

Sam Segar & Associates, Inc.

Commercial Real Estate Services

Industrial / Flex Space For Lease

3120 Arizona Avenue · Norfolk, Virginia 23513



4,360 SF

Total Building Size

\$12.50/SF/YR

Asking Base Rent (NNN)

22-24' Clear

Warehouse Clearance

Exceptional Industrial / Flex Opportunity in Hampton Roads

This well-maintained, light industrial building offers a versatile combination of warehouse, mezzanine, and office space—ideally suited for contractors, distributors, light manufacturers, service companies, or any operator requiring secure, functional space with excellent regional access. Zoned I-L Light Industrial and ready for **immediate occupancy**.

The property sits on a fully fenced and gated 0.22-acre lot, secured by an automated Lift Master electric entrance gate. Two oversized electric overhead roll-up doors provide seamless grade-level loading. Robust 3-phase electrical power (200A / 220V) supports demanding operational uses.

The updated office suite features new luxury vinyl plank flooring, a dedicated break room, and a private restroom. The warehouse boasts soaring 22-24 foot clear heights with exposed steel-truss construction, natural gas heat, a functional mezzanine level offering additional storage or operational square footage, and a separate **clean room**—a well-insulated internal workroom previously configured for high-end electronics assembly. Mini-split HVAC units condition the office and all auxiliary spaces.

Key Features

✓ Fully Fenced & Gated Yard	✓ 3-Phase Power (200A / 220V)
✓ Automated Lift Master Electric Gate	✓ Natural Gas Heat (Warehouse)
✓ 2 Oversized Electric Overhead Doors (Grade Level)	✓ Mini-Split HVAC (Office & Auxiliary)
✓ 22-24' Clear Height — Exposed Steel Truss	✓ Updated Office Suite w/ LVP Flooring
✓ Clean Room / High-Spec Internal Workroom	✓ Break Room & Private Restrooms
✓ Mezzanine Level (Warehouse)	✓ Security System / Reception Area

Leasing Details & Property Specifications

3120 Arizona Avenue · Norfolk, Virginia 23513 · Industrial / Flex — I-L Light Industrial

Property Specifications

Specification	Detail
Address	3120 Arizona Avenue, Norfolk, VA 23513
Property Type	Industrial / Flex – Warehouse
Total Building Size	4,360 SF
Lot Size	0.22 AC (9,583 SF)
Year Built	2005
Construction	Masonry
Zoning	I-L — Light Industrial
Clear Height	22-24 Feet
Drive-In Bays	2 Oversized Electric Overhead Doors
Power Supply	200A / 220V / 3-Phase / 3-Wire
HVAC	Mini-Split (Office); Natural Gas Heat (Warehouse)
Parking	Surface Parking — Included in Rent
Condition	Excellent — Full Build-Out

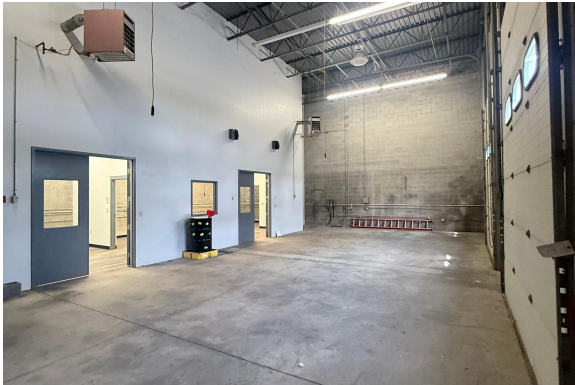
Leasing Details

Term	Detail
Rental Rate	\$12.50 / SF / YR
Pass-Through Expenses (Est.)	\$1.44 / SF / YR — Real Estate Taxes & Insurance
Total Occupancy Cost (Est.)	\$13.94 / SF / YR
Monthly Base Rent (Est.)	\$4,541.66 / Month
Monthly Total Occupancy (Est.)	\$5,064.86 / Month
Lease Type	Triple Net (NNN)
Lease Term	Negotiable
Availability	Immediate

Strategically Located in the Heart of Hampton Roads

3120 Arizona Avenue sits in Norfolk's Estabrook industrial corridor, offering excellent highway access and proximity to the Port of Virginia, Norfolk International Airport (3.4 miles), and major regional arterials. The location provides outstanding logistics connectivity for distribution and service operations throughout the Hampton Roads metro area.

▶	Norfolk International Airport: 3.4 mi (approx. 8 min)
▶	Port of Virginia / Norfolk International Terminals: Regional access via I-64 & US-460
▶	Downtown Norfolk CBD: Approx. 5 mi via Tidewater Drive



Exclusive Listing Brokers

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