

100% LEASED NNN FLEX INVESTMENT

STABILIZED MULTI-TENANT INDUSTRIAL | ~7.0% CAP RATE

801 East 25th Street | Norfolk, VA 23504



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$4,675,000
Building Size:	18,740 SF
Lot Size:	2.114 Acres
Occupancy:	100%
Column Spacing:	Clear Span
Electrical:	3-phase, 600 amps
Year Built:	2009
Zoning:	I-L (Light Industrial)

PROPERTY OVERVIEW

This fully leased 18,740 square foot flex building is located in the high-demand West Norfolk submarket, one of the region's most accessible and strategically positioned industrial corridors. Divided into four (4) functional units, the property offers flexible layouts ideal for light industrial, warehouse, or service-oriented users. With stable in-place tenancy and a strong location near key transportation routes, the asset offers immediate income and long-term investment appeal.

PROPERTY HIGHLIGHTS

- 18,740 SF flex building demised into four (4) tenant suites
- Four 12'wx14'h grade-level, rollup doors
- HVAC: Office spaces are fully air conditioned, warehouse space has natural gas suspended
- Units: 100% leased to a diverse tenant mix with stable cash flow
- Excellent access to I-264, I-64, and the Port of Virginia
- Situated in the supply-constrained West Norfolk industrial submarket (4.3% Submarket Vacancy)
- Located within an Enterprise Zone and HUB Zone

INVESTMENT HIGHLIGHTS

801 EAST 25TH STREET • NORFOLK, VA 23504



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%
~7.0%
CAP RATE


\$4,675,000
SALE PRICE


~\$326,900
IN-PLACE NOI


100%
LEASED

INVESTMENT HIGHLIGHTS

- **100% leased** to a diversified, credit-worthy tenant mix — no single-tenant concentration.
- **Triple-net (NNN) leases** — real estate taxes, insurance, and CAM reimbursed by tenants; minimal landlord responsibility.
- **Supply-constrained submarket** — West Norfolk industrial at just 4.3% vacancy.
- **Industrial outdoor storage upside** — ~1.85 acres of income-producing yard on a 2.11-acre site (~20% building coverage).
- **Mark-to-market opportunity** — in-place rents of \$10.25–\$10.75/SF with near-term (2027–2028) rollover.
- **Solid, durable construction** — clear-span layout, 3-phase / 600-amp power, and four grade-level drive-in doors.
- **Incentive-eligible & well-connected** — Enterprise Zone & HUB Zone; quick access to I-264, I-64 & the Port of Virginia.

TENANCY

TENANT	SF OCCUPIED	LEASE EXP.
Gulf Copper & Mfg.	12,990 SF	08/2027
SICE	5,750 SF	09/2028
160 Driving Academy	1,000 SF + 1.85 AC	01/2028

All leases triple-net (NNN). **Total in-place base rent: \$318,373/yr.**

PROPERTY SNAPSHOT

Building Size	18,740 SF
Lot Size	2.114 Acres
Year Built	2009
Zoning	I-L (Light Industrial)
Column Spacing	Clear Span
Power	3-Phase, 600 Amps
Drive-In Doors	(4) 12'w × 14'h

Cap rate and NOI derived from 2025 in-place financials (net of operating expenses); figures approximate and subject to buyer verification.

RENT ROLL

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801 E. 25th Street

TENANT	SF OCCUPIED	LEASE TYPE	ANNUAL RENT	MONTHLY RENT	RENT/SF	LEASE EXP.
Gulf Copper	12,990 SF	NNN	\$139,674.60	\$11,639.55	\$10.75	08/30/2027
SICE	5,750 SF	NNN	\$60,683.52	\$5,056.96	\$10.25	09/30/2028

2300 Gazel Road

TENANT	SF OCCUPIED	LEASE TYPE	ANNUAL RENT	MONTHLY RENT	RENT/SF	LEASE EXP.
160 Driving Academy	1,000 SF + 1.85 AC	NNN	\$118,014.48	\$9,834.54		01/31/2028



