

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



WAREHOUSE FACILITIES ON 15.29 ACRES

6969 TIDEWATER DRIVE
NORFOLK, VA 23509

FOR MORE INFORMATION, PLEASE CONTACT:

STEPHANIE SANKER, CCIM, SIOR
VICE PRESIDENT
757.640.2290
SSANKER@SLNUSBAUM.COM

PROPERTY SUMMARY

6969 TIDEWATER DRIVE, NORFOLK, VA 23509

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OFFERING SUMMARY

Lease Rate:	\$4.25 SF/yr (NNN)
Building Size:	167,077 SF
Available SF:	31,533 SF
Lot Size:	15.29 Acres
Zoning:	I-G (Industrial - General)

PROPERTY OVERVIEW

167,077± square feet of warehouse space on 15.29 acres at the intersection of Tidewater Drive and I-64. Property features 14' - 24' ceiling heights, dock and grade loading, and rail spur. Located within the Tidewater Drive Enterprise Zone. Possibility for 200,000 SF new high-bay distribution center on site.



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PROPERTY SUMMARY | 2

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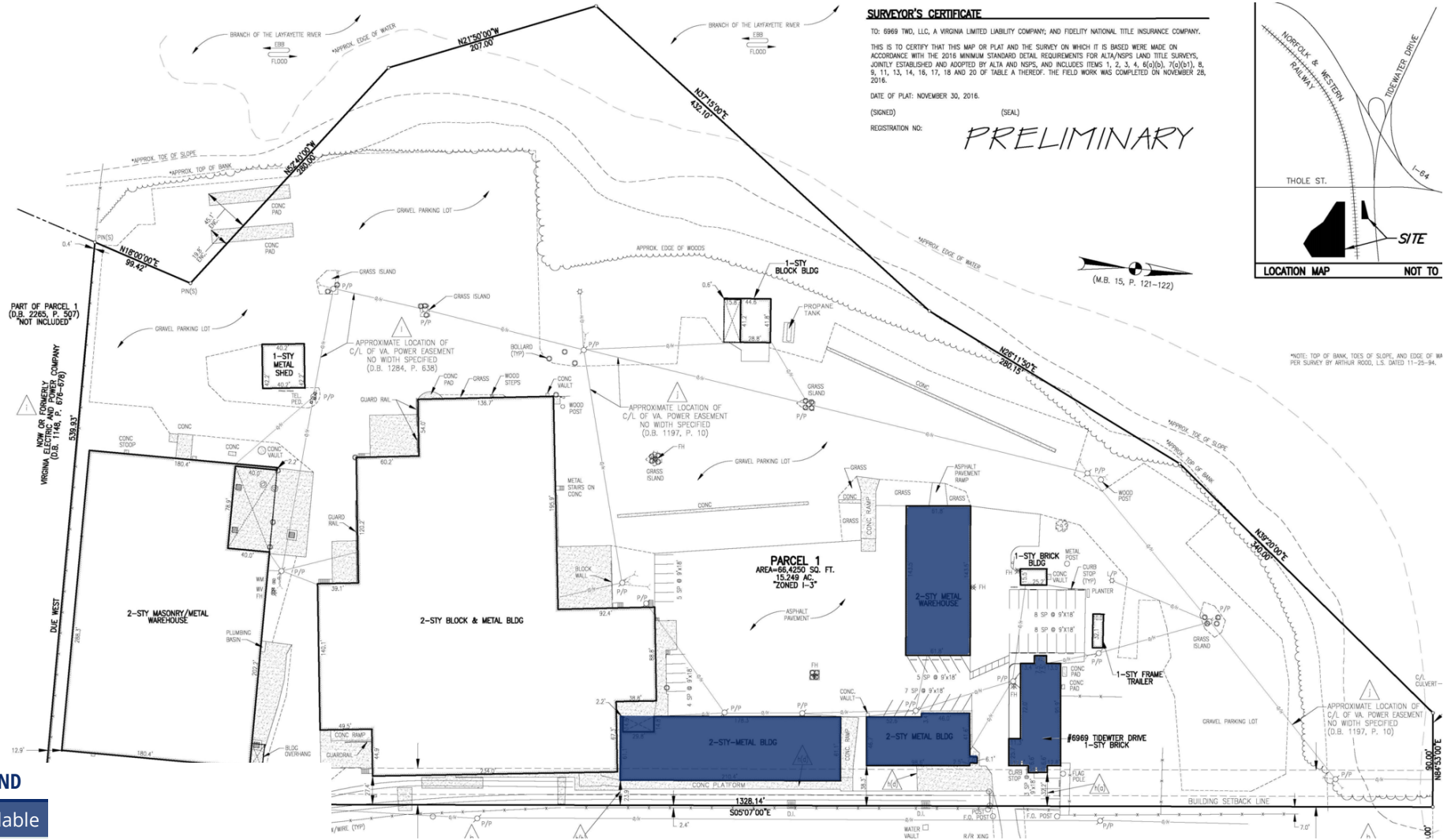
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AVAILABLE SPACE

