

INDUSTRIAL PROPERTY FOR SALE

I-2 INDUSTRIAL BUILDING FOR SALE

2712, 2714 & 2716 NEVADA AVENUE, NORFOLK, VA 23513



The **KATSIAS**
C O M P A N Y

Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Price / SF:	\$47.41
SF	10,440
Year Built:	1973



PROPERTY HIGHLIGHTS

- 10,440 sf total plus bonus mezzanine space in 2712 and 2716
- 2712 consists of 5,040 sf plus approx. 1,100 sf of mezzanine
- 2714 consists of 1,800 sf with access to rear paved lot
- 2716 consists of 3,600 sf plus approx 1,800 sf of mezzanine with access to rear paved lot
- Front paved parking with approx 2,000 sf of rear paved area.
- 7 grade level Overhead doors. 3 ea @ 14'h x 12'w, 4 ea 12'h x 12'w
- Located in Norfolk Enterprise Zone, Historical Tax credits may apply

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	6,505	21,515	45,533
Total Population:	18,404	61,003	129,997
Average HH Income:	\$46,304	\$49,111	\$50,508



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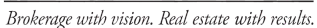
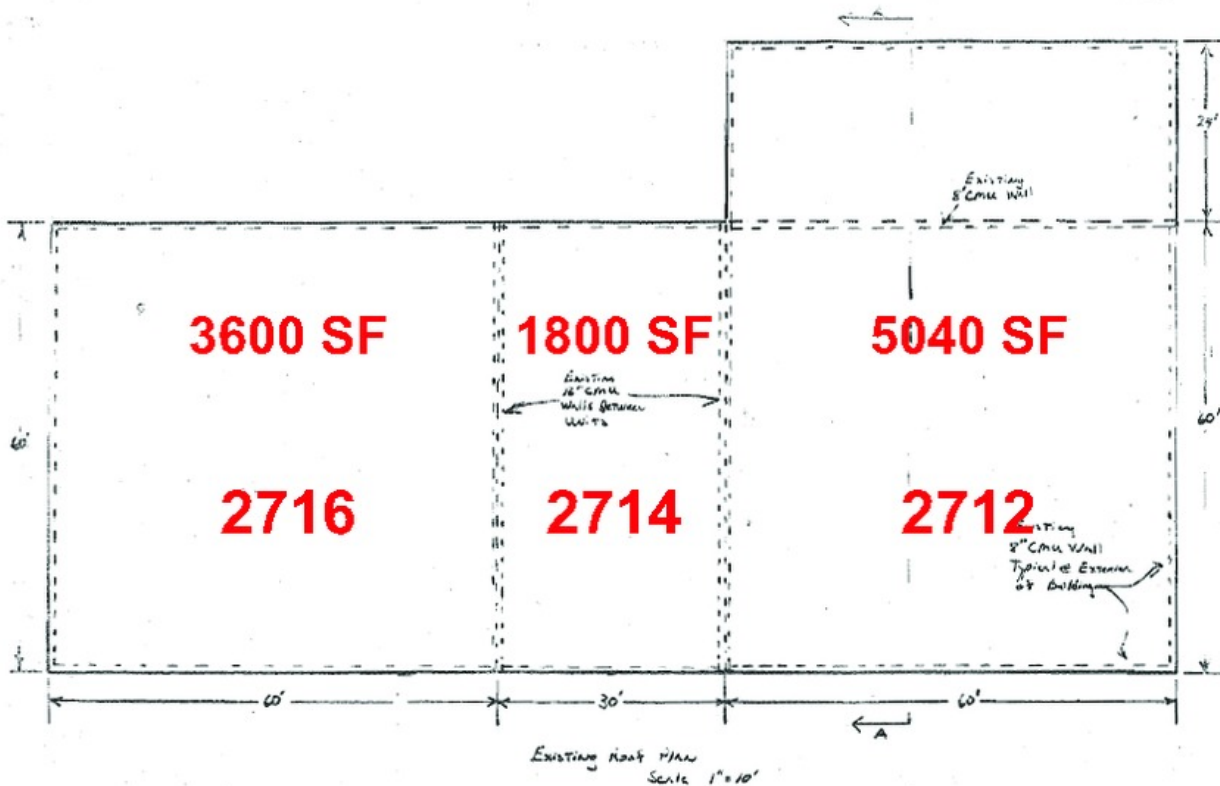
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FLOOR PLANS