TENANT PROFILE

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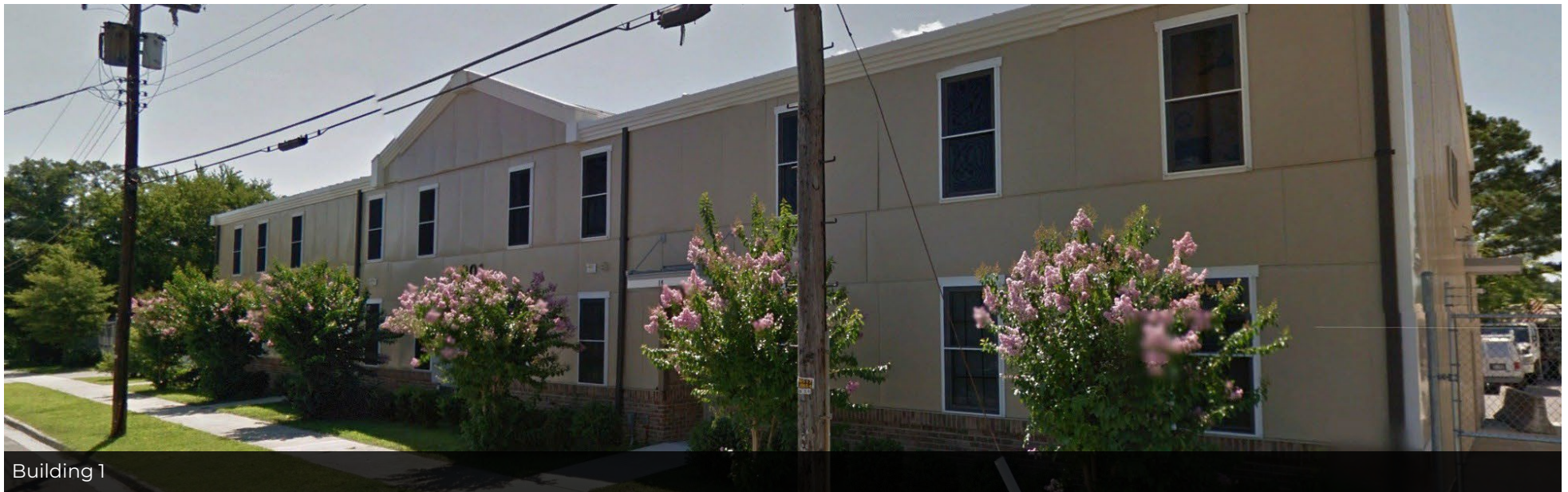


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SICE is a leading multinational company in the integration of technologies for public infrastructure management. Spanning back **over 100 years**, it has become an international benchmark in the areas of ITS, tunnels, transport, mobility and smart city services, tolls, water management, security and civil engineering. Offering a cross-cutting vision that includes all phases of the project: consulting, engineering, implementation, and maintenance and operation, SICE develops state-of-the-art integrated solutions and applicates based on data science and artificial intelligence technologies. Present in **over 30 countries across 5 continents**, SICE has the capacity to work on all phases of a project, from design to operation.

This tenant currently occupies 5,750 square feet.



