

PORT NORFOLK COMMODITIES WAREHOUSE

1157 PRODUCTION ROAD, BLDG 4, NORFOLK, VA

FOR LEASE | **36,000 SF**

HIGH BAY CROSS-LOAD WAREHOUSE



AVAILABLE **Q4 2025**



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY DETAILS

PORT NORFOLK COMMODITIES WAREHOUSE | 1157 PRODUCTION ROAD | BUILDING 4

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

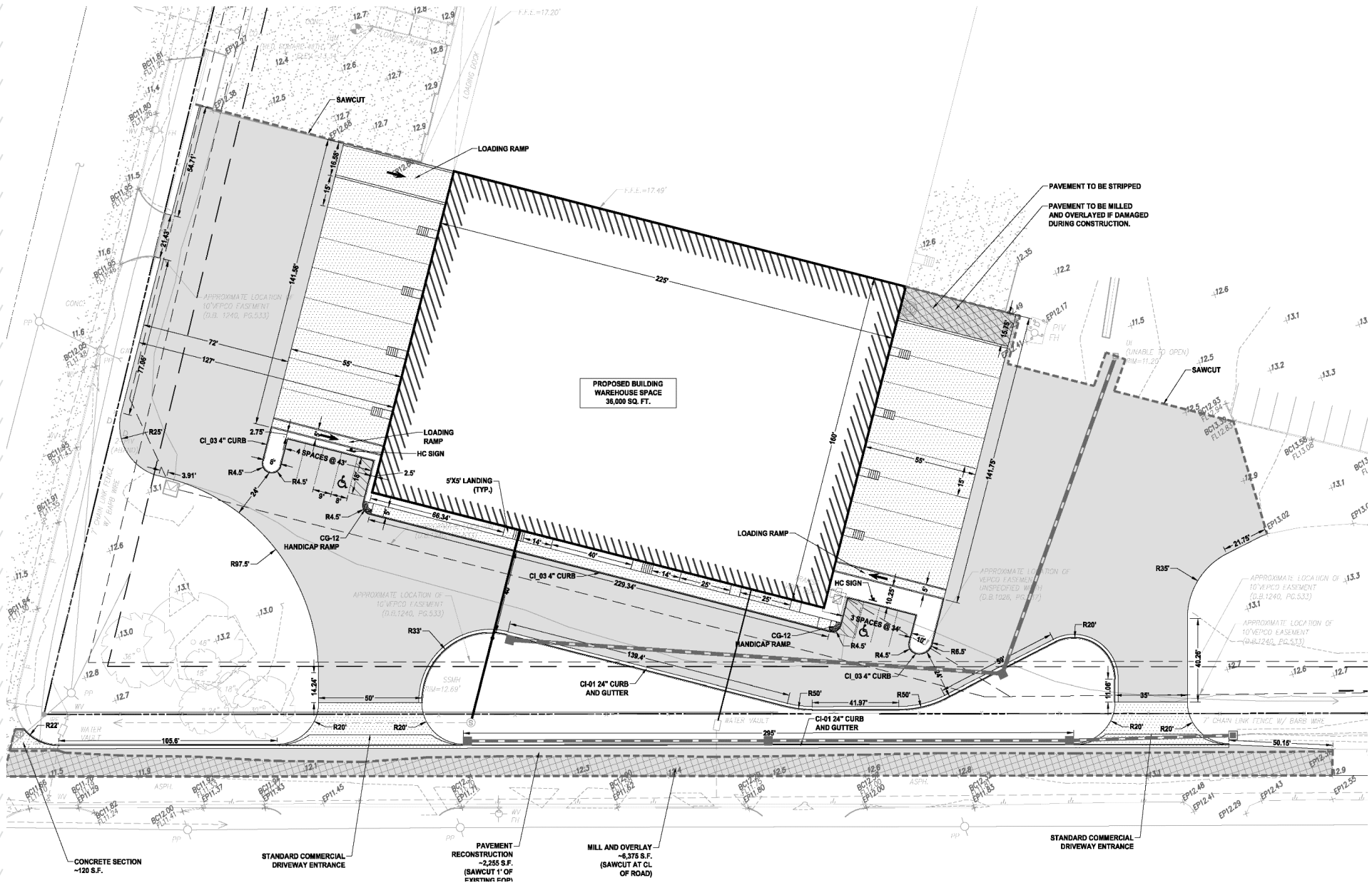
Lease Rate: \$13.50 PSF NNN

OPEX: \$1.38 PSF

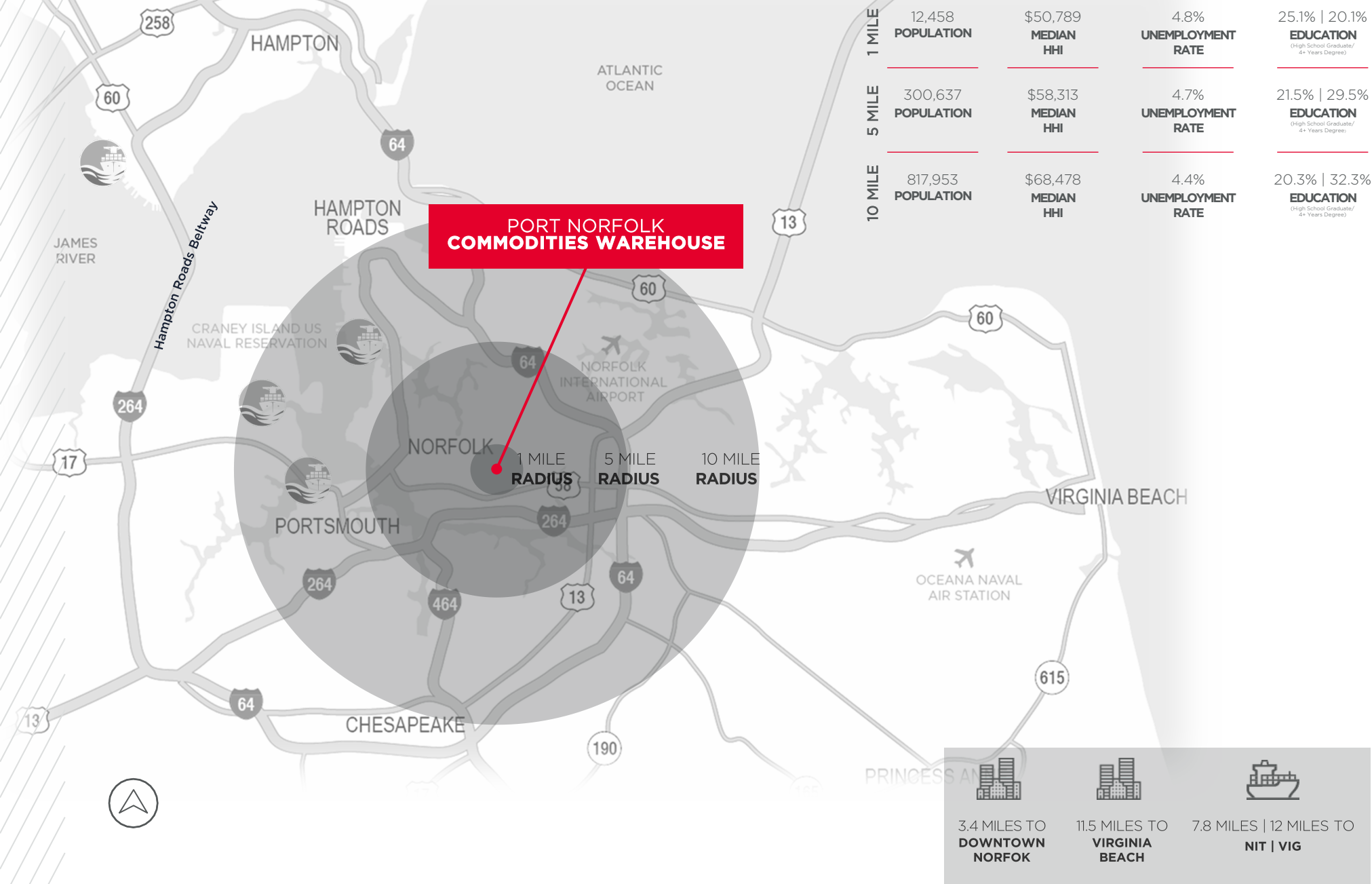


SITE PLAN

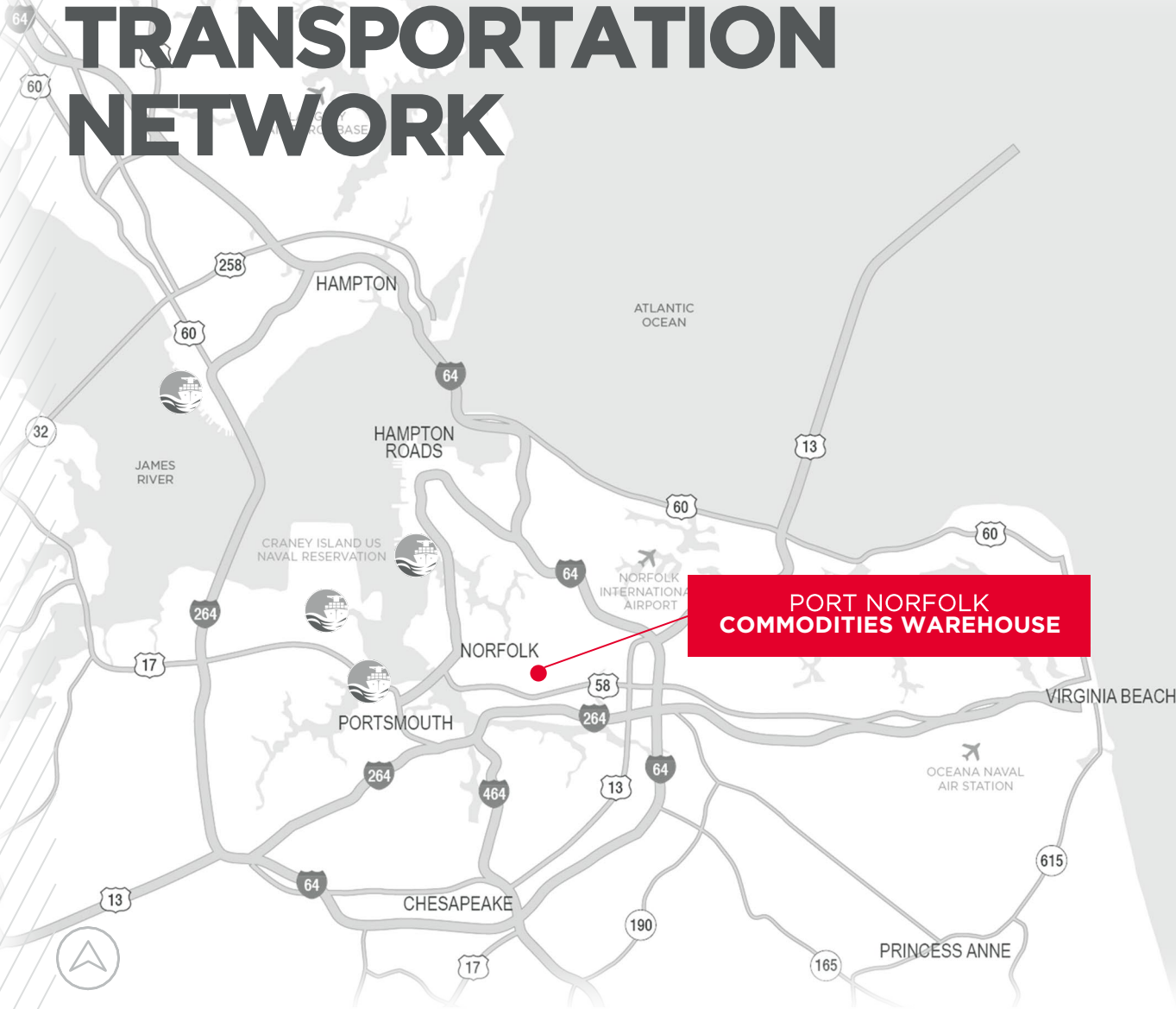
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A DRIVING WORKFORCE



REGIONAL TRANSPORTATION NETWORK



**PORT NORFOLK
COMMODITIES WAREHOUSE**

CORPORATE NEIGHBORS



1.5 MILES
TO INTERSTATE 264

2.8 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


3.4 MILES
TO
DOWNTOWN
NORFOLK


11.5 MILES
TO
VIRGINIA
BEACH


7.8 MILES | 12 MILES
TO
NIT | VIG



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