

301 W. 24TH STREET

Norfolk, VA 23517

±25,707 SF ON 1.66 ACRES FOR LEASE



BRETT SAIN, SIOR
First Vice President
757 213 4153
brett.sain@thalhimer.com

Town Center at Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
757 499 2900 | thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY FEATURES

Building Size:	±25,707 SF main building ±4,630 SF showroom/ tasting room/ restaurant space ±21,077 SF warehouse/ brewery
Construction:	Masonry with metal roof and white membrane cover
Site Area:	±1.66 acres, frontage on Llewellyn Avenue and 24th Street Located in Midtown Industrial Park Property takes up full city block ±0.90 acre paved, fenced yard provides rare parking area in Norfolk
Loading:	Two (2) overhead doors with van high loading platform Two (2) docks with levelers and motorized doors
Clear Height:	14'
Power:	3-phase electric, 400 amp
Zoning:	I-L; Tenant to verify zoning permits use
Lighting:	High efficiency T5 lighting
Column Spacing:	24.5' x 27.5' (warehouse is 123' deep x 165' wide)
Lease Rate:	\$10.00 PSF, NNN (NNN est. \$0.89 PSF)

Demographics

	1 Mile	3 Miles	5 Miles
Population	22,744	108,326	250,470
No. of Households	10,581	45,555	102,282
Average HH Income	\$90,681	\$91,584	\$82,542
Daytime Population	27,529	162,762	340,860



Located in Norfolk Railroad District



Along the route of the Annual Brew Hop



1.5 miles from Old Dominion University
2.3 miles from Norfolk State University



2.8 miles from Harbor Park Stadium



1.2 miles from Chrysler Museum



2.0 miles from Ferry Stop - Waterside



1.8 miles from the Midtown Tunnel
2.4 miles from the Downtown Tunnel



Several bus stops within walking
distance of property
*Transit score of 43



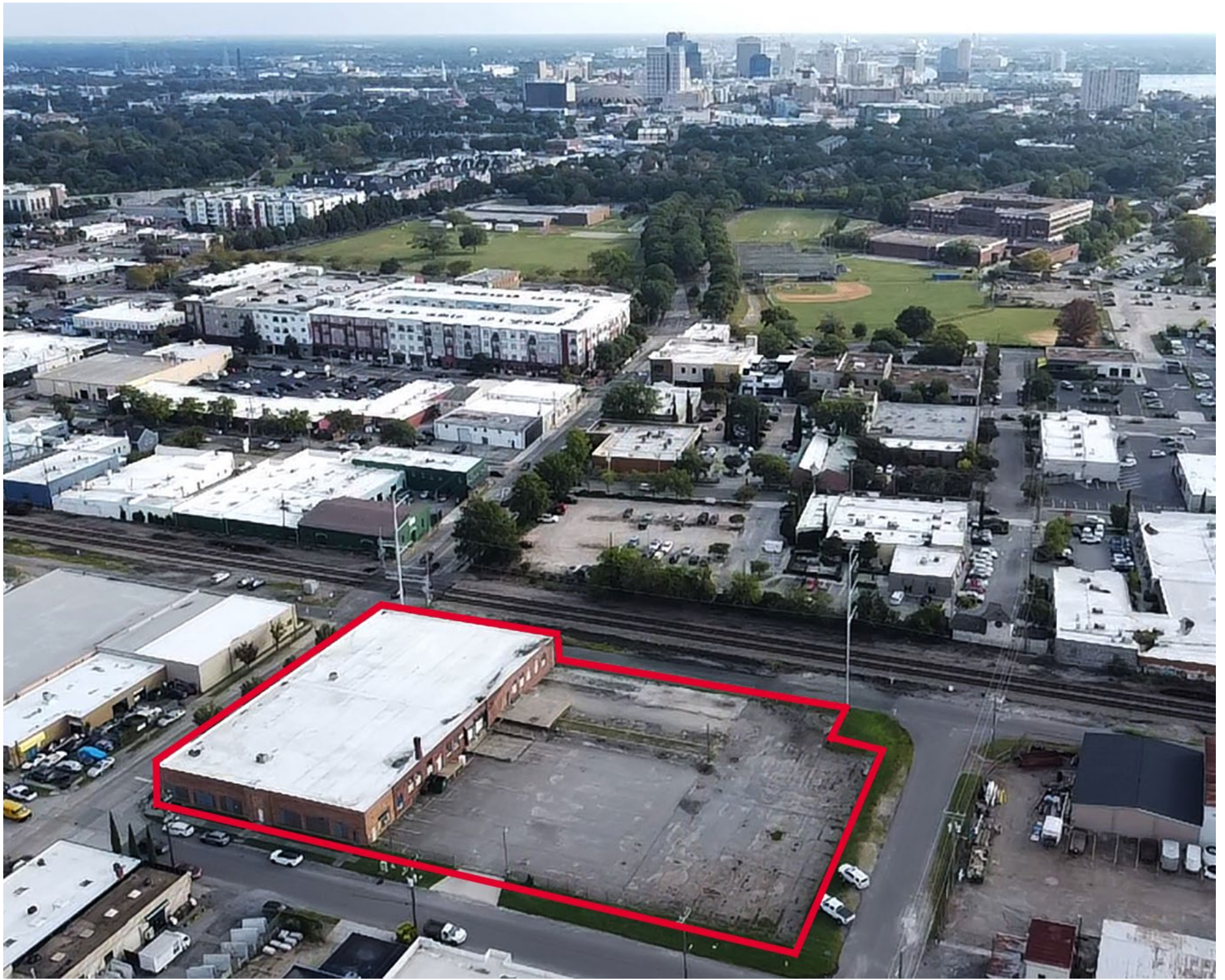
*Walk score of 91

*walkscore.com
visitenorfolk.com

Nearby Retailers



PROPERTY AERIAL



PROPERTY PHOTOS



PROPERTY LOCATION



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalimer ©2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.