

3489 WESTMINSTER AVENUE

Norfolk, VA 23504

FOR LEASE OR SALE

±4.75 ACRES WITH BUILDING OPTIONALITY



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PROPERTY DETAILS

SITE

Parcel Size: 4.75 acres

Zoning: I-L, light industrial

Misc.: 60' truck scales; Former DoD-approved Transportation Service Provider (TSP)

Location for military personnel moving and storage services

WAREHOUSE A

Size: 33,100 SF

Construction: Reinforced concrete

Clear Height: 16' to 18'

Loading: One (1) 10'x 10' van high dock door

Power: 3-Phase

Sprinkler: Dry system

OFFICE

Size: 5,500 SF

WAREHOUSE B

Size: 19,000 SF

Construction: Reinforced concrete

Clear Height: 16'

Loading: One (1) 16'h x 21'w drive-in door

One (1) 14'h x 12'w drive-in door

Power: 3-Phase

Sprinkler: Dry system

MAINTENANCE SHOP

Size: 3,030 SF

Construction: Metal

Clear Height: 16' to 18'

Loading: Two (2) 14'h x 12'w drive-in doors

Two (2) 16'h x 12' drive-in doors

Column Spacing: None

Sprinkler: None

WAREHOUSE C

Size: 30,095 SF

Construction: Metal

Clear Height: 27' to 33' (partial mezzanine)

Loading: Two (2) 14'h x 14'w drive-in doors

Three (3) 14'h x 12'w drive-in doors

Two (2) 12'h x 12'w dock doors

Power: 3-Phase

Column Spacing: 50' x 23'

Sprinkler: Dry system



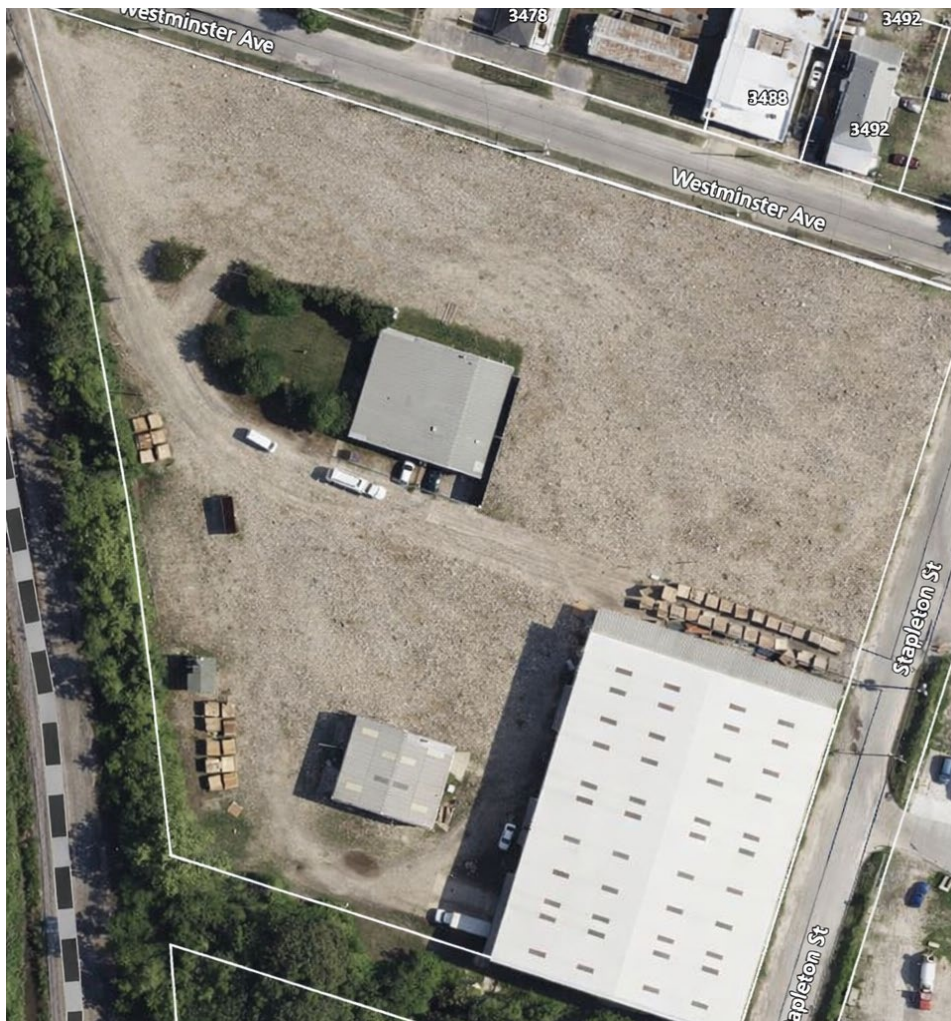
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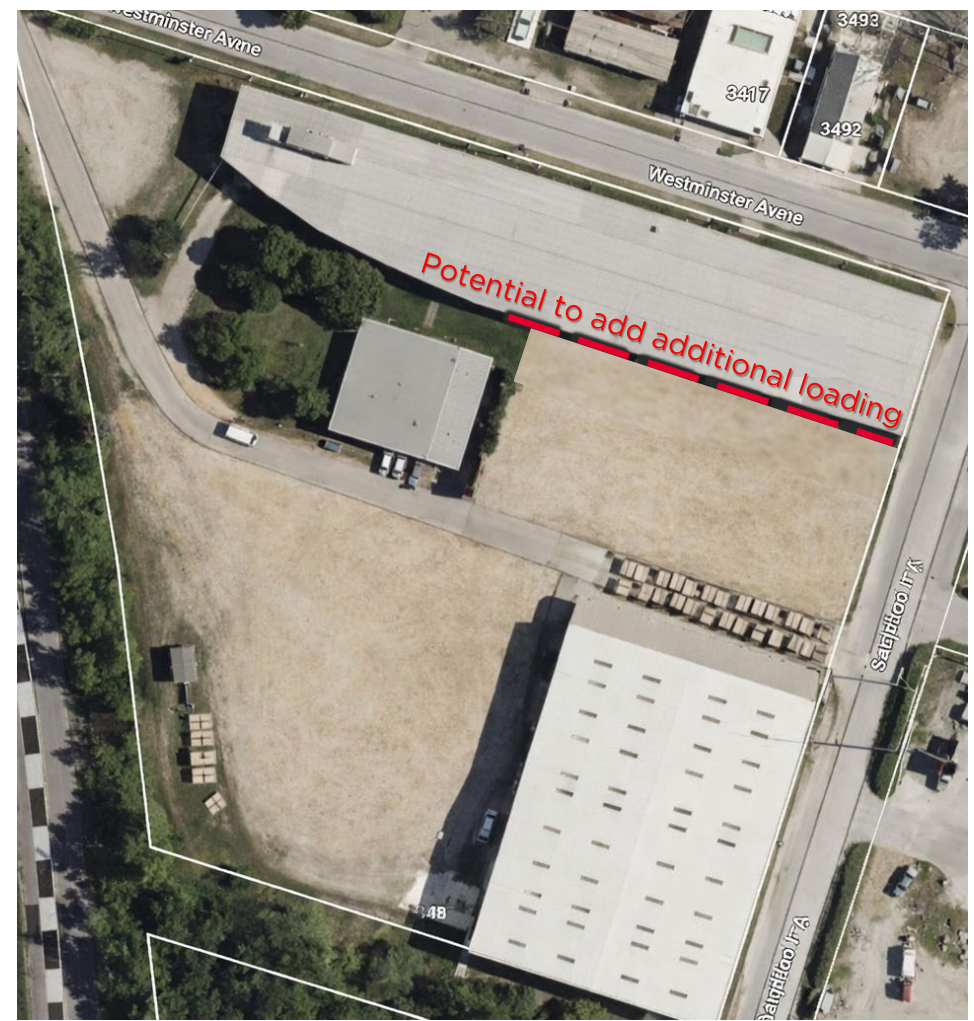
CONCEPTUAL SITE LAYOUTS