Building 1

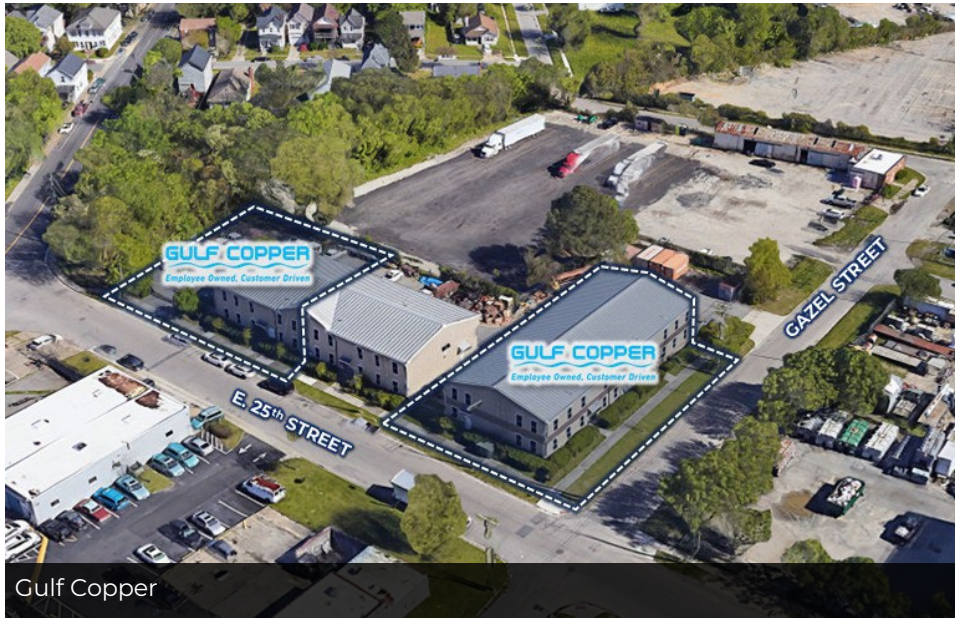
TENANT PROFILE

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For **over 75 years**, **Gulf Copper & Manufacturing** has been a customer-driven leader in the marine and offshore industries, delivering unwavering quality and an uncompromising commitment to safety, integrity, and environmental protection. They specialize in repairing, refurbishing, and fabricating vital components for the oil and gas, marine transportation, refining, petrochemical, and government sectors. Gulf Copper **occupies 8 locations** including several across Texas, one in Norfolk and one in Mexico.

This tenant currently occupies 12,990 square feet.



Building 2

TENANT PROFILE

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Driving 160

160 Driving Academy is the nation's largest training provider and job creator for commercial drivers in the United States. With **over 150+ locations**, their Commercial Driving Schools are licensed and compliant in the 44 states where we operate as well as the Federal Motor Carrier Safety Administration (FMCSA). 160 Driving Academy provides an unparalleled level of recruiting, high-quality training, safety effectiveness, and personalized driver analytics.

This tenant currently occupies 1.85 acres of land for trucks and a small office building which is approximately 1,000 square feet. The office space is brand new as it was built out specifically for 160 Driving Academy when they moved in (2023).



