

FLEX SPACE FOR LEASE

NORFOLK INDUSTRIAL PARK
3347 ENTERPRISE DRIVE, NORFOLK, VA



AVAILABLE NOW



**CUSHMAN &
WAKEFIELD**

THALHIMER

NORFOLK INDUSTRIAL PARK

3347 Enterprise Drive, Norfolk, VA 23502

PROPERTY HIGHLIGHTS

- One-story 6,357 SF office/warehouse on 0.95 acres
- Industrial - 3,800 SF; Office - 2,500 SF
- Small fenced yard
- One roll-up door
- Fully conditioned warehouse
- 600 amp / 240 volt / 3-phase
- Built in 1961
- ADA compliant
- Lease Rate - \$5,000/month (\$800/month CAM plus utilities)



113,481
POPULATION
Within 3 Miles

303,766
POPULATION
Within 5 Miles



\$87,091
AVG. INCOME
Within 3 Miles

\$92,526
AVG. INCOME
Within 5 Miles



48,599
HOUSEHOLDS
Within 3 Miles

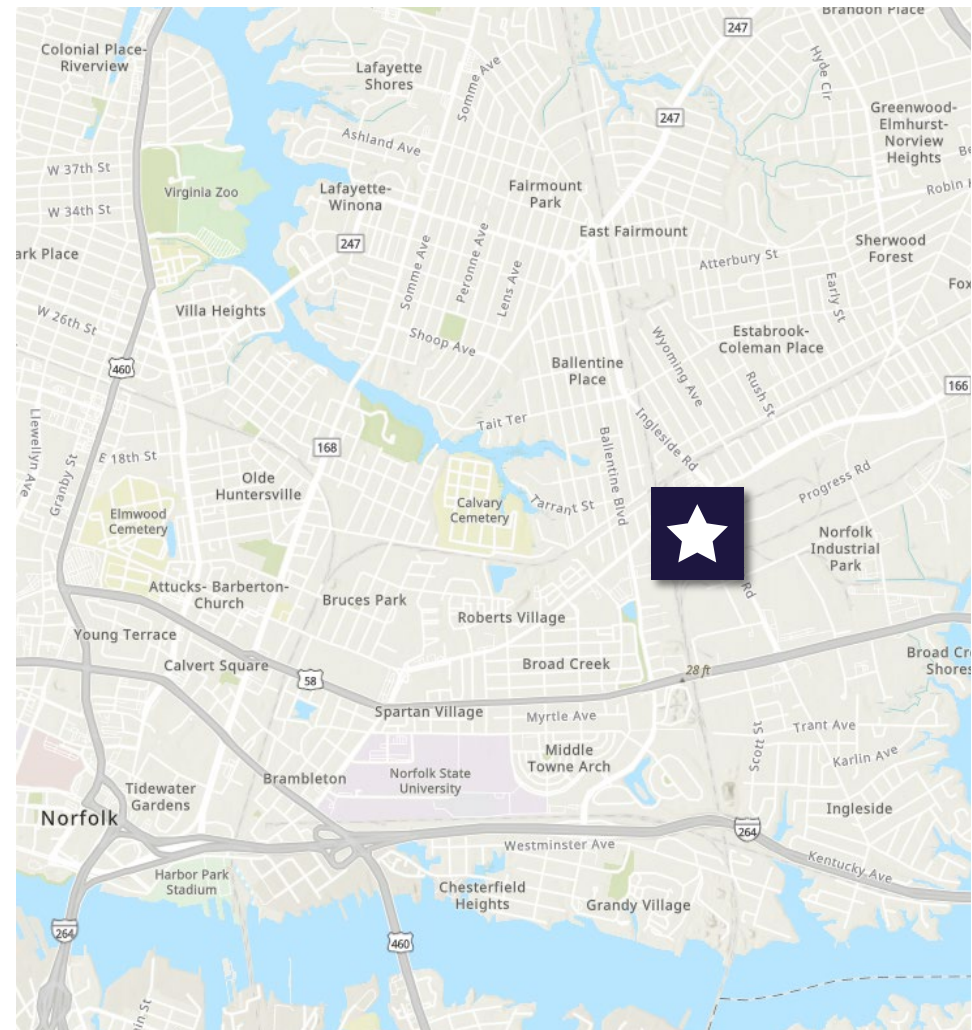
126,700
HOUSEHOLDS
Within 5 Miles



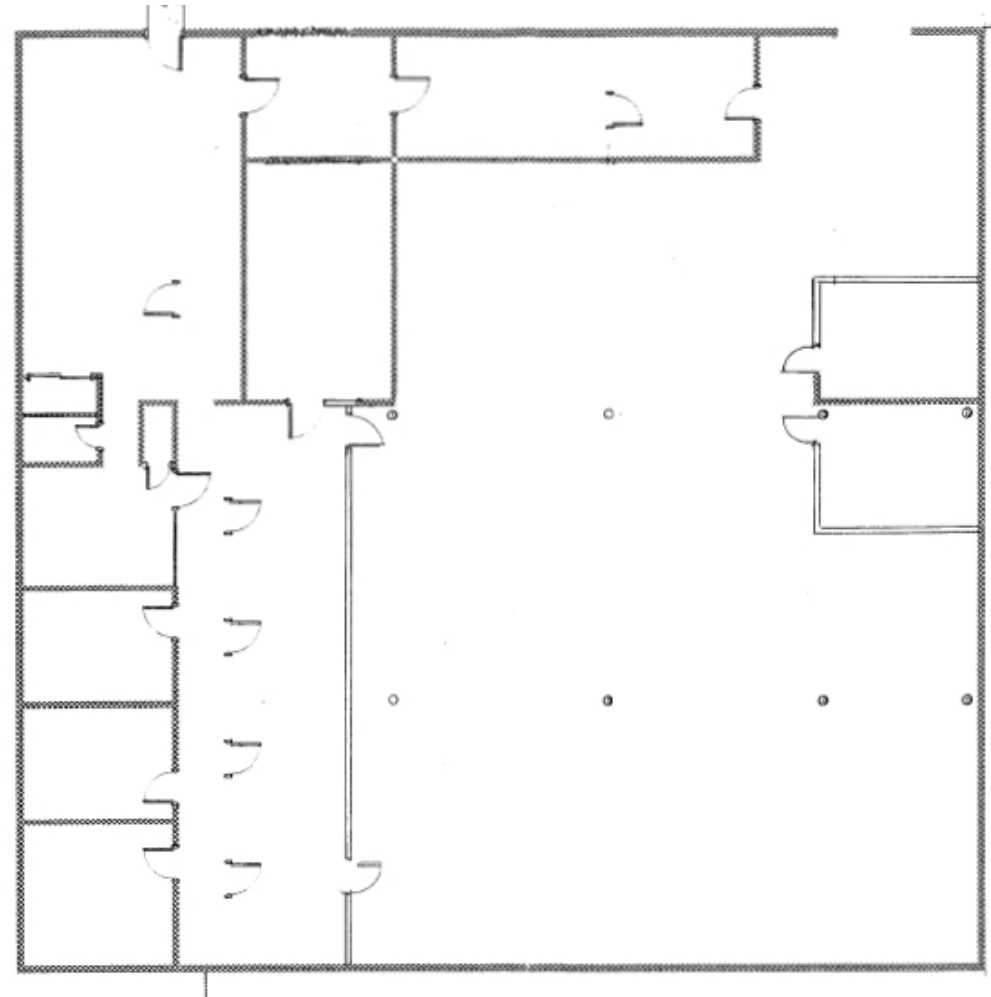
35.5
AVG. AGE
Within 3 Miles

35.4
AVG. AGE
Within 5 Miles

SITE MAP



FLOOR PLAN



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Norfolk Industrial Park is one of the region's largest business parks with approximately 350 acres fully developed with more than 300 businesses. The industrial submarket contains roughly 8.9 million SF of inventory (+6.6M SF of logistics, +580,000 SF of flex, and +1.7M SF of specialized inventory).