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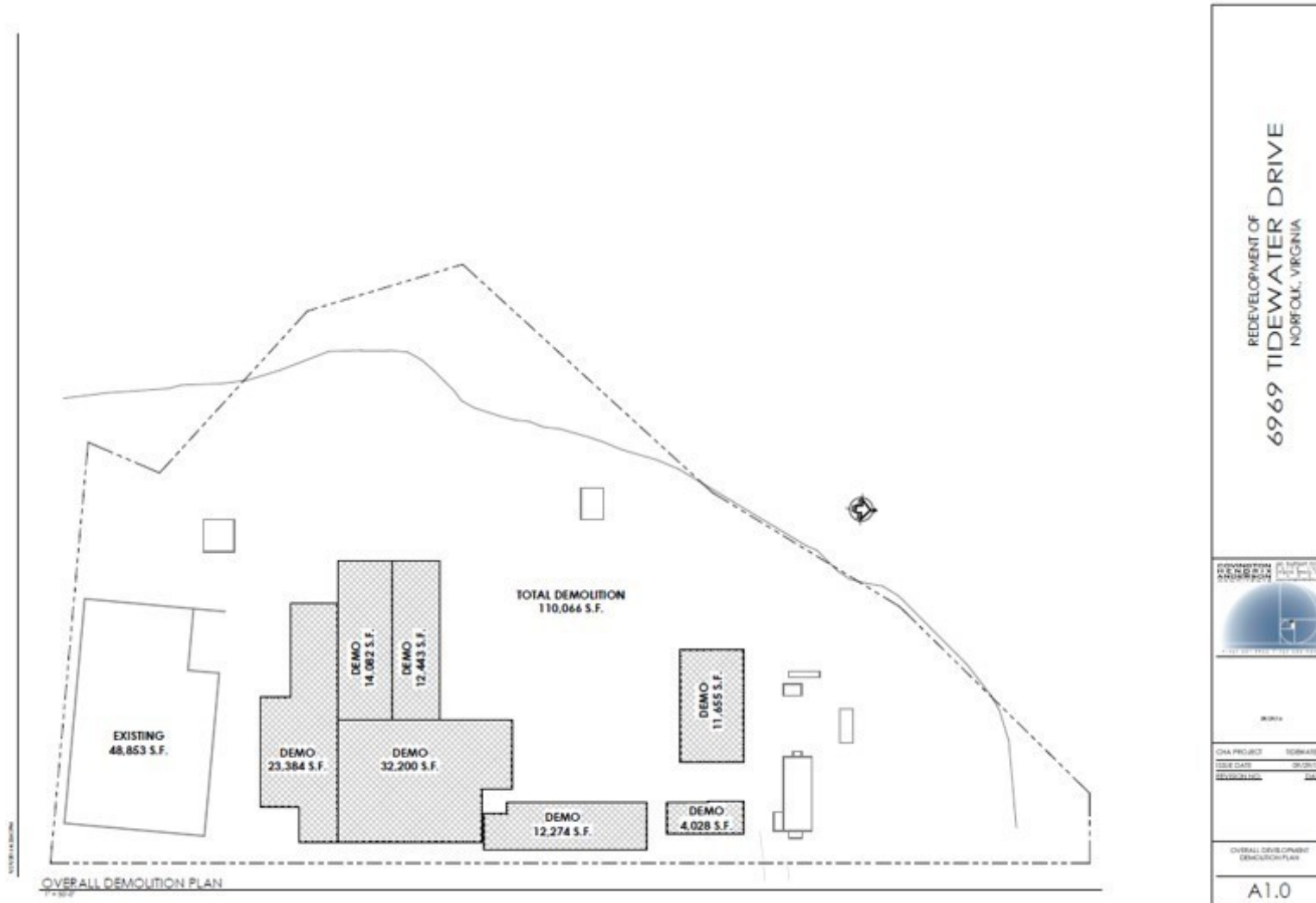
AVAILABLE SPACE | 4