Yard and Small Office

FLOORPLAN

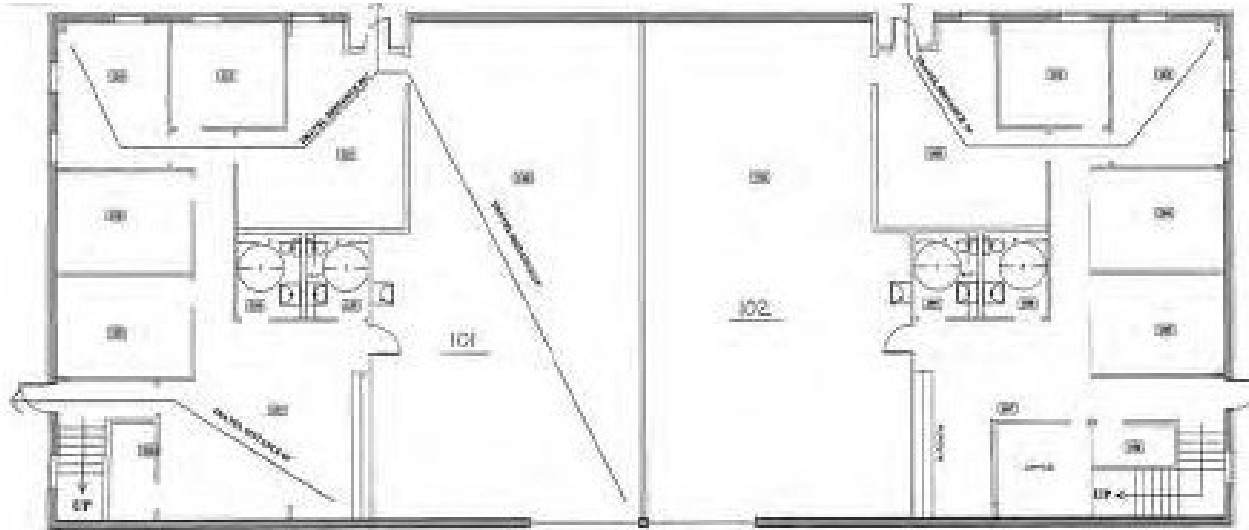
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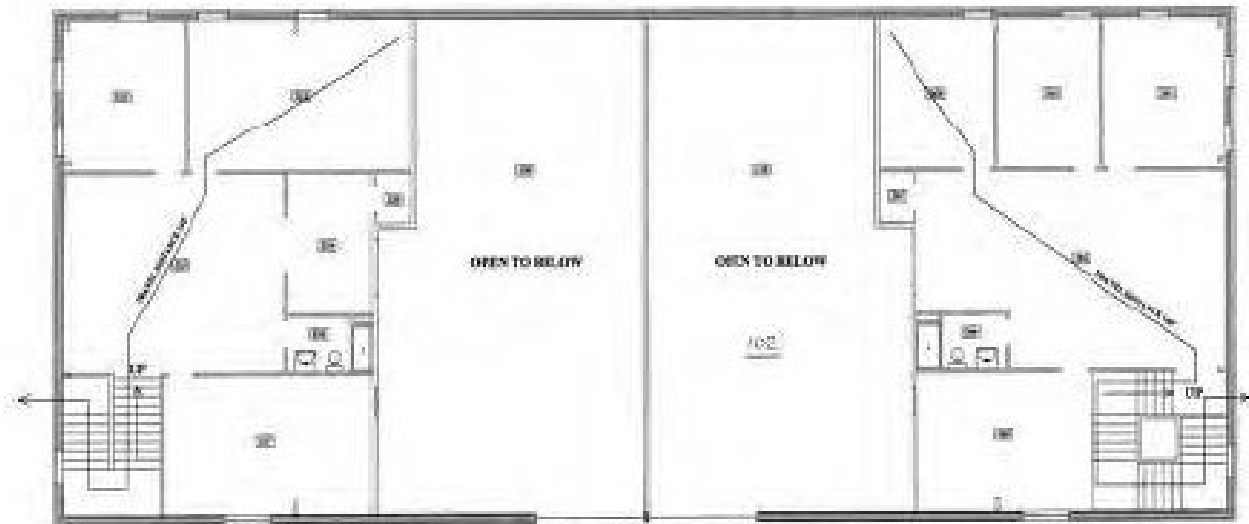
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BUILDING I



