

For Lease Near Norfolk Industrial Park OFFICE/WAREHOUSE/DISTRIBUTION/YARD 902-910 Cooke Avenue, Norfolk, VA 23504



Office/ Warehouse/DISTRIBUTION BUILDING W/ LARGE YARD AREA

LEASE RATE: \$8.50/SF, NNN

- ±68,567 SF Industrial Facility (divisible) near Norfolk Industrial Park and Downtown Norfolk. Close proximity to I-64 & I-264, as well as major arteries Tidewater Drive and Virginia Beach Boulevard.
- Includes office space with counter sales area.
- Ceiling Height: varies approximately 18' - 24'.
- **Large Fenced Wareyard.**
- **Loading:** twelve (12) dock-height doors, one dock-height 20' wide x 16' high overhead door, and one 18' wide x 14' high drive-in ramp door.
- Building is served by 1200 Amp, 208 Volt, 3-Phase Electrical and Natural Gas
- **Construction:** block exterior with reinforced concrete floors. Newer roof.
- Zoned I-L and located in **HUB Zone, Enterprise Zone, and Empowerment Zone.**
- Good Location near ports, shipyards, Downtown Norfolk.



**John Lee, SIOR, President
OWNER/AGENT**

5520 Greenwich Rd, Suite 207
Virginia Beach, VA 23462

Phone: 757-490-3311
johnlee@johnleeassociates.com
www.johnleeassociates.com

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902 Cooke Avenue, Norfolk, VA 23504

Interior



Interior Warehouse



Counter Sales/ Showroom



Office Restrooms

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INDUSTRIAL & OFFICE REAL ESTATE

902 Cooke Avenue, Norfolk, VA 23504

Exterior



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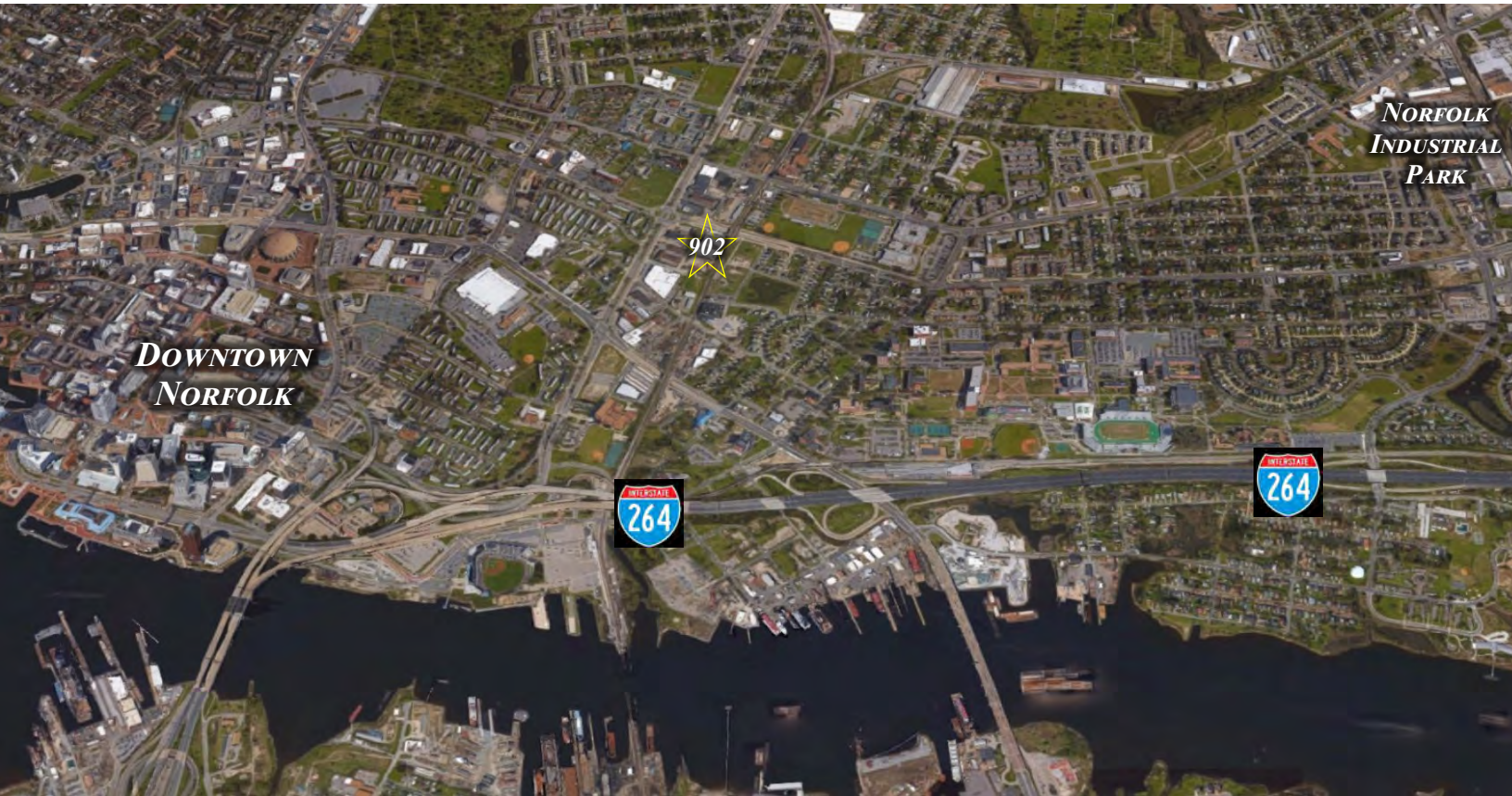
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Aerial