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SITE PLAN

6969 TIDEWATER DRIVE, NORFOLK, VA 23509



REDEVELOPMENT OF
6969 TIDEWATER DRIVE
NORFOLK, VIRGINIA



DATE PROJECT	DATE
DATE PLAN	DATE
REVISION NO.	DATE

OVERALL DEVELOPMENT DEMOLITION PLAN
A1.0

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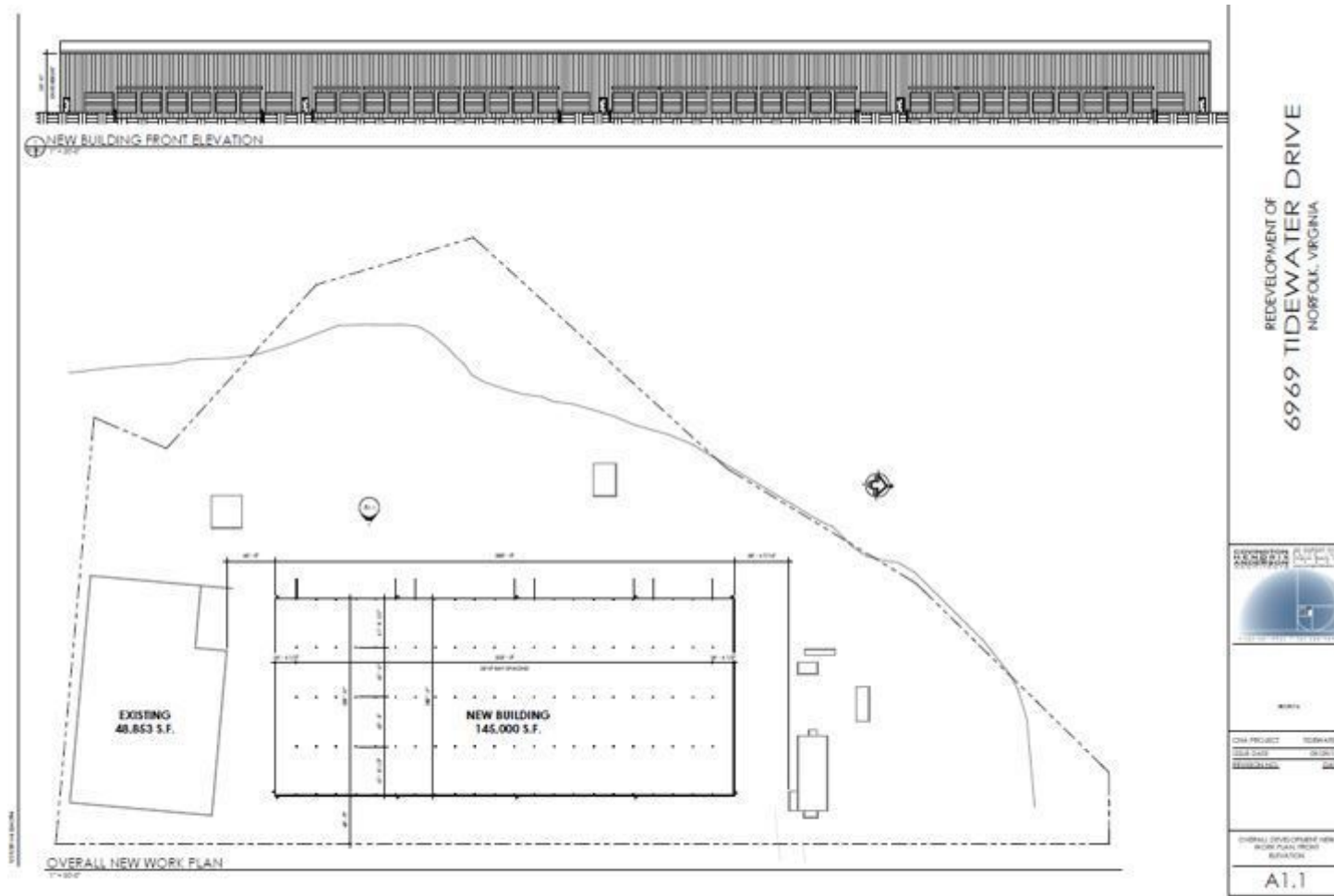
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POSSIBILITY FOR 200,000 SF NEW HIGH-BAY DISTRIBUTION CENTER ON SITE