FIRST FLOOR

A2



SECOND FLOOR



DEMOGRAPHICS MAP & REPORT

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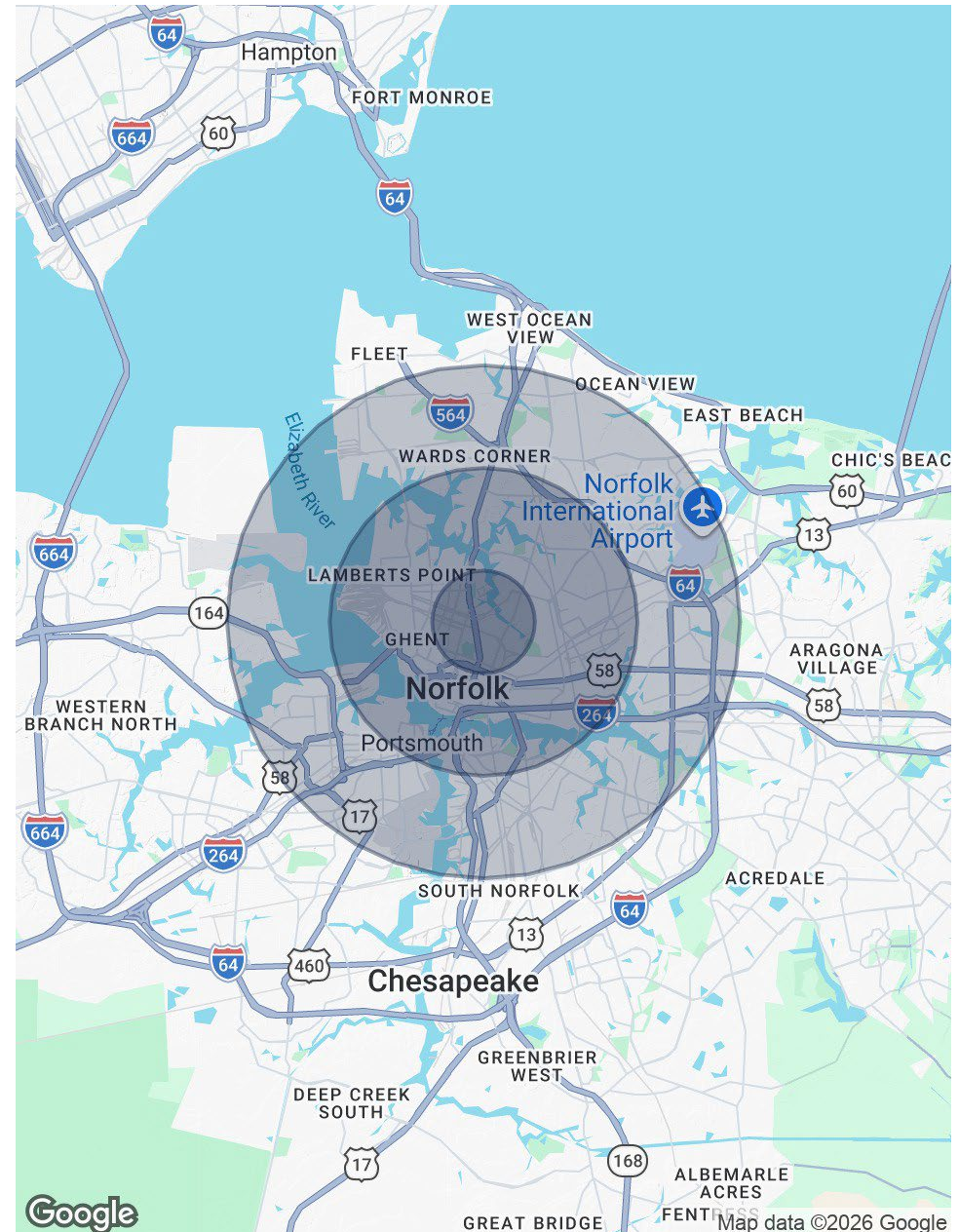


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,463	117,950	260,129
Average Age	38	38	37
Average Age (Male)	37	36	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,923	49,820	106,212
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$75,215	\$88,276	\$83,496
Average House Value	\$352,706	\$359,625	\$320,119

