

FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



NORFOLK INDUSTRIAL PARK

1164 AZALEA GARDEN ROAD
NORFOLK, VA 23502

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS

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PROPERTY SUMMARY

1164 AZALEA GARDEN ROAD, NORFOLK, VA 23502



OFFERING SUMMARY

Sale Price:	\$1,495,000
Lease Rate:	\$3.75 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	40,000 SF
Lot Size:	2.9 Acres
Price / SF:	\$37.38
Zoning:	BC-1 (Business and Commercial Park - Industrial)
Submarket:	Norfolk Industrial Park

[Click Here For a Virtual Tour](#)

PROPERTY OVERVIEW

20,000 - 40,000 square feet available immediately in this 40,000± square foot warehouse building. Situated on 2.9 acres. Lot features 0.61± acre fenced and stabilized yard, which is expandable to 0.96± acres. Comprised of 38,500± square feet of warehouse and 1,500± square feet of office with manager's office in warehouse.

PROPERTY HIGHLIGHTS

- Power: 400 amps, 120/208V, 3-phase
- Clear Ceiling Height: 10'8"
- Column Spacing: 33' w X 20' d
- Loading: (2) 9' x 10' and (1) 10' x 10' plus motorized drive-in doors and room for more!
- Located in an Enterprise Zone

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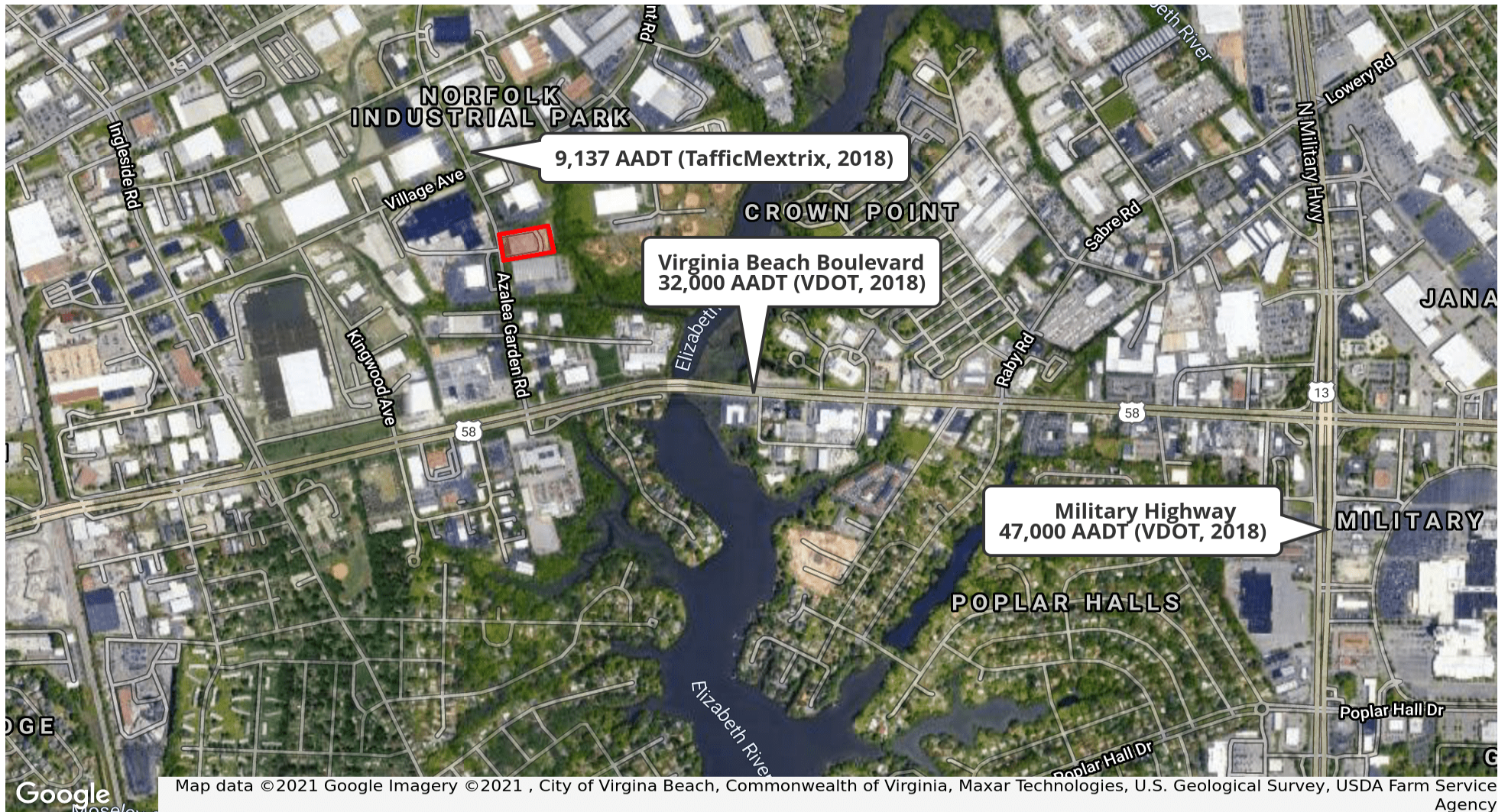
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AERIAL MAP

1164 AZALEA GARDEN ROAD, NORFOLK, VA 23502



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ADDITIONAL PHOTOS

1164 AZALEA GARDEN ROAD, NORFOLK, VA 23502

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S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