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SITE PLAN | 6

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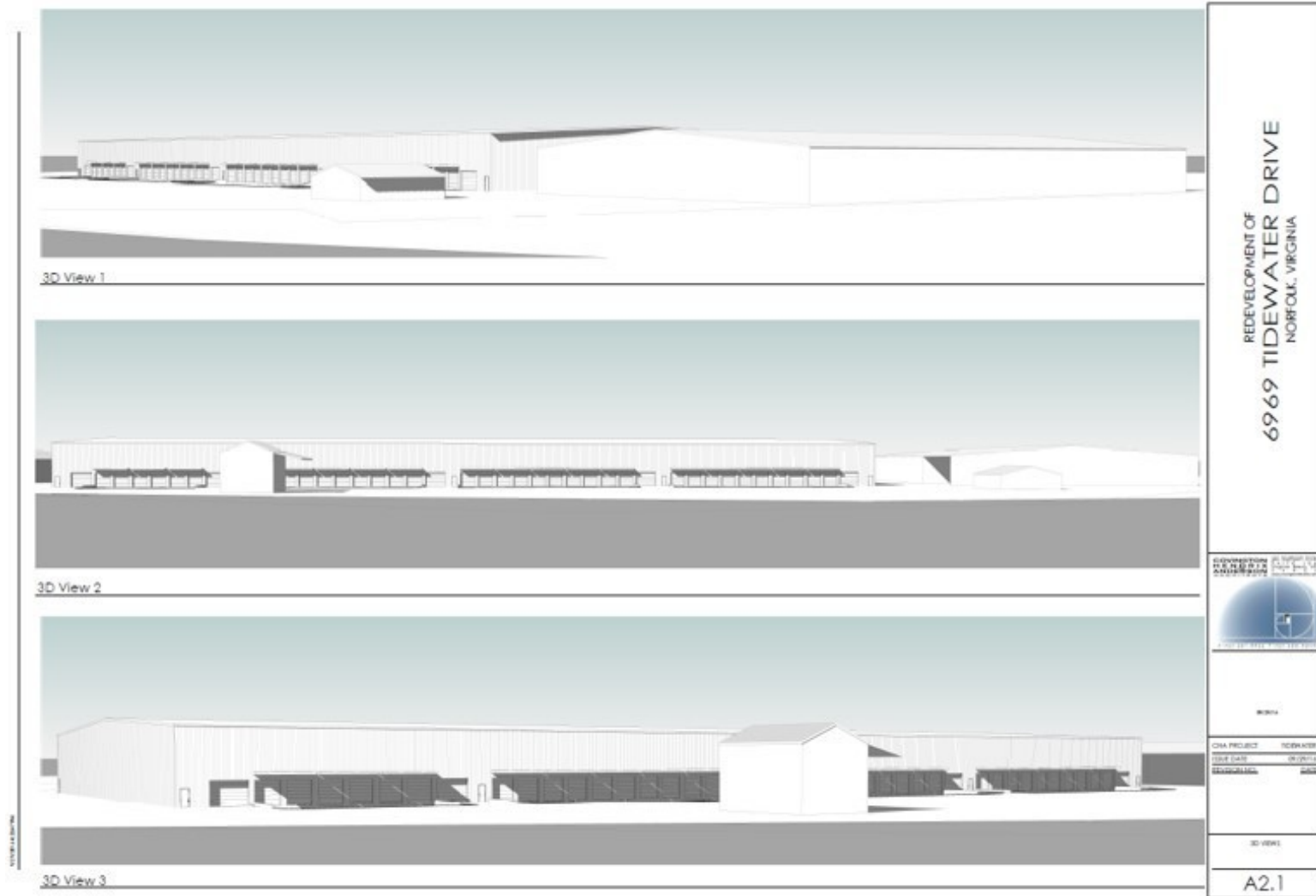
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RENDERINGS

