PORT NORFOLK COMMODITIES WAREHOUSE

1157 PRODUCTION ROAD, BLDG 4, NORFOLK, VA



PROPERTY **DETAILS**

Cushman & Wakefield | Thalhimer is pleased to offer for lease BUILDING 4 at the Port Norfolk Commodities Warehouse ("PNCW"). The premises will be delivered in Q4 2025 as a 36,000 SF high bay distribution facility with cross-loading functionality.

Total Size: 36,000 SF

Office Area: +/- 2,000 SF

Clear Height: 28' - 32'

Loading: Eight (8) Dock loading doors - 9'w x 10'h with bumpers, seals, and 35,000 lb. mechanical pit levelers; Eight (8) Additional dock

knockouts; One (1) motorized drive-in door 12'w x 14'h dock

Power: 3-Phase, 277/408v

Year Built: 2025

Columns: Two interior column lines with 75' column mid-spans

Sprinklers: ESFR

Lighting: LED motion-sensor

Construction: Metal over block

Zoning: BC-I, Business and Commerce Park - Industrial

Incentives: Enterprise Zone, FTZ #20

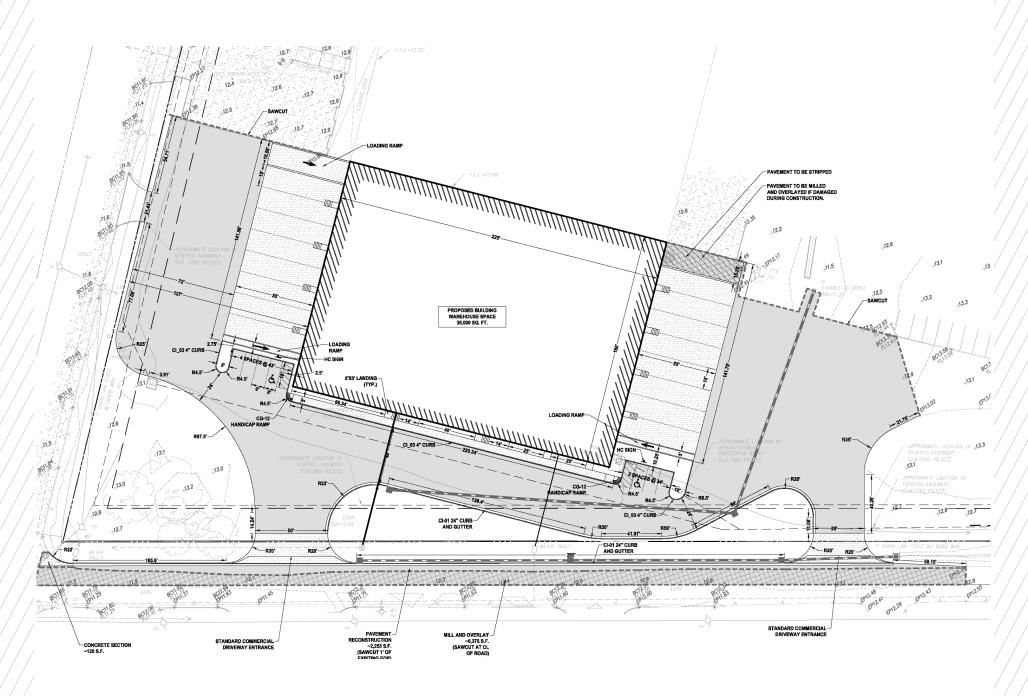
Available: Q4 2025

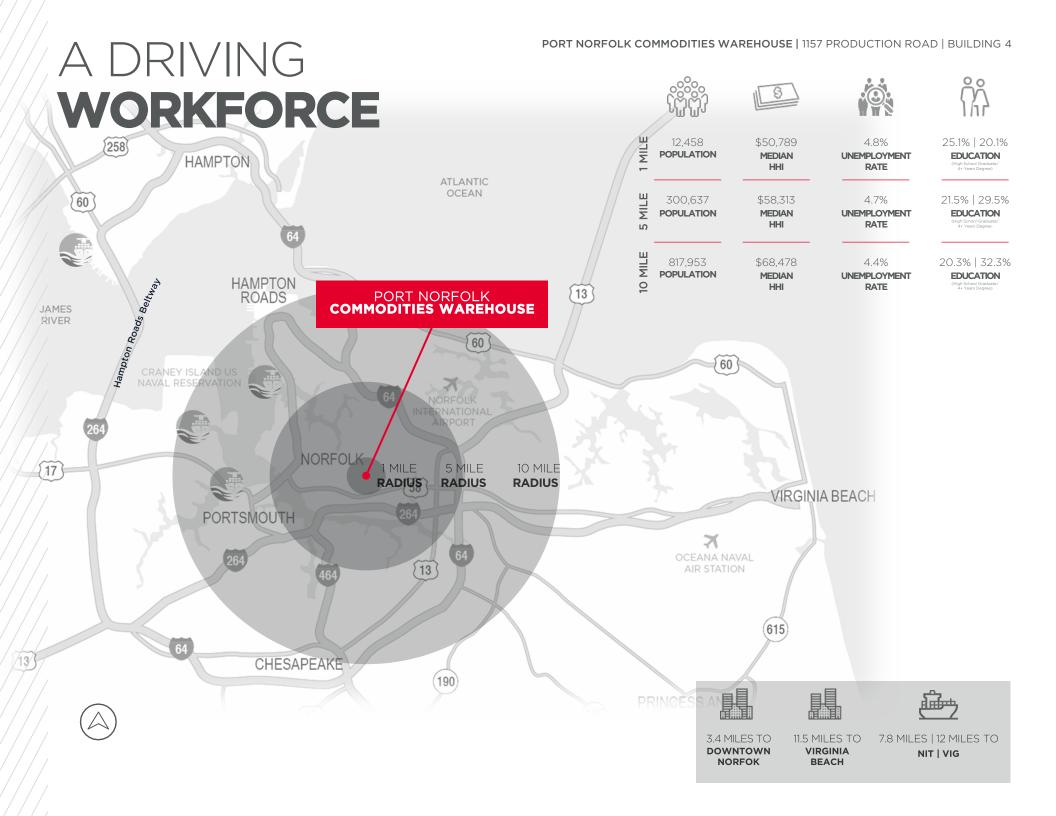
Lease Rate: \$13.50 PSF NNN

OPEX: \$1.38 PSF



SITE PLAN





REGIONAL TRANSPORTATION NETWORK 258 HAMPTON ATLANTIC OCEAN 60 HAMPTON ROADS 32 JAMES RIVER 60 (60) CRANEY ISLAND US NAVAL RESERVATION PORT NORFOLK COMMODITIES WAREHOUSE NORFOLK £17} 58 VIRGINIA BEACH **PORTSMOUTH** 13

CORPORATE **NEIGHBORS**





CHESAPEAKE

17



















PRINCESS ANNE

1.5 MILES

TO INTERSTATE 264

28 MILES

TO INTERSTATE 64

4.0 MILES

TO INTERSTATE 464

11.7 MILES

TO INTERSTATE 664

3.3 MILES

TO NORFOLK
INTERNATIONAL AIRPORT

13.8 MILES

TO HAMPTON



DOWNTOWN

NORFOK

3.4 MILES

11.5 MILES TO VIRGINIA BEACH



LES 7.8 MILES | 12 MILES

NIT | VIG



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