

FOR LEASE

EXCELLENT LOCATION

Industrial Building

4850 Brookside Court | Norfolk, VA 23502



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

Up to 15,000± SF of Warehouse
and 3,000± SF Office Available!



PROPERTY HIGHLIGHTS

- › **Available:**
 - 11,074± SF Warehouse (Potential to be expanded by 4,170± SF)
 - 3,000± SF Office
 - * can be leased separately
- › **Loading:** Two (2) dock height doors available
- › **Ceiling Height:** 30' Clear
- › **Floors:** 8" concrete slab (in loading area)
- › **Power:** 3-phase (270/480 volt)
- › **Parking:** 85± surface spaces
- › Fully fenced and gated site with outdoor storage available
- › Located in Norfolk Industrial Park, centrally positioned in southside Hampton Roads, with close access to I-64 & I-264
- › **LEASE RATE:** \$10.50, NNN

FOR MORE INFORMATION:

GRESH WALL

Managing Director - Hampton Roads

757-461-4732

gwall@commonwealthcommercial.com

NOAH REYES

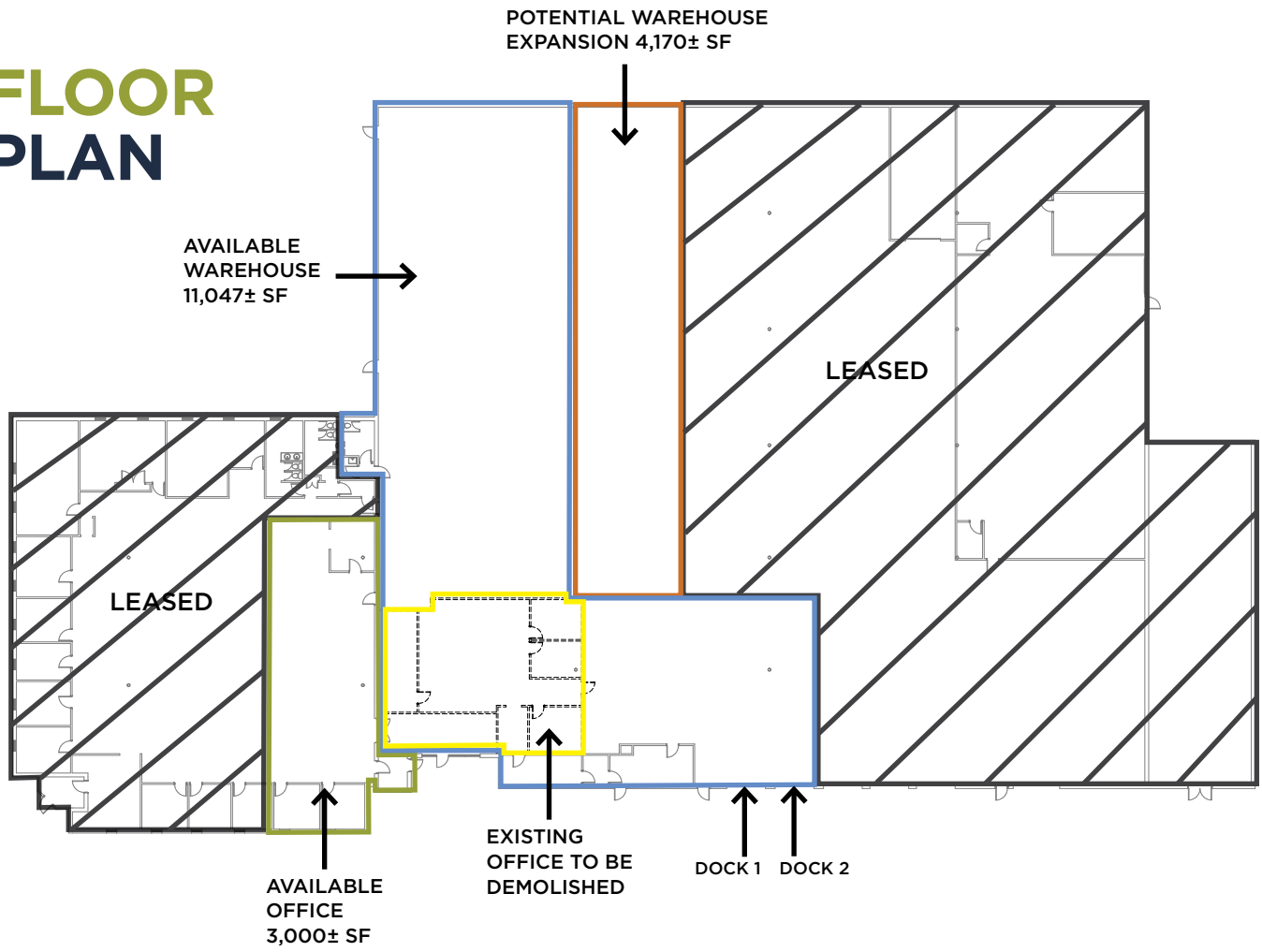
Senior Associate

757-377-8580

nreyes@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

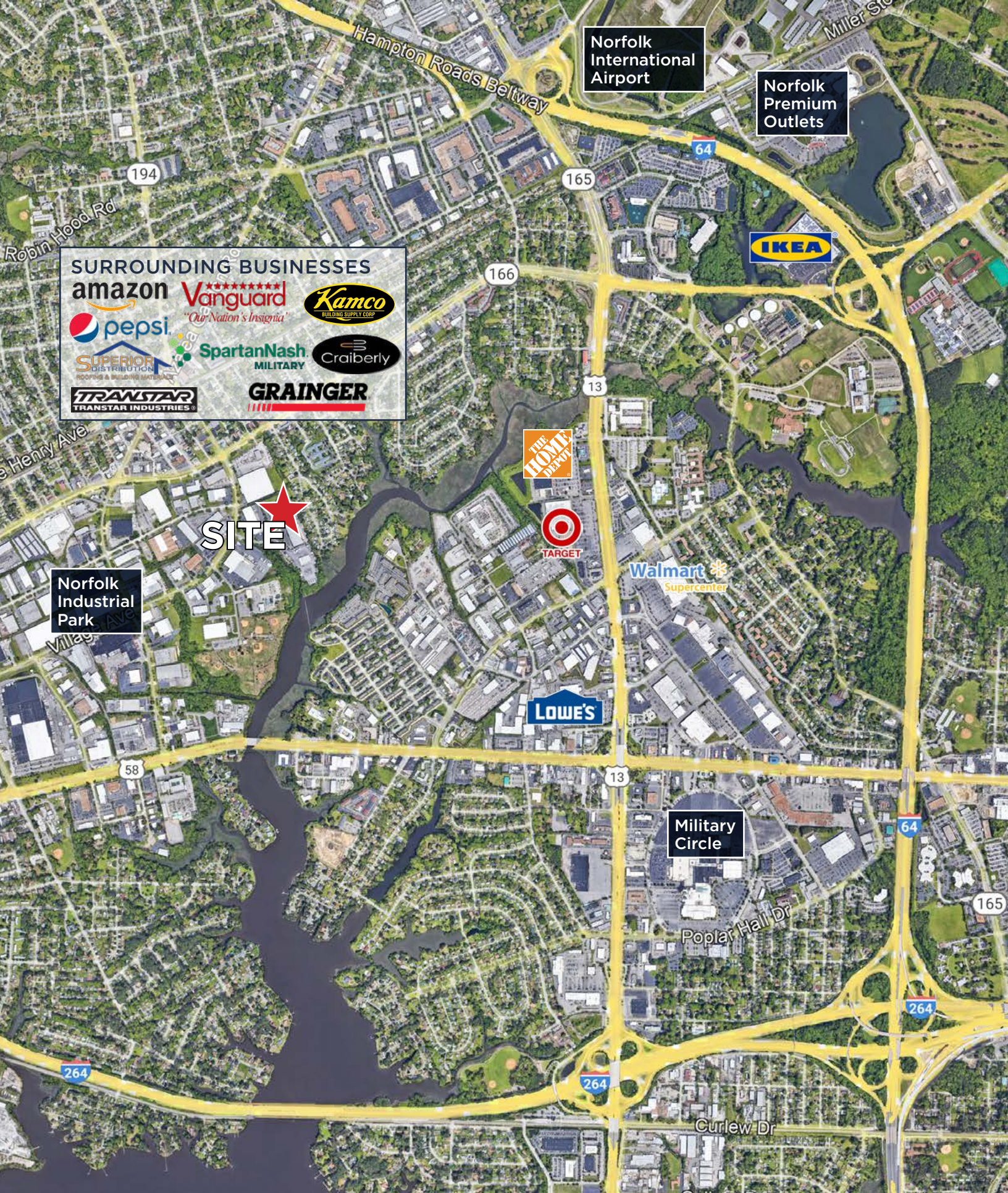
FLOOR PLAN



LOADING AREA



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Norfolk International Airport

Norfolk Premium Outlets

SURROUNDING BUSINESSES

amazon Vanguard
 "Our Nation's Insignia"

pepsi Kamco
 BUILDING SUPPLY CORP.

