

**NOW AVAILABLE
FOR LEASE**



861 W 46th Street Norfolk, VA 23508

Industrial / Warehouse For Lease

Discover an exceptional commercial opportunity in Norfolk VA

A large open layout ideal for manufacturing, storage, or distribution, this property includes three drive-in bay doors for efficient loading and operations, along with two private yard areas suitable for parking or outdoor storage, each with direct access into the building. Conveniently located near Naval Station Norfolk, Eastern Virginia Medical School, and Old Dominion University, the site offers strong connectivity to major employment centers and transportation routes, and includes an additional 5,000 +/- SF of fenced private outdoor yard area



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FEATURES

- 10,337 +/- Square Feet of spacious warehouse
 - Also includes 5,000 +/- SF of fenced private outdoor yard area
- \$8.00 psf NNN + \$1.39 psf CAM (\$6,895.00 per month, NNN)
- 3 Bay Garage Doors (Access from 3 different sides including street)
- 14' Ceiling Height
- Reception area and offices
- Kitchenette and break area with 2 bathrooms
- Available immediately

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