

# FOR LEASE

## 2635 Arkansas Avenue

Norfolk, VA, 23513



### PROPERTY FEATURES

**Building Size:** ±6,804 SF freestanding office/warehouse

±3,820 SF total warehouse/shop space

±2,984 SF office space

**Site area:** ±0.45 acres

**Yard:** Security Fencing; Two (2) large gated entries; Metal Canopy

**Parking:** Paved Concrete; Street parking 108' road frontage

**Construction:** Block/Masonry

**Power:** 2-phase, 240 VAC

**Lighting:** Fluorescent overhead

**Clear Height:** 12'

**Loading:** One (1) grade-level door - 10'h x 12'w

**Zoning:** I-L, Light Industrial; Enterprise Zone

**Improvements:** Exterior Painting & Full Roof Replacement

**Access:** Located near Norfolk Industrial Park with convenient access to I-64 & I-264

**Available:** July 2025

**For Lease:** \$8.95 PSF / NNN



#### BRETT SAIN

First Vice President

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#### GEOFF POSTON, SIOR

Senior Vice President

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The Town Center of Virginia Beach

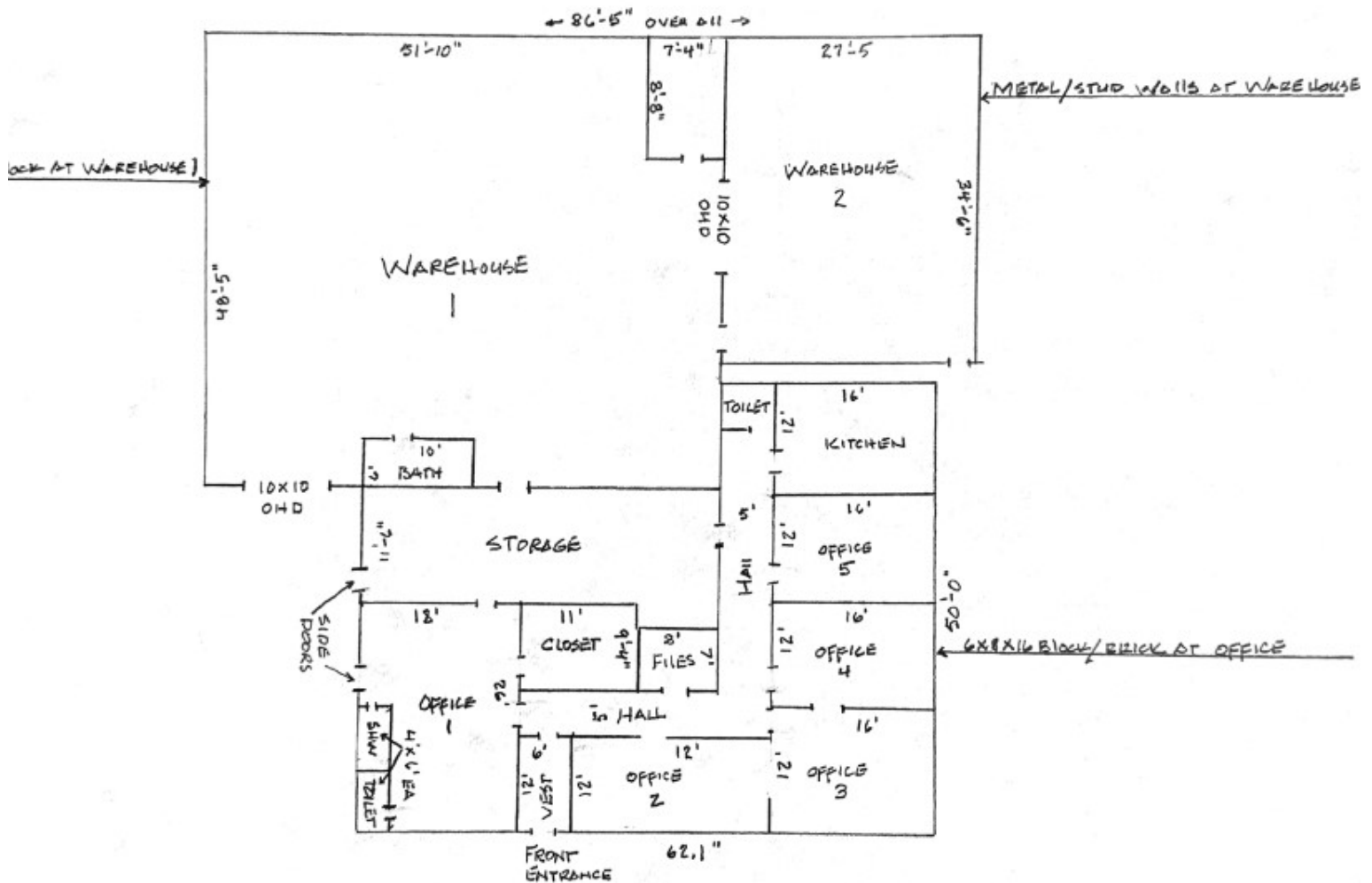
222 Central Park Avenue

Suite 1500

Virginia Beach, VA 23462

[www.thalhimer.com](http://www.thalhimer.com)

