



FOR SALE — LIGHT INDUSTRIAL

416–424 W 25th Street, Norfolk, Virginia

Asking Price: \$1,100,000

PROPERTY SUMMARY

Address	416, 418 & 424 W 25th Street, Norfolk, VA
Asking Price	\$1,100,000
Building Size	10,292 SF
Parcels	Two (2) Contiguous Parcels
Zoning	I-L (Light Industrial)
Occupancy	Vacant — Available for Immediate Delivery
Price Per SF	Approximately \$107/SF
Municipality	City of Norfolk, Virginia

PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a 10,292 SF multi-use light industrial complex spanning two contiguous parcels in Norfolk's Park Place neighborhood. Zoned I-L (Light Industrial), this versatile property is exceptionally well-suited for owner-users, investors, and operators seeking a strategic combination of warehouse, office, and showroom space within a single consolidated footprint.

The complex is vacant and available for immediate occupancy, offering a broad range of permitted uses under Norfolk's I-L zoning designation, as well as falling in the Park Place Historic District and an Enterprise Zone, HUB Zone, and Opportunity Zone. The property's diverse functional zones — open warehouse bays, finished private offices, and a purpose-built showroom/counter area — provide a turnkey solution for businesses that need operational flexibility under one roof.

SPACE DESCRIPTION

Warehouse & Industrial Areas

Multiple open warehouse bays featuring heavy concrete slab flooring, exposed joist ceilings, fluorescent lighting, and painted cinder block construction. Two bays are equipped with overhead roll-up doors suitable for truck or vehicle access. One bay includes a ceiling-mounted chain hoist/lift, ideal for mechanical or fabrication uses. An additional enclosed bay offers a long, narrow footprint suited to specialty storage or linear production workflows.

Office Suites

The property includes multiple finished office areas, including a well-appointed executive office with grasscloth wallpaper, recessed lighting, and built-in shelving with AV equipment provisions; a two-workstation open office with exposed brick accent wall and laminate flooring; a private operator's office with wood-panel walls and built-in L-shaped desk; and a general administrative workspace with built-in cabinetry and cork bulletin board.

Showroom / Retail Counter Area

A professionally finished showroom equipped with a full wraparound counter, slatwall display panels, built-in glass display cases, wall-mounted monitors, and overhead drop ceiling with recessed lighting — ideal for retail, service counter, or customer-facing operations. An adjacent secondary counter room offers additional drawer storage, open shelving, and direct access to the main office suite.

Support Spaces

The property includes multiple restrooms, a sink/vanity, and tile flooring; a break room area with a stainless steel side-by-side refrigerator, workbench, and window; and a mezzanine storage level accessible from one of the primary warehouse areas.

KEY FEATURES & HIGHLIGHTS

- 10,292 SF building footprint across two contiguous parcels
- I-L (Light Industrial) zoning — broad range of permitted uses
- Located within Park Place Historic District as well as Opportunity, HUB, and Enterprise Zones
- Multiple overhead/roll-up doors for vehicle and freight access
- Ceiling chain hoist in primary warehouse bay
- Finished executive and administrative office suites
- Professional showroom with built-in display counter and slatwall
- Mezzanine storage level
- Restroom facilities and break area
- Vacant — ready for immediate owner-user occupancy or re-tenanting

POTENTIAL USES

Given the I-L zoning designation and the property's mixed-use configuration, the following uses are among those that may be permitted (buyer to verify with City of Norfolk):

- Contractor/trade business headquarters (HVAC, plumbing, electrical, etc.)
- Auto service, detailing, or specialty vehicle operations
- Light manufacturing, fabrication, or assembly
- Wholesale distribution and warehousing
- Firearms dealer or specialty retail (given existing showroom buildout)
- Creative flex space, artist studios, or maker spaces
- Medical supply, equipment, or service operations
- Multi-tenant investment with mixed industrial/office tenants

LOCATION

The property is located on W 25th Street in Norfolk, Virginia, within an established industrial corridor with convenient access to major arterials serving Hampton Roads. Norfolk's position as the region's economic and maritime hub provides proximity to the Port of Virginia, Norfolk Naval Station, and a robust network of government, healthcare, and commercial tenants.

Exclusively Listed By

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