In addition to the existing layout, the property can potentially be redeveloped to provide additional yard space as shown below.

Concept 1



Concept 2



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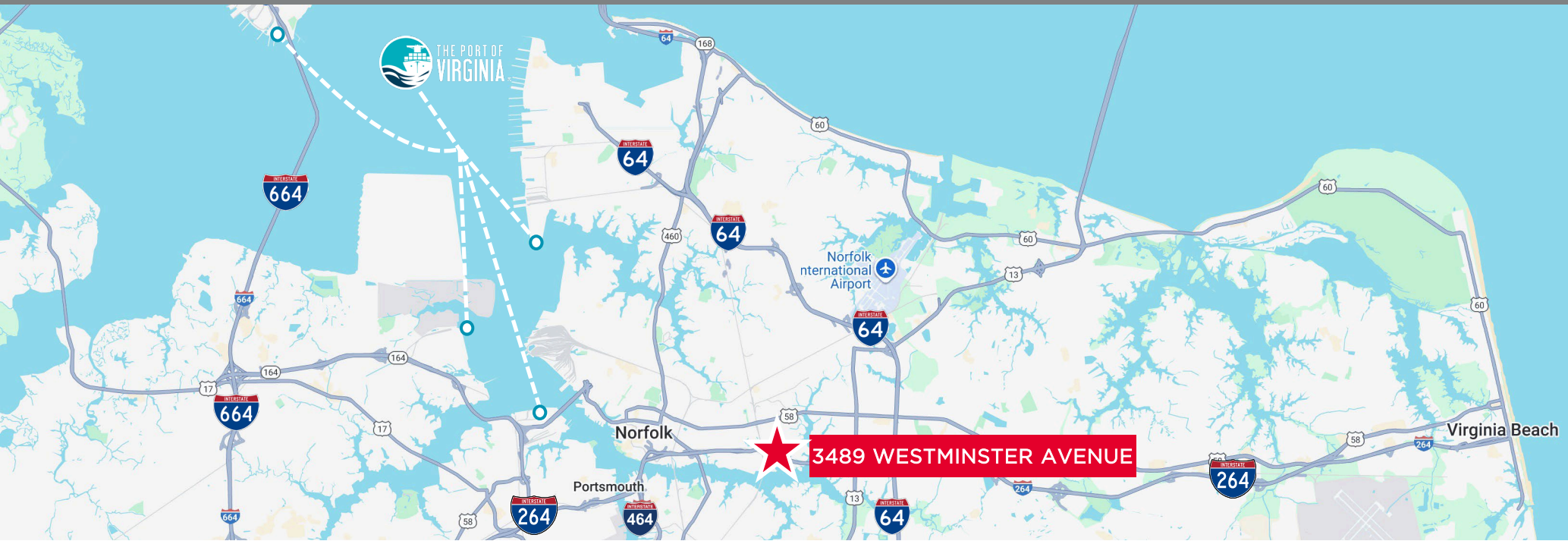
PHOTOS



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LOCATION MAP



LOCATION ATTRIBUTES



**DOWNTOWN
NORFOLK**

3.0 Miles
7 Minutes



VA BEACH

8.0 Miles
14 Minutes



(To Hampton)
21.0 Miles
26 Minutes



(To Chesapeake)
7.0 Miles
15 Minutes



1.5 Miles
3 Minutes



VIG

10.0 Miles
17 Minutes



NIT

14.0 Miles
19 Minutes

CORPORATE NEIGHBORS



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