ADDITIONAL PHOTOS | 5

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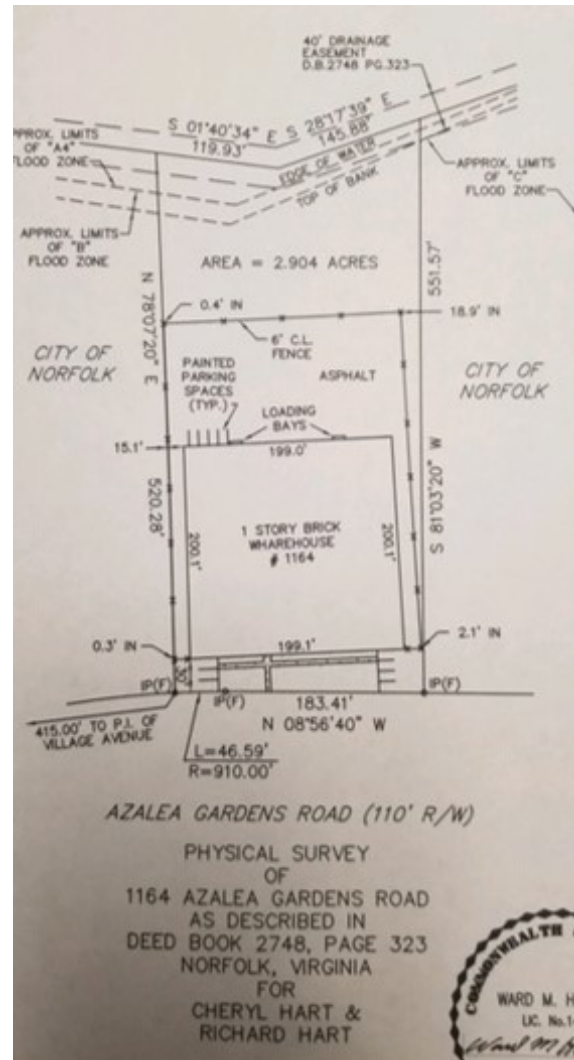
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SURVEY

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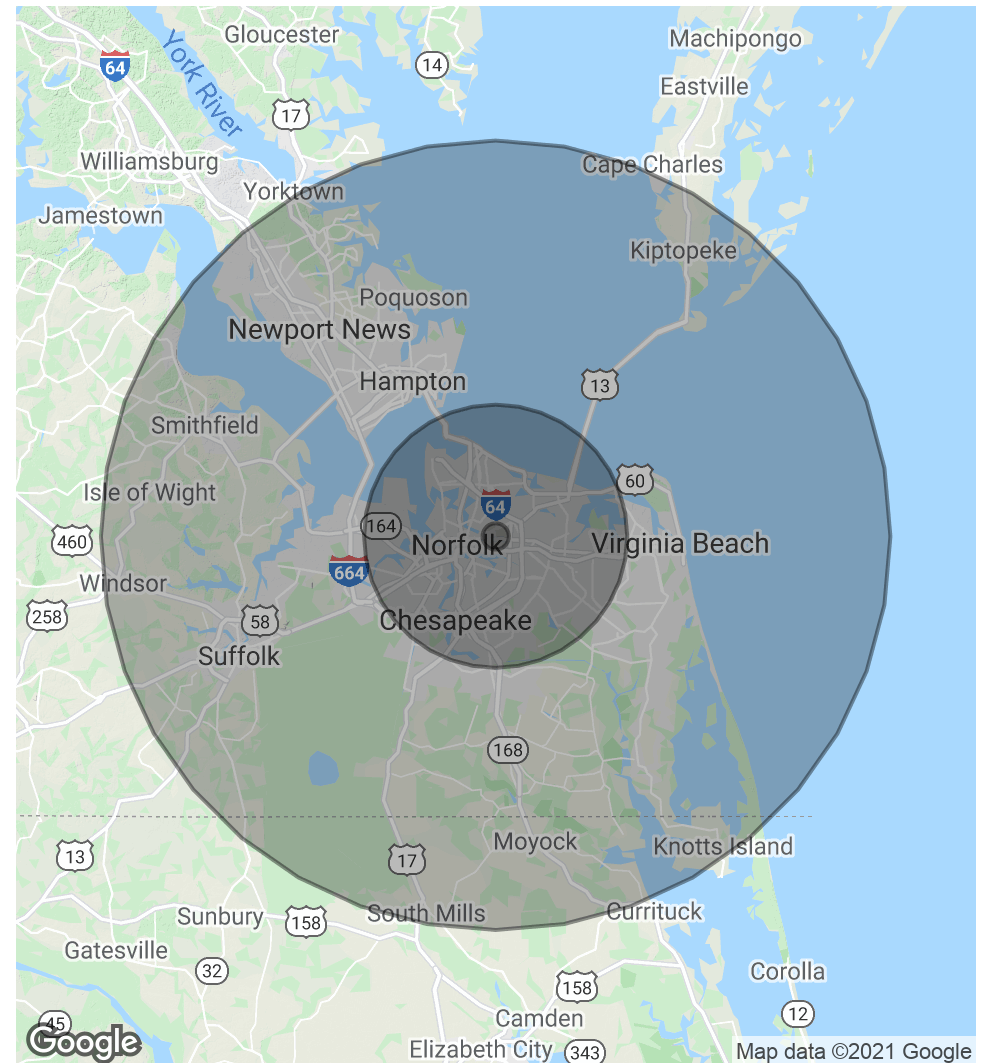
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DEMOGRAPHICS MAP & REPORT

1164 AZALEA GARDEN ROAD, NORFOLK, VA 23502

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	8,662	805,678	1,782,552
Average Age	33.8	33.7	35.4
Average Age (Male)	32.6	32.0	33.8
Average Age (Female)	35.5	35.4	36.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	3,000	298,237	666,392
# Of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$54,179	\$65,327	\$70,954
Average House Value	\$181,128	\$267,756	\$304,700

* Demographic data derived from 2010 US Census



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