

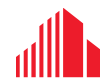


INVESTMENT OPPORTUNITY

5803 CURLEW DRIVE

NORFOLK INDUSTRIAL PARK | NORFOLK, VA

PRICE REDUCTION | 7.4% CAP RATE



**CUSHMAN &
WAKEFIELD**

THALHIMER

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to exclusively offer for sale 5803 Curlew Drive (the “Property”), a ±37,128 SF industrial asset located within the established Norfolk Industrial Park—one of Hampton Roads’ most strategic and accessible submarkets. The Property benefits from immediate connectivity to the I-64 and I-264 corridors, enabling efficient regional distribution and strong frontage visibility along Curlew Drive. Constructed with durable steel and fire-resistant framing, the facility is further enhanced by fiber optic connectivity, a fenced and gated side yard, and ample on-site parking.

The building features a highly functional layout with approximately 10,000 SF of office and 27,128 SF of warehouse space. Key features include 28’ clear height, three overhead doors, and two 5-ton bridge cranes supporting heavy manufacturing or fabrication operations. The facility also offers 3-phase power and a 17’ hook height, providing the infrastructure required for efficient operations and long-term scalability.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	6,379	111,136	312,951
2025 Daytime Population	10,206	135,162	359,775
5 Yr. Proj. Pop Growth	0.90%	0.40%	0.30%
Average HHI	\$106,074	\$93,600	\$96,058
Average Home Value	\$429,606	\$402,446	\$411,191
Median Age	43.7	36.8	37.1
% W/ Bachelor Degree	17.6%	19.1%	21.0%
% W/ Graduate Degree	12.1%	10.3%	11.6%

ADDRESS

5803 Curlew Drive
Norfolk, Virginia 23502

TOTAL GLA

37,128 SF

ACRES

±1.44 Acres

ZONING

I-L (Light Industrial)

CAP RATE

7.4%

NOI

\$401,768.35
(Includes 2% management fee)

TENANT

Continental Tide Defense Systems, Inc.
(a Pennsylvania stock corp.)

LEASE TERM | 6-YR REMAINING

3% annual escalations
NNN / Operating expenses \$1.20 SF
3/31/2032 expiration
2 – 5yr. Options

PRICE REDUCTION

\$5,390,000





INVESTMENT HIGHLIGHTS



MARKET MOMENTUM & INDUSTRIAL DEMAND DRIVERS

- Hampton Roads benefits from port activity, military presence, and shipbuilding demand
- Continued lack of new industrial supply in core Norfolk locations
- Strong long-term fundamentals driven by logistics, defense contracting, and regional distribution growth



STABLE INCOME WITH UPSIDE POTENTIAL

- Leased to Continental Tide Defense Systems, Inc., a defense-related tenant
- 6 years of remaining term with extension options
- Below-market positioning provides opportunity for future rent growth and mark-to-market upside



FUNCTIONAL HEAVY INDUSTRIAL INFRASTRUCTURE

- ±37,128 SF facility with a balanced office (±10,000 SF) and warehouse layout
- 28' clear height, three overhead doors, and two 5-ton bridge cranes
- 3-Phase power and 17' hook height supporting manufacturing, fabrication, and specialized users