2020 American Community Survey (ACS)



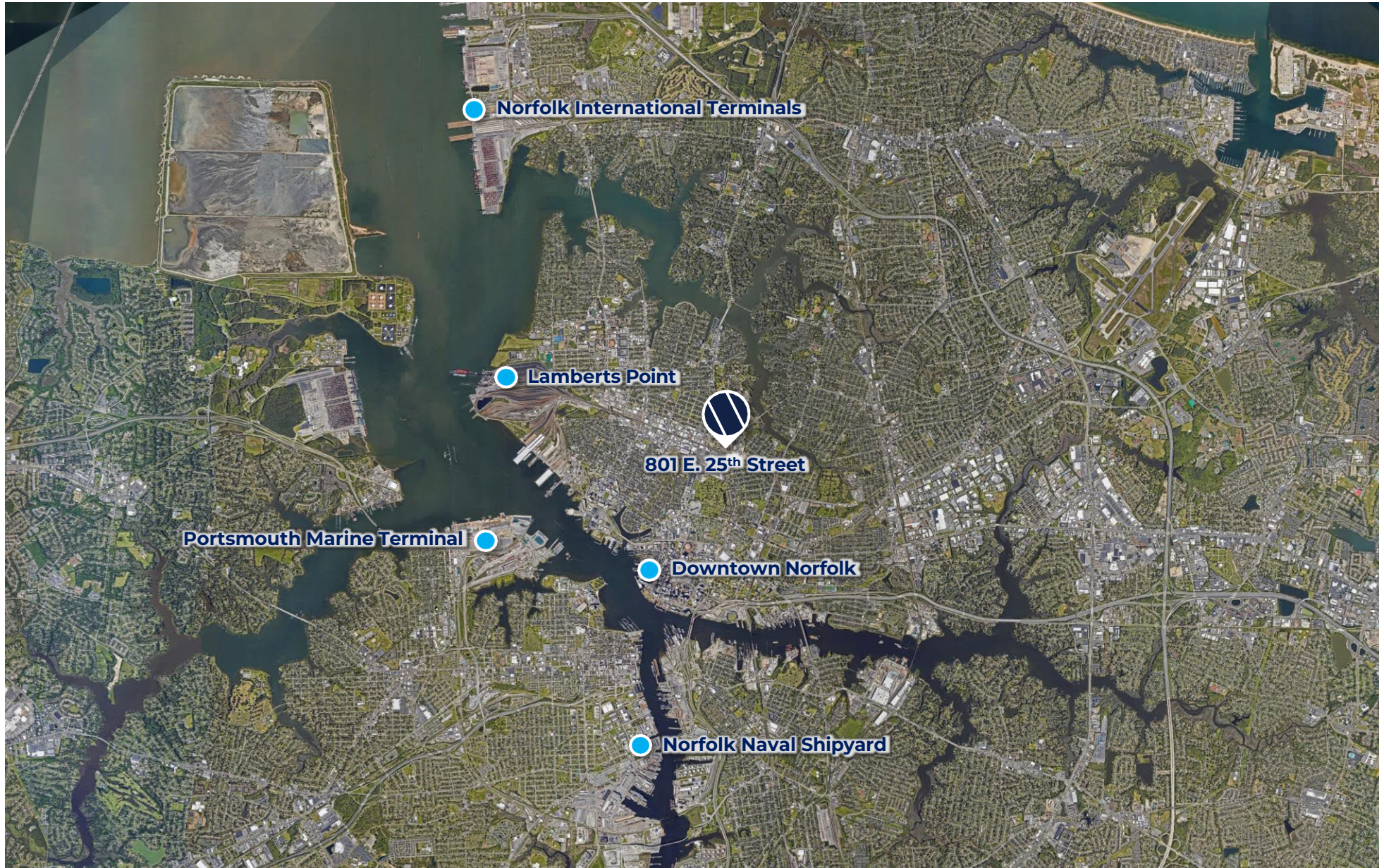
LOCATION MAP

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FINANCIAL SUMMARY

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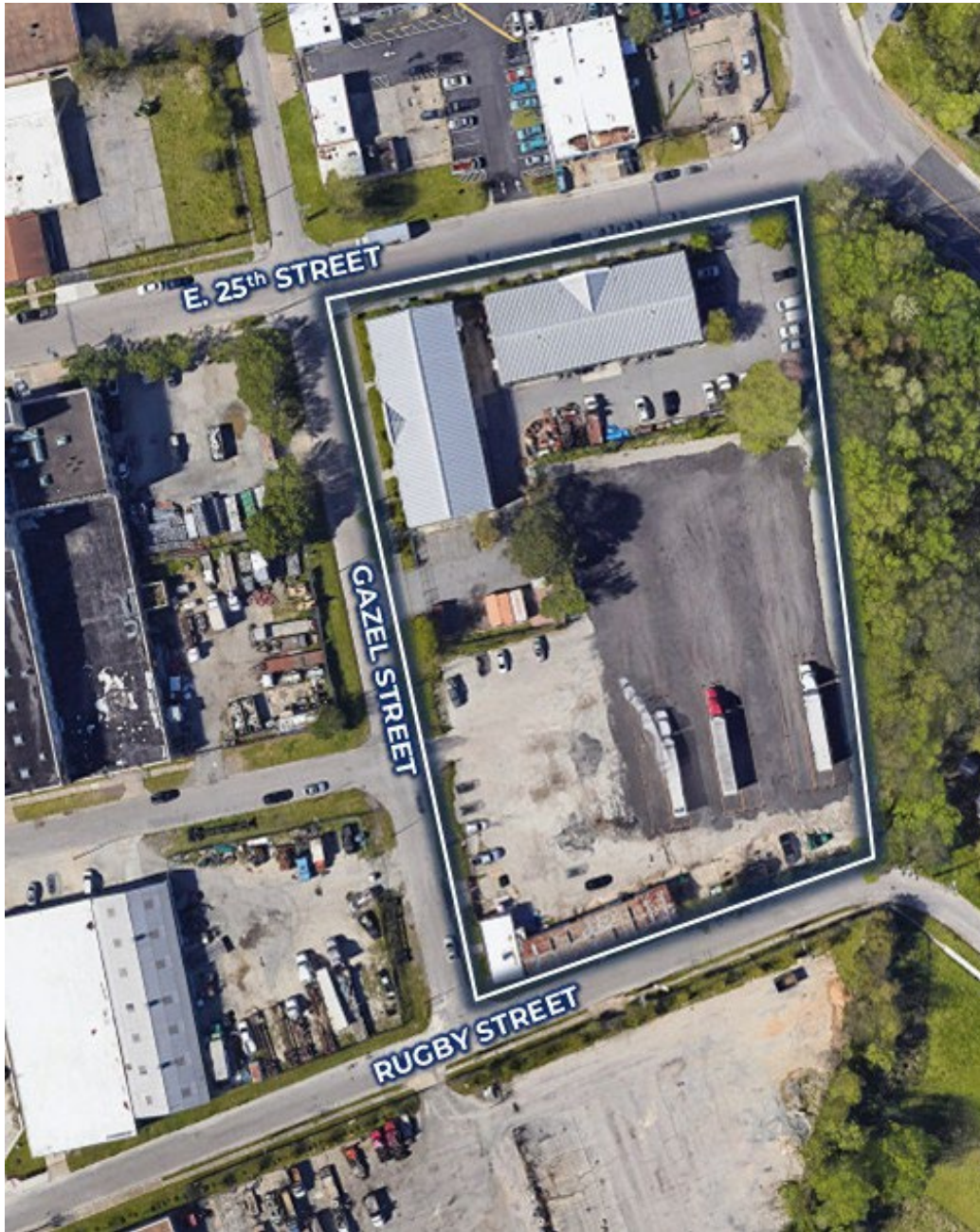
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	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Income						
4000 Rental Income	25,480.20	25,758.30	25,758.30	25,758.30	25,758.30	25,758.30
CAM Reimbursement	3,852.76	4,325.50	4,325.50	4,369.62	4,579.84	4,304.22
4015 Tenant reimbursement taxes	-	-	3,793.01		2,860.26	6,653.27
4020 Tenant reimbursement insurance	534.11	534.11	534.11	534.11	534.11	534.11
Total Income	29,867.07	30,617.91	34,410.92	30,662.03	33,732.51	37,249.90
Expenses						
6100 Management Fees	1,219.21	1,219.21	1,219.21	1,219.21	1,219.21	1,219.21
Repairs and Maintenance	1,450.00	1,959.00	2,192.95	1,120.00		200.00
6350 Insurance	-	-	-	-		13,783.24
8000 Taxes	-	-	7,516.86	-	7,516.86	-
Total Expense	2,669.21	3,178.21	10,929.02	2,339.21	8,736.07	15,202.45
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Income						
