

FOR SALE OR LEASE

ARMED FORCES
BREWING COMPANY

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211 W 24th Street

NORFOLK, VIRGINIA

CBRE

Property Overview

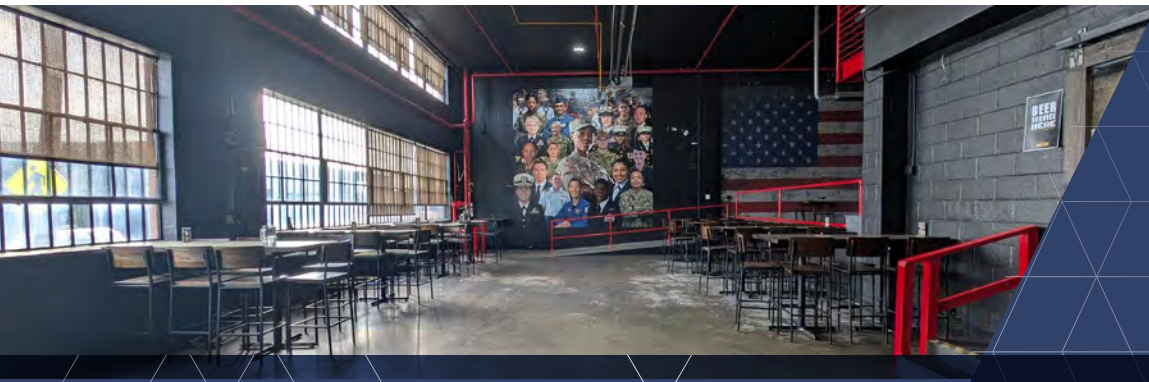
Position your business at the center of Norfolk's thriving mixed-use Railroad District and Hampton Roads' logistics and defense economy with this 30,470 SF warehouse nestled between Norfolk's emerging Park Place and the Historic Ghent neighborhood.

Fully renovated in 2023, the building most recently operated as a high-volume brewery, tasting room, and event venue. All brewery equipment is in place and fully operational. The property may be purchased as a turnkey operating brewery, including equipment.

The property is in close proximity to the Railyard at Lambert's Point, ODU, EVMS, CHKD, Downtown Norfolk, and the Norfolk Naval Base.

The property includes five private offices totaling 1,200 SF, a reception area, and a server room. The warehouse features 18-foot clear ceiling heights, dock-high and grade-level loading, and efficient access to port, rail, and interstate transportation.

Ideal for warehousing, distribution, light manufacturing, or port-related users, this facility offers a strategic location for import/export, defense logistics, and regional distribution operations—placing occupants at the intersection of global trade and national security in one of the East Coast's most active industrial markets.



SALE PRICE
\$3,975,000



LEASE RATE
\$9.75 SF/YR NNN



OVERHEAD DOORS
(3) 12'X8' dock level
(3) 8'x10' dock level



BUILDING SIZE
30,470 SF including
4,200 SF Mezzanine
18' Clear Height
1,200 SF of Office Space



LOT SIZE
1.205 AC



YEAR BUILT/ RENOVATED
1956/2023



PARKING
33 spaces



LOCATION
Norfolk's thriving
Railroad District

Railroad District

NORFOLK'S EVOLVING HISTORIC CONVERSION DISTRICT HOSTING APARTMENTS, BREWERIES, RESTAURANTS, RETAIL & ENTERTAINMENT VENUES

