

NORVIEW INDUSTRIAL OUTDOOR STORAGE (IOS)

840 & 850 Norview Avenue • Norfolk, Virginia

Asking Price: \$1,450,000

Rare opportunity to acquire a 4.813-acre industrial property featuring approximately 3.33 acres of usable industrial yard and a 3,200 SF warehouse/shop. **Recently upgraded with NEW 400 AMP, 480 VOLT, 3-PHASE electrical service and new electrical panels**, making the property ideal for demanding industrial operations.





Feature	Details
Asking Price	\$1,450,000
Land Area	4.813 Acres
Usable Yard	Approx. 3.33 Acres
Building	3,200 SF Warehouse / Office
Electrical	NEW 400 AMP • 480V • 3-PHASE • NEW PANELS
Utilities	Public Water & Sewer
Security	Locked Gate & Security System
Internet	Cox & Verizon
Zoning	I-L Light Industrial

Ideal Uses

- Industrial Outdoor Storage (IOS)
- Marine Contractors
- Government Contractors
- Utility Contractors
- Fabrication & Welding
- Equipment Rental Companies
- Trucking & Fleet Operations

- Construction Companies
- Distribution & Logistics
- Material & Equipment Storage

Strategic Location

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

Documents Available

Survey • Site Plan • Aerial Photography • Appraisal • Engineering Documents • Utility Information • Additional Due Diligence Materials Available Upon Request.