4000 Rental Income	25,758.30	25,758.30	26,097.31	26,244.60	26,244.61	26,244.61
CAM Reimbursement	4,580.22	4,947.46	4,573.79	4,473.79	4,673.79	4,759.30
4015 Tenant reimbursement taxes			6,653.27	2,660.26	6,653.26	
4020 Tenant reimbursement insurance	534.11	534.11	534.11	534.11	534.11	534.11
Total Income	30,872.63	31,239.87	37,858.48	33,912.76	38,105.77	31,538.02
Expenses						
6100 Management Fees	1,051.00	1,030.33	1,030.33	1,043.90	1,043.90	1,043.90
Repairs and Maintenance	1,480.00	875.00	1,555.00	1,555.00	1,555.00	1,555.00
6350 Insurance						
8000 Taxes	-	-	7,635.56		7,638.51	
Total Expense	2,531.00	1,905.33	10,220.89	2,598.90	10,237.41	2,598.90
2025 Totals						
Income			Expenses			
4000 Rental Income	310,619.43		6100 Management Fees		13,558.62	
CAM Reimbursement	53,765.79		Repairs and Maintenance		15,496.95	
4015 Tenant reimbursement taxes	29,273.33		6350 Insurance		13,783.24	
4020 Tenant reimbursement insurance	6,409.32		8000 Taxes		30,307.79	
Total Income	400,067.87		Total Expense		73,146.60	

CONTACT INFORMATION

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