BRIGHTLEAF APARTMENTS

FIRST COLONY LOFTS

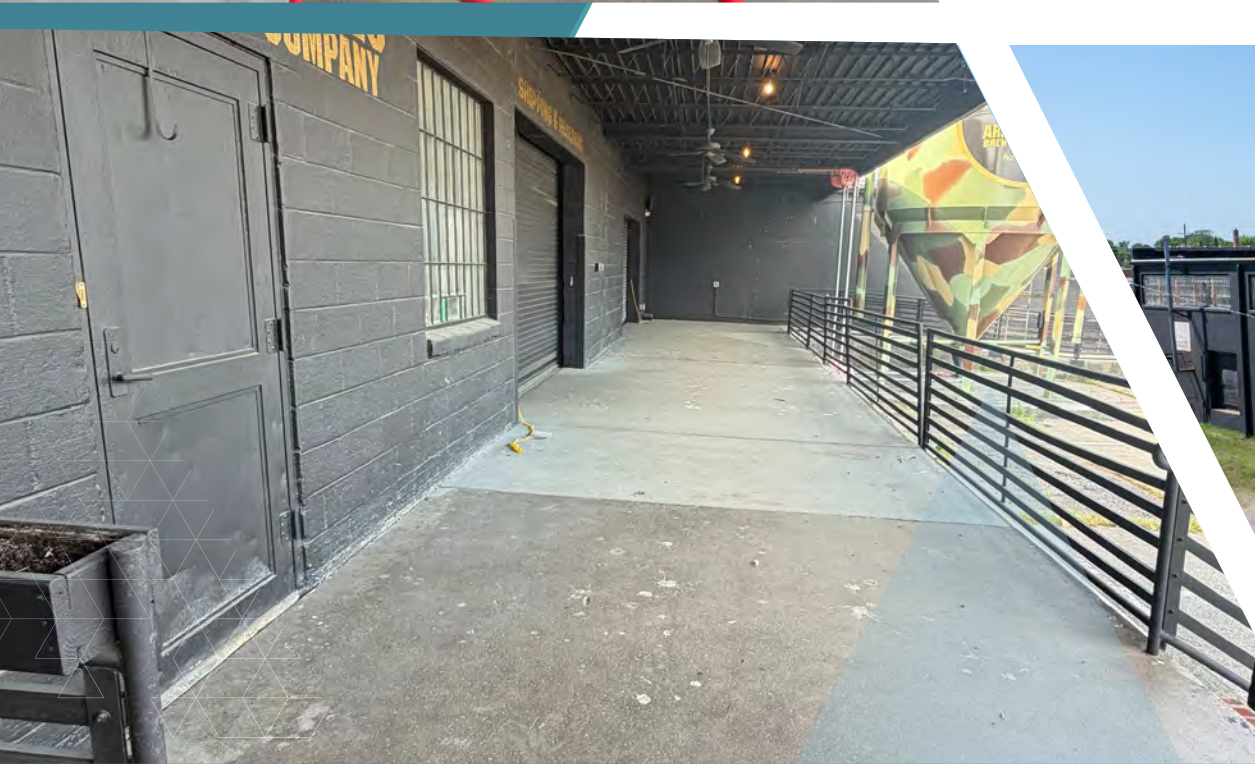
PEANUT FACTORY
APARTMENTS

Property Tax Incentive Zones

- HUB Zone
- Enterprise Zone
- Opportunity Zone

Building Overview





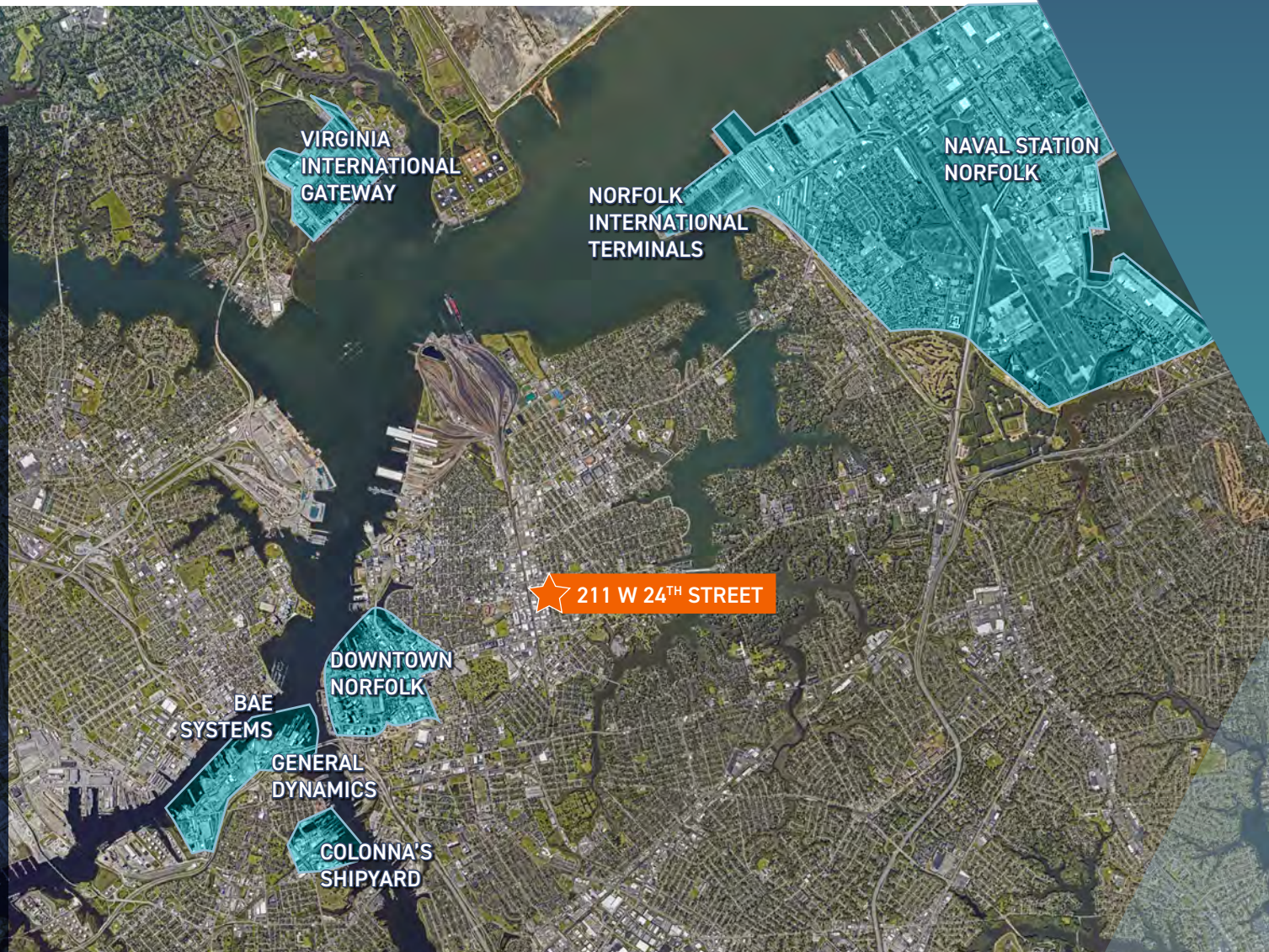




Drive Time

BUSINESSES, BASES & TERMINALS

-  **DOWNTOWN NORFOLK**
10 Minutes | 2.0 Miles
-  **NORFOLK INTERNATIONAL TERMINAL**
11 Minutes | 4.1 Miles
-  **BAE SYSTEMS | NASSCO**
12 Minutes | 3.3 Miles
-  **COLONNA'S SHIPYARD**
14 Minutes | 3.5 Miles
-  **NAVAL STATION NORFOLK**
15 Minutes | 6.0 Miles
-  **VIRGINIA INTERNATIONAL GATEWAY**
15 Minutes | 6.6 Miles