# FLOOR PLAN



2635 ARKANSAS AVENUE  
LOTS 22, 23, AND 24 BUILDING ONLY

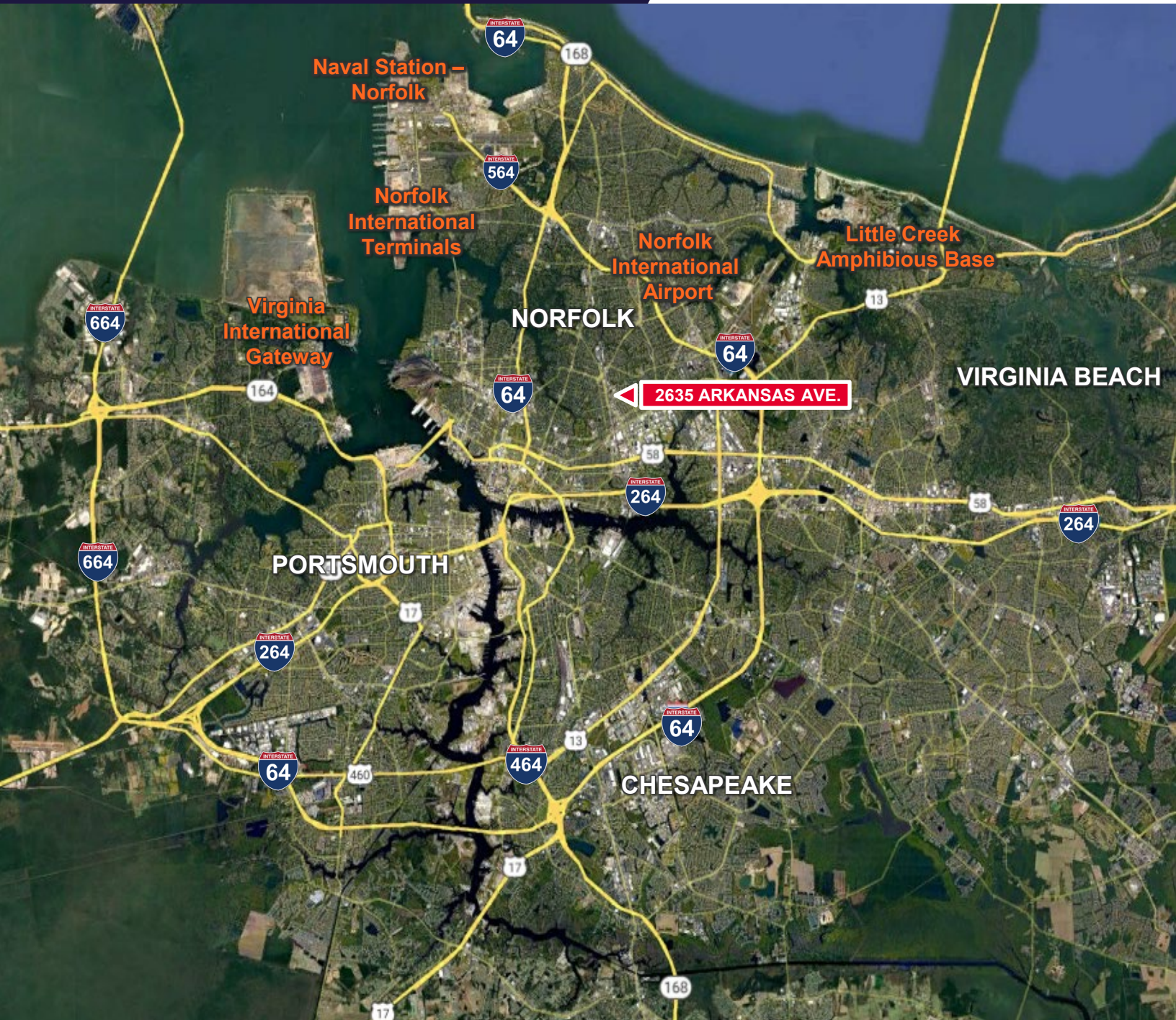
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# LOCATION MAP



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