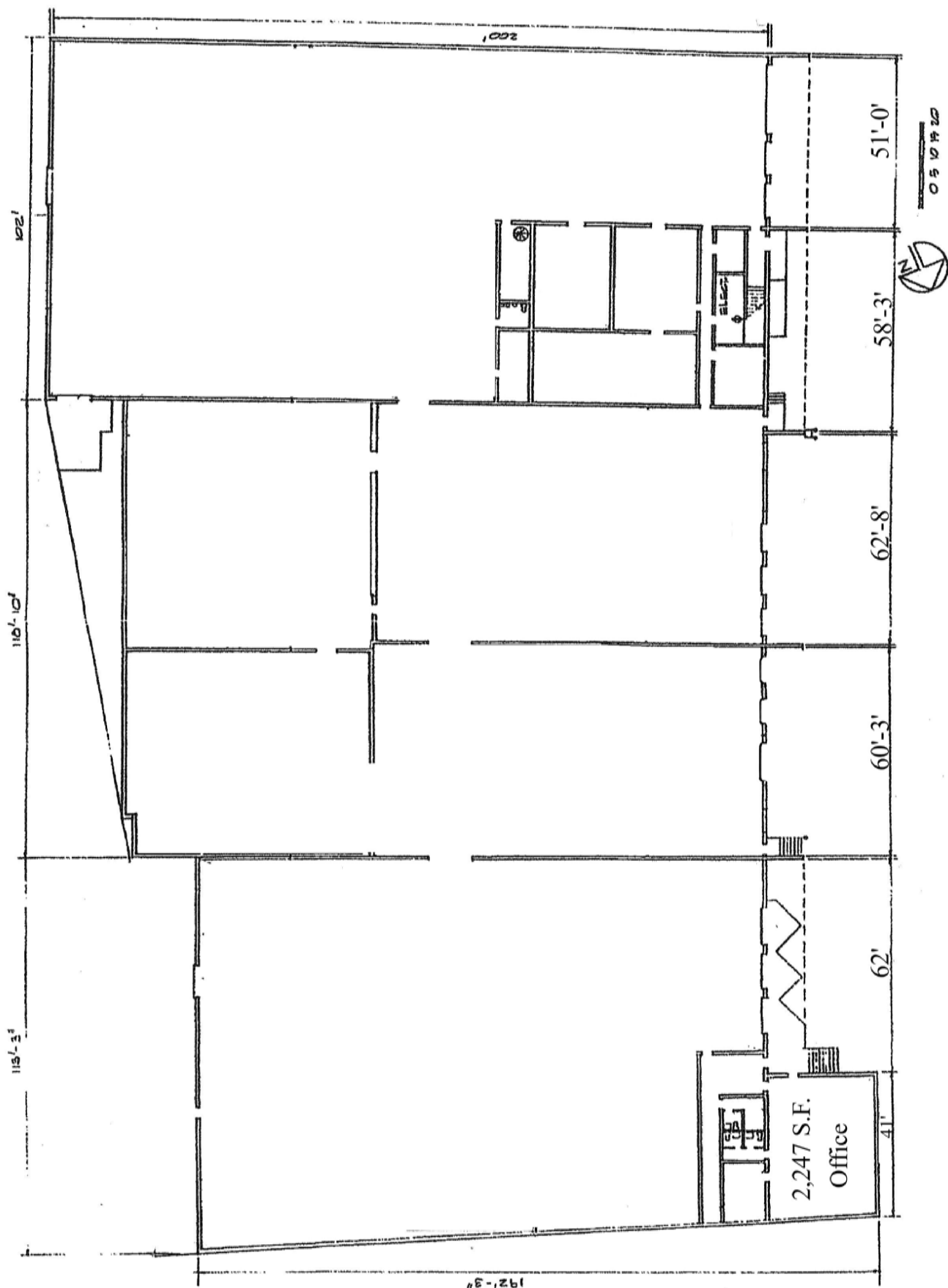
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Cooke Ave



Virginia Beach Blvd