

Industrial | For Sale

CBRE

2506 Colley Avenue

Norfolk, Virginia 23517
www.cbre.com/norfolk

Freestanding Office/Warehouse Building in the Heart of
Norfolk's Historic Railroad District



2506 Colley Avenue
Norfolk, Virginia 23517



Property Overview

This is a rare opportunity to own property on Colley Avenue in the Historic Railroad District, adjacent to Ghent / West Ghent neighborhoods in Norfolk, Virginia. This property benefits from a very central and visible location in direct view of an generous amount of daily traffic, and it is close to the interstate system, the midtown tunnel, CHKD, Sentara Norfolk General Hospital, Downtown Norfolk, Old Dominion University, the Rail Yard Retail, and the Norfolk Naval Base.

Property Highlights

The property is ideal for light manufacturing or warehouse use with office and fenced in secure outdoor storage. The storage warehouse areas on the first floor are served by grade-level loading doors and the parking lot is secured and fenced.

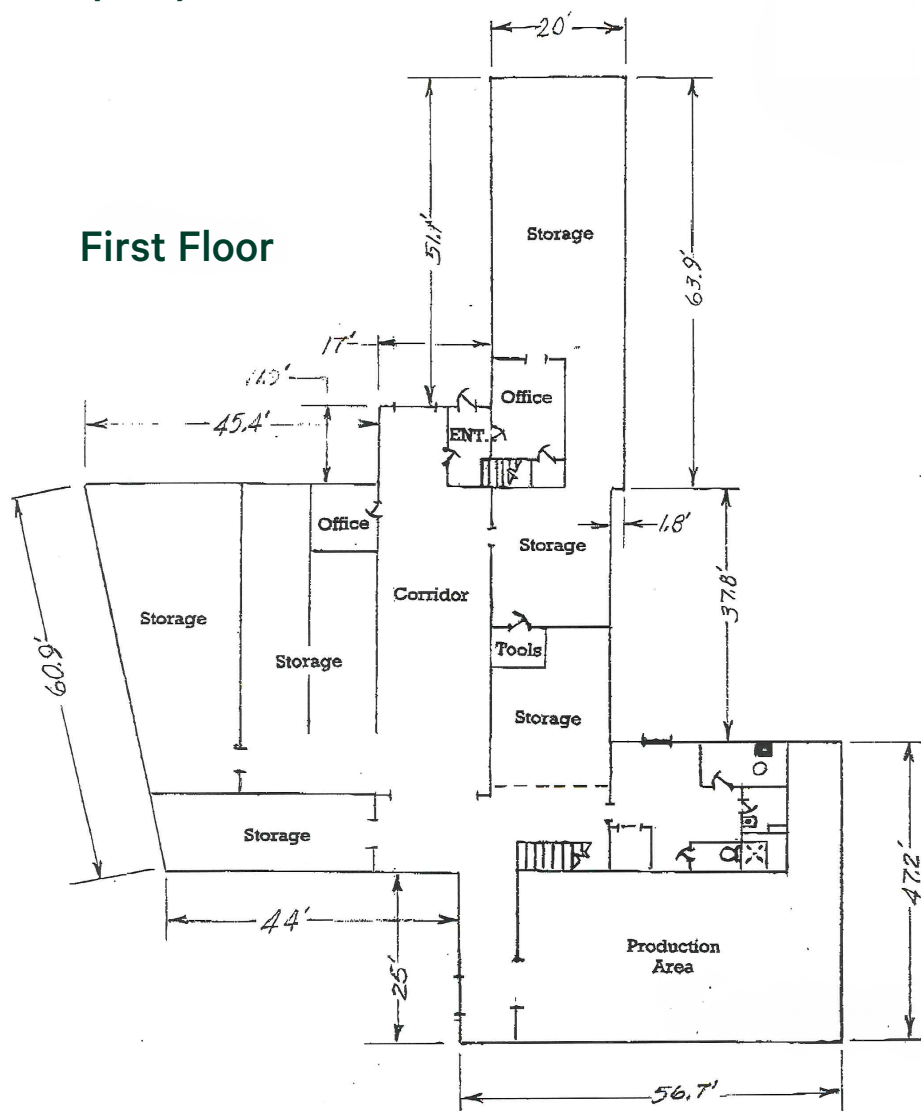
- + ±11,591 SF freestanding concrete and block two story building with secure on-site parking
- + 8,062 SF warehouse on the first floor
- + 3,528 SF on the second floor
- + Zoned I-L (Light Industrial) Indoor and outdoor industrial uses including warehousing, wholesale, distribution, light fabrication, light manufacturing, limited assembly, and light repair and service.
- + Roof – TPO Membrane
- + Parking: 12 parking spaces
- + HVAC: 4 Heat Pumps – All less than 10 years old
- + Excellent visibility along Colley Avenue with heavy daily traffic
- + Within walking distance to many restaurants, grocers, coffee shops, breweries, banks, etc.
- + Located in Hub Zone, Opportunity Zone and Enterprise Zone
- + **Asking Price: \$895,000 (\$77.00 PSF)**