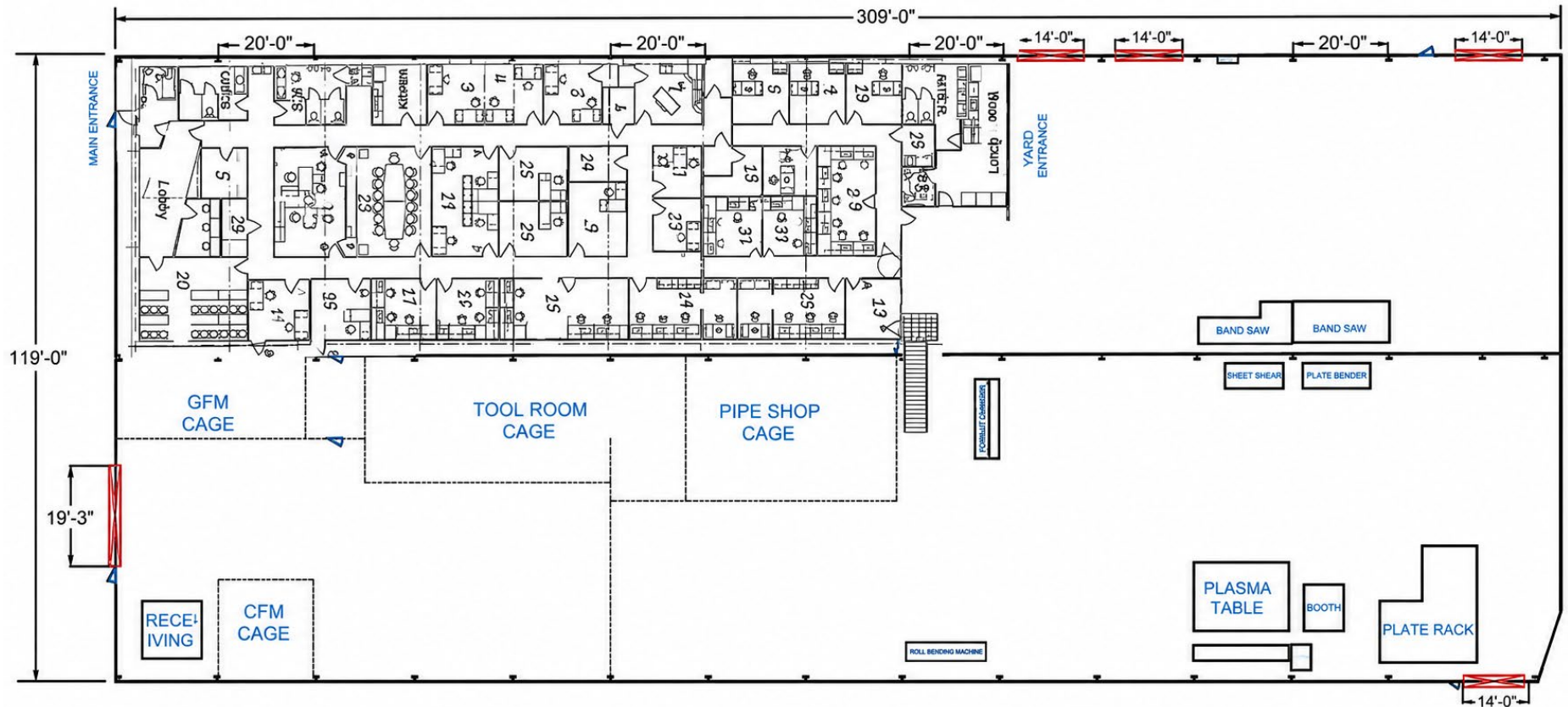


STRATEGIC INFILL INDUSTRIAL LOCATION

- Located within Norfolk Industrial Park—one of Hampton Roads' most established industrial corridors
- Immediate access to I-64 and I-264, enabling efficient regional and port connectivity
- Strong frontage and visibility along Curlew Drive in a supply-constrained infill submarket

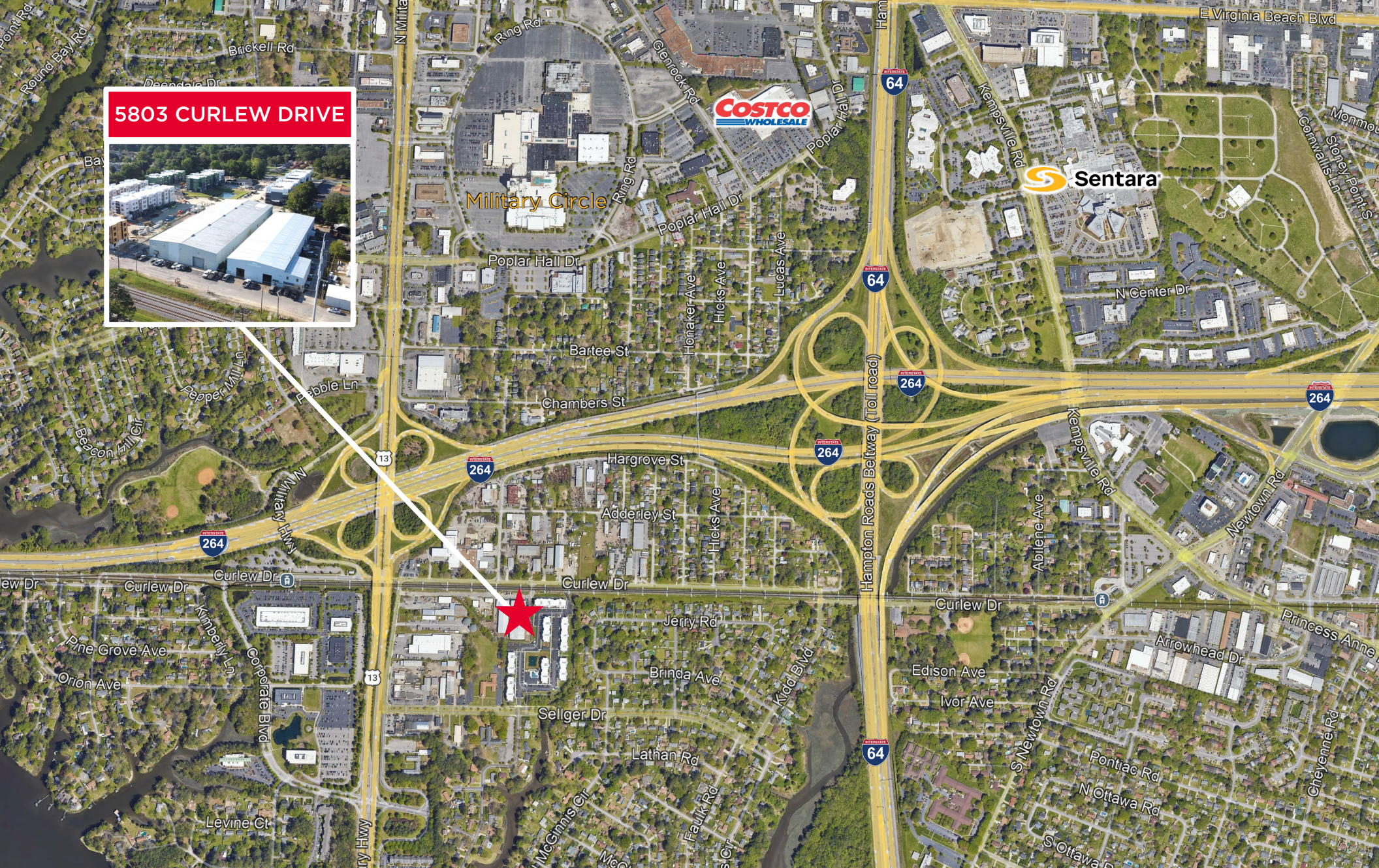


PHOTO GALLERY



FLOOR PLAN

5803 CURLEW DRIVE



JANET WHITBECK
Senior Vice President
janet.whitbeck@thalhimer.com
757.213.4143

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