Area Demographics

238,000

Population for
City of Norfolk

118,000

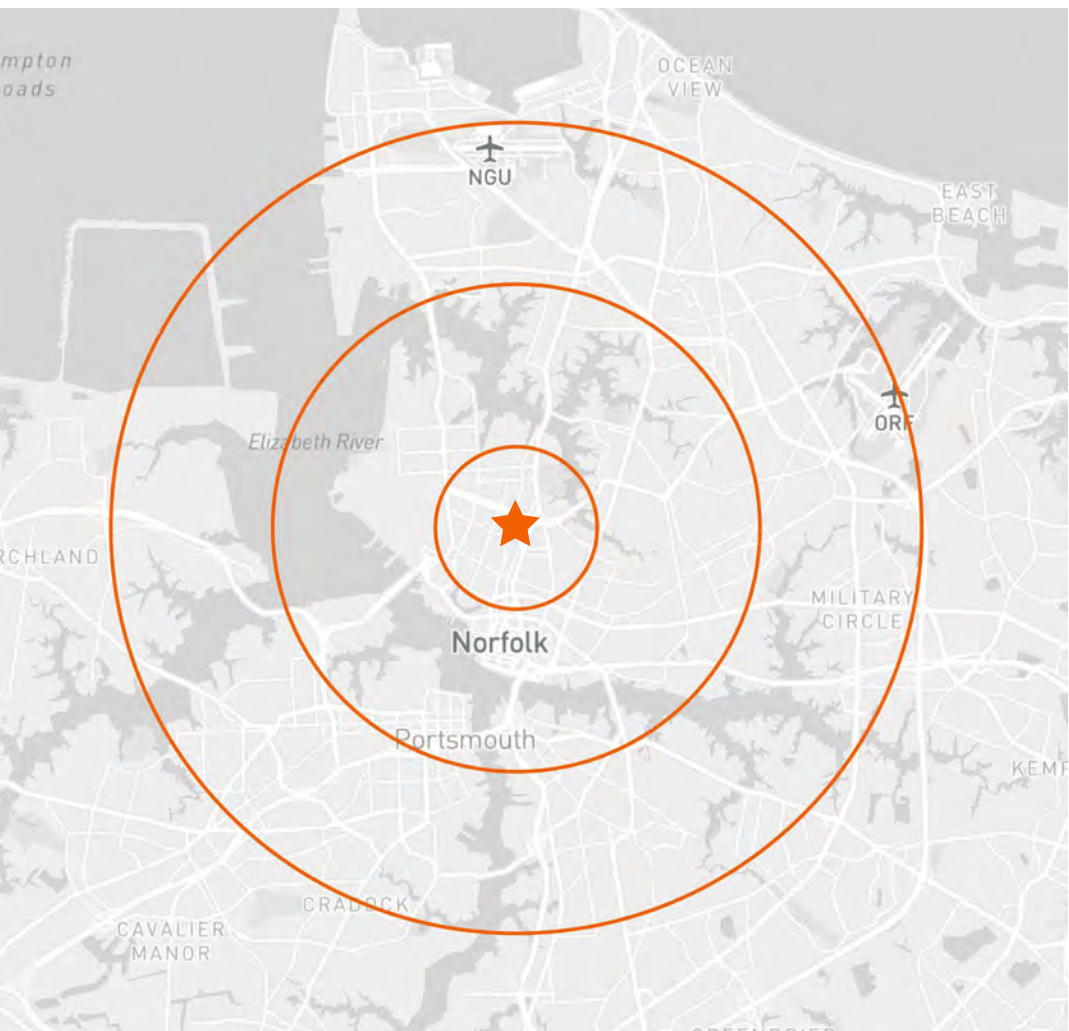
Labor Force for
City of Norfolk

165,000

Total Employment for
City of Norfolk

\$58,000

Median Household Income
City of Norfolk



Population	1 Mile	3 Mile	5 Mile
Population	23,191	111,001	250,990
Daytime Population	29,198	170,918	330,016
Households	10,961	47,931	104,778
Businesses	1,139	4,778	8,708
Employees	11,569	72,222	128,938
Household Income			
Median Household Income	\$395,418	\$360,341	\$313,581
Average Household Income	\$488,200	\$442,276	\$390,774
Age			
Median Age	34.20	33.80	34.40

Regional Overview

HAMPTON ROADS

REGIONAL DEMOGRAPHICS

1.7M

Population

830K

Labor Force
Workers

72K

Median Household
Income

37%

Bachelors or
Higher

19

Cities & Counties
Across SEVA & NENC

TOP 5

US Container Port
by Volume

MARKET SCALE & ACCESS

- Immediate access to I-264, I-64, I-664
- One-day truck drive to DC, Richmond, Raleigh, Philadelphia & NYC

Key Industry Drivers

MARITIME & LOGISTICS

- Defense & Government Contracting
- Manufacturing & Industrial Services
- Construction Trades & Service Contractors

DEFENSE & EMPLOYMENT BASE

- Naval Station Norfolk — largest naval base in the world
- 75,000+ Active-Duty Military Personnel
- Strong concentration of skilled trades, mechanics, technicians, and logistics labor

BUSINESS CLIMATE

- Virginia consistently ranked a Top State for Business
- Lower operating costs compared to Northeast port markets
- Dense, supply-constrained urban industrial submarket

WHY NORFOLK WORKS

- Port-centric logistics location
- Skilled industrial workforce
- Diverse, recession-resilient demand drivers
- Limited new industrial supply in the urban core



Why The Port of VA

UNMATCHED REACH | INVESTING IN GROWTH



DEEPEST, WIDEST CHANNELS ON EAST COAST

Two-way traffic for ultra-large container vessels by 2025



VIRGINIA-OWNED & OPERATED

Streamlined services and management



ADVANCED INFRASTRUCTURE

Semi-automated systems powered by expert operators



75% OF U.S. POPULATION IN TWO DAYS

Central East Coast location for fast delivery



TWO CLASS I RAILROADS

Norfolk Southern & CSX + 7 miles of on-dock track



ROAD

Direct access to the nation's 3rd-largest highway system

Virginia's premier port is more than a gateway—it's a competitive advantage. With six world-class terminals, cutting-edge infrastructure, and strategic East Coast access, we deliver speed, efficiency, and growth.



\$1.4B GATEWAY INVESTMENT PROGRAM

Modernizing every link in the supply chain



\$450M CHANNEL DEEPENING & WIDENING

Clear air and water access speeds cargo movement



\$650M NORTH NIT OPTIMIZATION

Adding 1.4M TEUs capacity by 2027



OFFSHORE WIND HUB

\$220M investment at Portsmouth Marine Terminal



VIRGINIA: #1 STATE FOR BUSINESS

34M SF of development-ready space and pro-business policies (CNBC, 2024)



THE PORT OF VIRGINIA
AMERICA'S MOST MODERN GATEWAY

211 W 24th Street

NORFOLK, VIRGINIA



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CBRE

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