STRATEGIC LOCATION

Norfolk's central location on the U.S. East Coast provides advantages: proximity to major business, financial, and governmental hubs, and availability to global markets. Forty-three percent (43%) of the U.S. population is less than a one-day drive.

HOME TO LARGEST NAVAL STATION IN THE WORLD

The Hampton Roads area is home to one of the world's largest populations of military personnel, with approximately 91,380 active-duty military personnel.

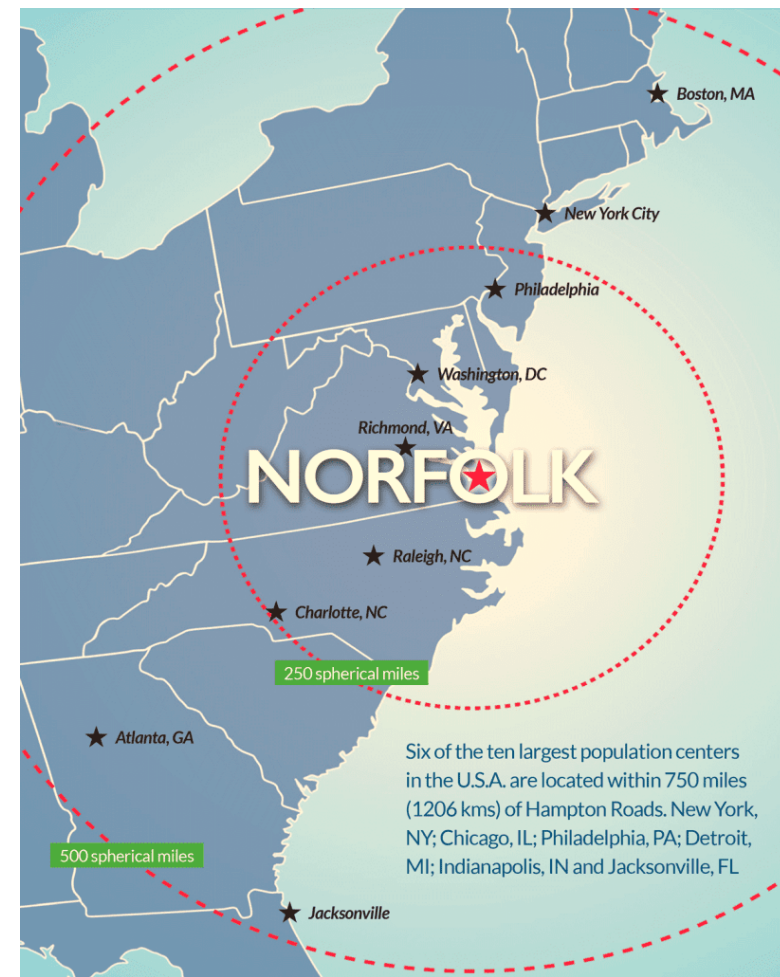
NATO - NORFOLK IS THE ONLY HOME IN NORTH AMERICA

Norfolk is home to the Allied Command Transformation, the only NATO headquarters in North America, which is an essential symbol and instrument of the Trans-Atlantic link. Allied Command Transformation concentrates on Warfare Development, and it is about adapting NATO's military capacity to the constantly changing environment. In 2018, NATO approved the addition of a Joint Force Command in Norfolk.

HOME TO VIRGINIA'S PORT

Dredging will be completed in early 2025 making Virginia home to the deepest port on the East Coast to serve the world's ultra large container vessels. In 2019, the rail yard expansion was completed along with the \$320 Million expansion of Virginia International Gateway VIG doubling the capacity of the existing operation. In 2020, 60 Rail Mounted Gantry Cranes were placed, and the \$375 million expansion was completed. Norfolk International Terminals (NIT) Phase II will be complete in 2030. The cranes are the largest on the East Coast.

SOURCE: Norfolk Economic Development





FOR MORE INFORMATION, CONTACT:

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