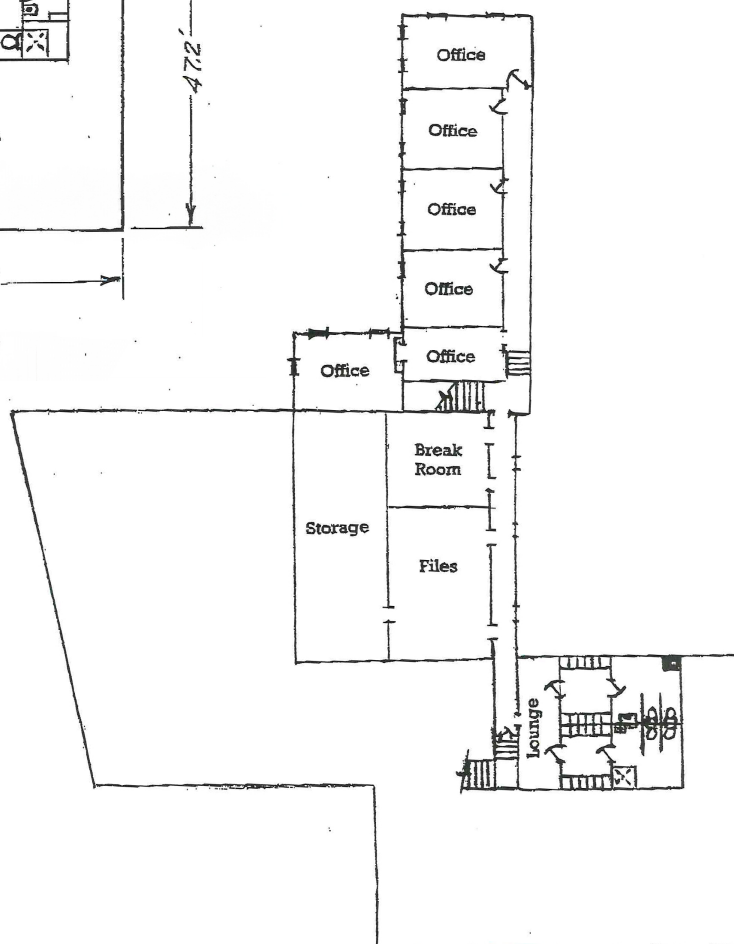
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Property Floor Plans

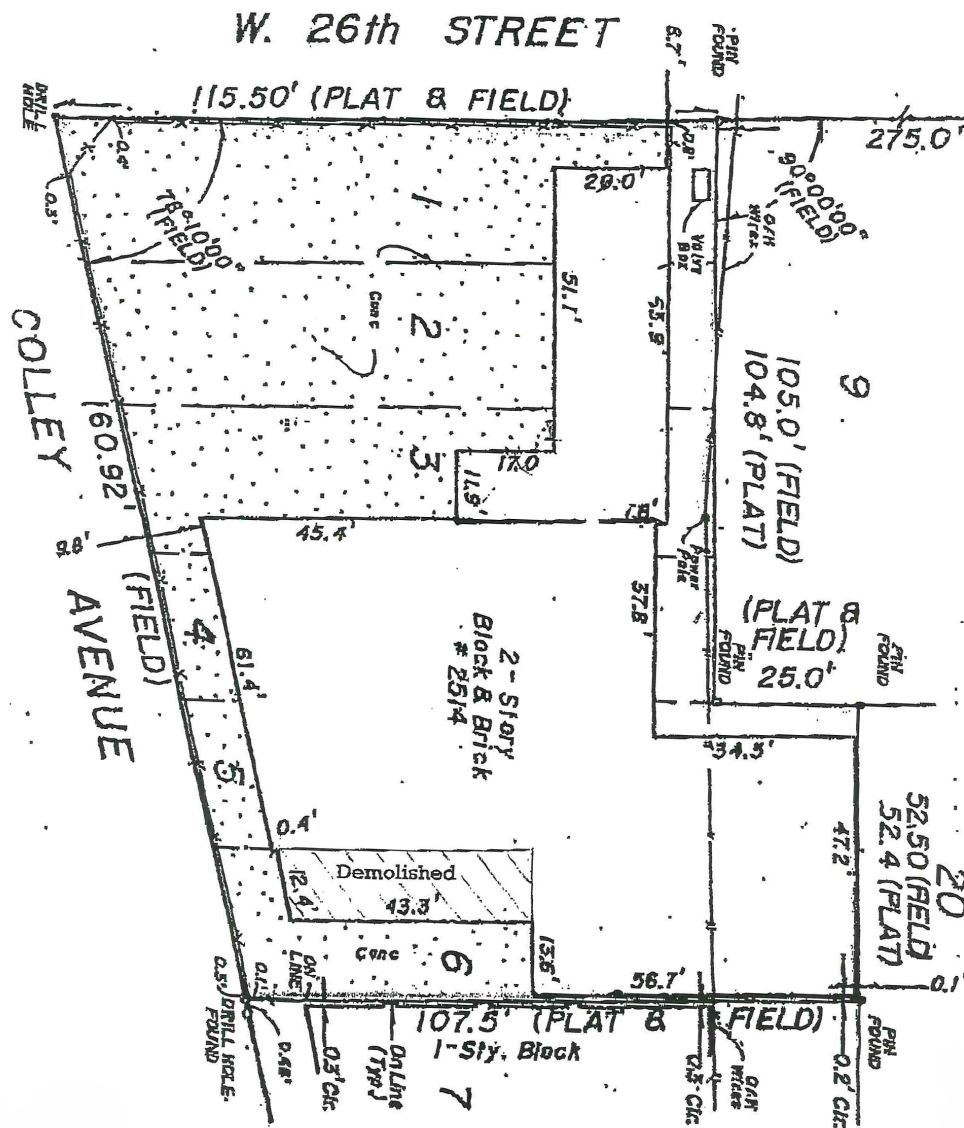
First Floor



Second Floor



Property Survey



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For Sale



Contact Us

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