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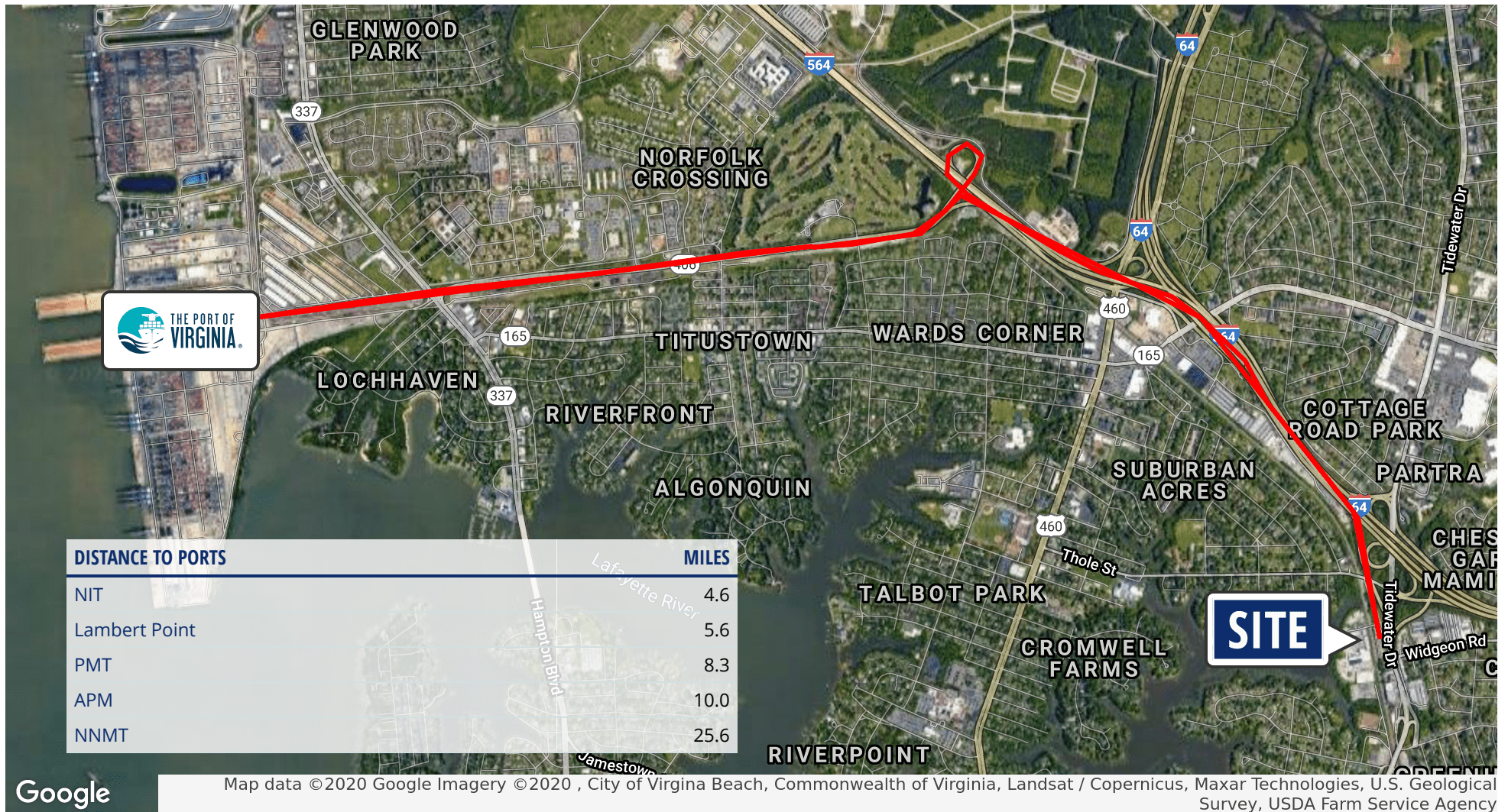
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AERIAL MAP

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