

# NORVIEW INDUSTRIAL OUTDOOR STORAGE (IOS)

840 & 850 Norview Avenue • Norfolk, Virginia 23513

Asking Price: \$1,450,000

## Rare Industrial Outdoor Storage Opportunity

Acquire a rare 4.813-acre industrial property featuring approximately 3.33 acres of usable industrial yard and a 3,200-square-foot warehouse/office. Zoned I-L (Light Industrial), this property is ideally suited for contractors, marine support operations, government contractors, fabrication, logistics, trucking, fleet operations, equipment rental, and industrial outdoor storage.

| PROPERTY HIGHLIGHTS    |                                               |
|------------------------|-----------------------------------------------|
| Price                  | \$1,450,000                                   |
| Land                   | 4.813 Acres                                   |
| Usable Yard            | Approx. 3.33 Acres                            |
| Building               | 3,200 SF Warehouse / Office                   |
| Electrical             | NEW 400 AMP • 480 VOLT • 3-PHASE • NEW PANELS |
| Utilities              | Public Water & Public Sewer                   |
| Internet               | Cox & Verizon Available                       |
| Security               | Locked Gate & Security System                 |
| Zoning                 | I-L Light Industrial                          |
| Warehouse Clear Height | 16–18 Feet                                    |

## Ideal Uses

Industrial Outdoor Storage (IOS) • Contractor Yard • Government Contractor • Marine Contractor • Utility Contractor • Fabrication • Welding • Steel/Pipe Fabrication • Truck Fleet • Equipment Rental • Material Storage • Logistics • Distribution

## Strategic Location

Excellent access to Interstate 64, the Port of Virginia, Norfolk Naval Shipyard, Naval Station Norfolk, Newport News Shipbuilding, and the Hampton Roads industrial market.

## Documents Available

Survey • Appraisal • Site Plan • Engineering Documents • Additional Due Diligence Materials Available Upon Request.

*Add current property photographs and aerial imagery for the final marketing package.*