMATION, CONTACT:

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