SUPERIOR DISTRIBUTION SpartanNash MILITARY Craiberly
 ROOFING & BUILDING MATERIALS

TRAVSTAR GRAINGER
 TRANSTAR INDUSTRIES

SITE ★

Norfolk Industrial Park

THE HOME DEPOT

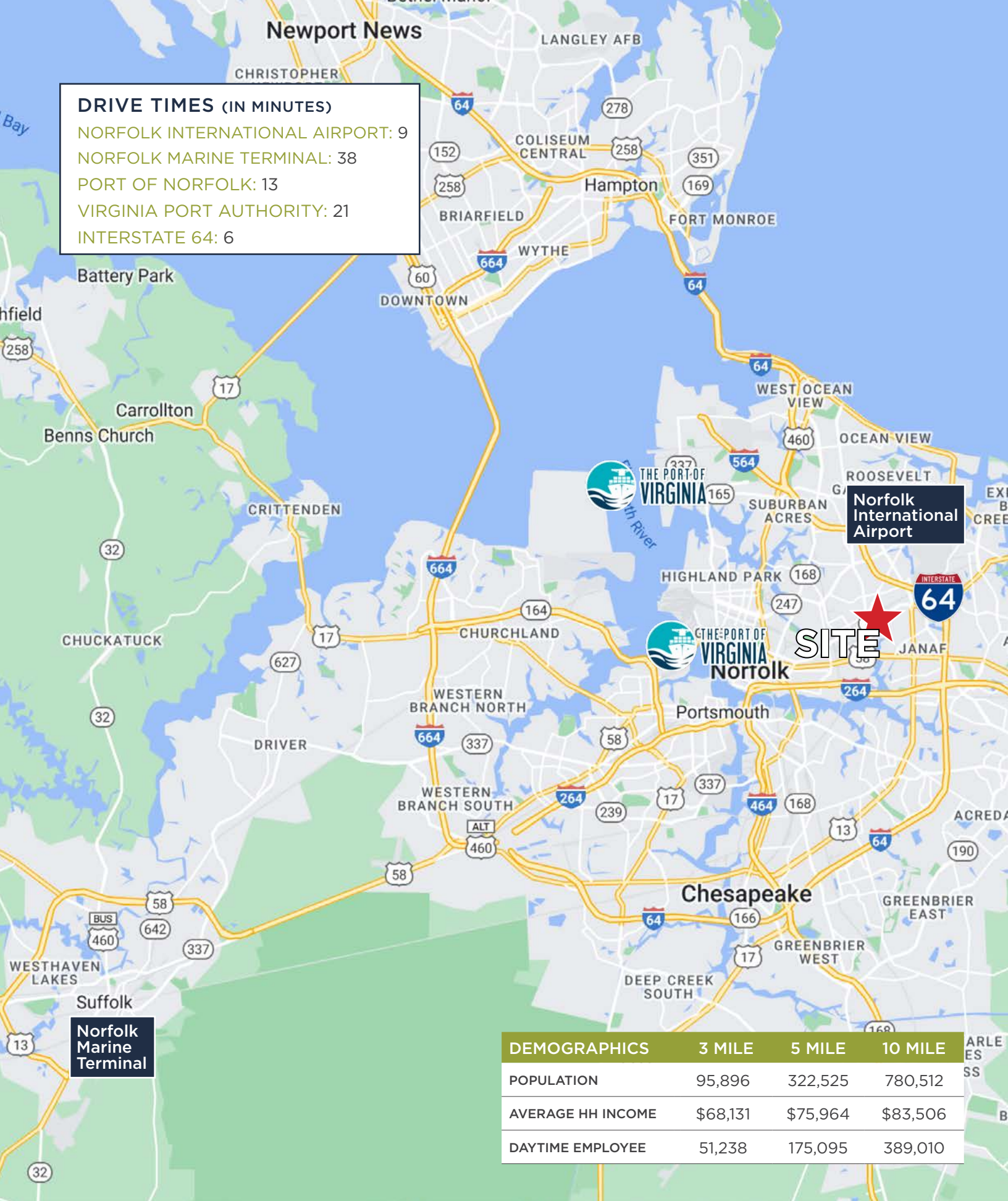
TARGET

Walmart Supercenter

LOWE'S

Military Circle

DRIVE TIMES (IN MINUTES)
 NORFOLK INTERNATIONAL AIRPORT: 9
 NORFOLK MARINE TERMINAL: 38
 PORT OF NORFOLK: 13
 VIRGINIA PORT AUTHORITY: 21
 INTERSTATE 64: 6



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	95,896	322,525	780,512
AVERAGE HH INCOME	\$68,131	\$75,964	\$83,506
DAYTIME EMPLOYEE	51,238	175,095	389,010

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