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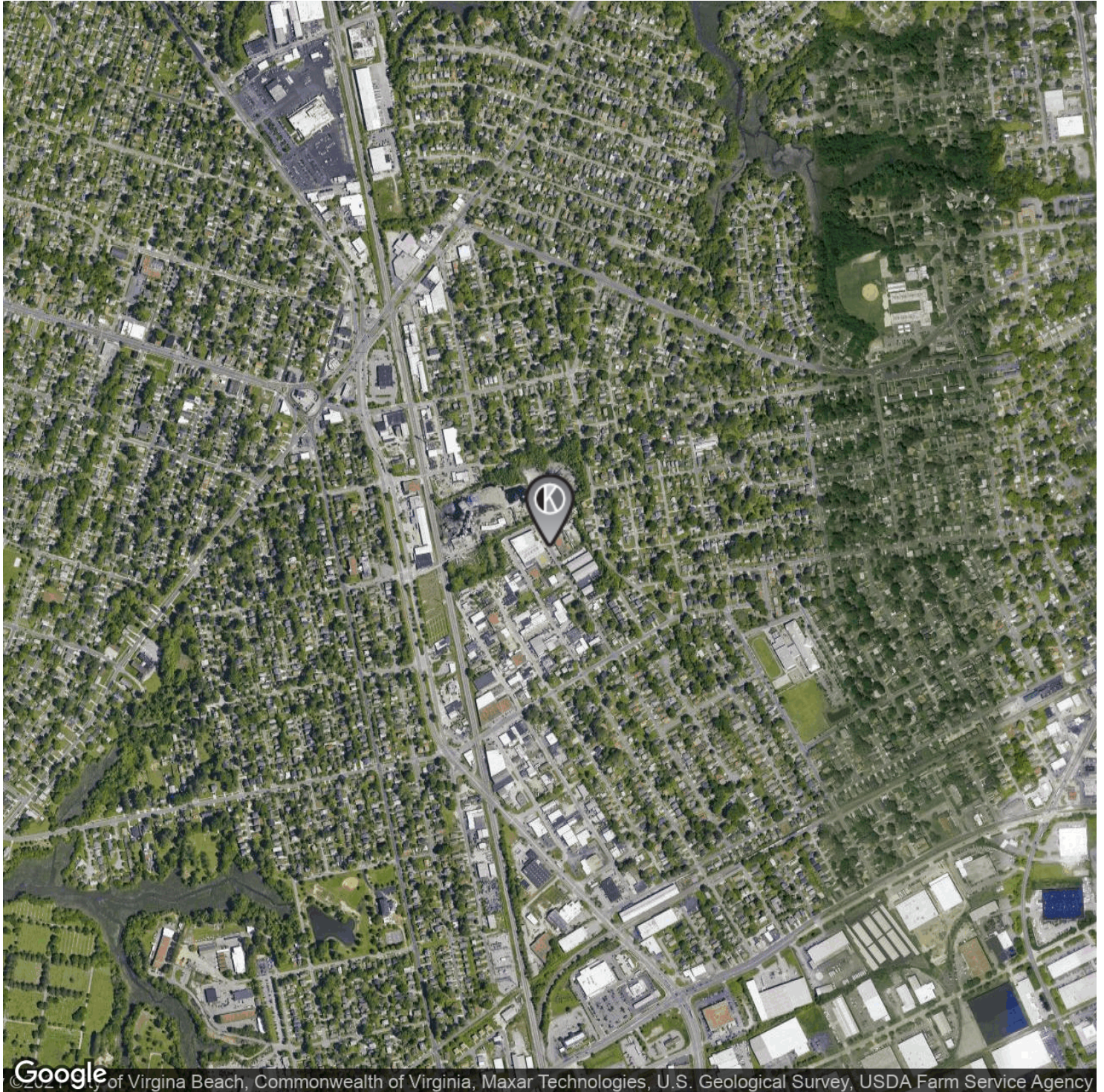
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AERIAL MAP



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