



THALHIMER

FOR LEASE OFFICE / WAREHOUSE
3501 E. Princess Anne Rd
Norfolk, VA



For more information, contact:

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The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY FEATURES

Building Size:	± 86,732 SF (± 3,500 SF mezzanine not included in total SF)
Office/showroom:	± 2,500 SF
Site:	± 4.16 acres; potential to expand parking or create yard area
Occupancy:	January 1, 2020, possibly sooner
Loading:	Six (6) exterior dock loading doors (three with pit levelers); Four (4) motorized interior dock loading doors (one with edge of dock leveler); Two (2) drive-in loading ramp doors. Dock bumpers, dock loading lights, and dock curtains in place.
Sprinkler:	Wet sprinkler system; four (4) separate risers servicing the entire building; static pressure of ± 63 psi and residual pressure of ± 60 psi; maintained by Virginia Sprinkler Co., Inc (VSC).
Power:	3-phase, 4-wire 480/277 V, 800 amp
Clear Height:	20'8" to 26'
Column Spacing:	50' x 30'
Parking:	57 dedicated spaces; potential to expand; exterior building and lot lighting system
Construction:	Concrete panel; metal
Telecommunications:	Cox cable/fiber
HVAC System:	Two (2) 5-ton roof-mounted units servicing the office/showroom; natural gas Reznor warehouse heaters and radiant heaters
Zoning:	BC-I (Business and Commerce Park – Industrial); accommodates business, research, light industrial, and manufacturing
Additional Features:	New LED warehouse lighting system; Enterprise Zone; cross ventilation fans in warehouse; two (2) ± 2,500 SF cold storage rooms; potential for rail service; 21,000 average annual daily traffic on E Princess Anne Road
LEASE RATE:	\$5.50 PSF NNN

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SUITE A

- Suite Size:** ± 58,023 SF (± 3,500 SF mezzanine not included in total SF)
- Office/showroom:** ± 2,500 SF (three (3) private offices; two (2) bathrooms; kitchen/breakroom; conference/training room; server room; printer/supply room; two (2) warehouse bathrooms)
- Occupancy:** January 1, 2020, possibly sooner
- Loading:** Four (4) 8'w x 8'h exterior dock doors (three with pit levelers); Four (4) 8'w x 12'h motorized interior dock doors (one with edge of dock leveler); One (1) 12'w x 8'h exterior dock door; One (1) 8'w x 8'h drive-in loading ramp door. Dock bumpers, dock loading lights, and dock curtains in place on select doors; ability to create additional loading doors
- Clear Height:** 21'6" to 26'
- HVAC System:** Two (2) 5-ton roof-mounted HVAC units servicing the office/showroom; natural gas Reznor warehouse heaters and radiant heaters



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SUITE B

- Suite Size:** ± 28,709 SF
- Office/showroom:** ± 250 SF (warehouse manager office); owner will provide BTS office/showroom
- Former Cold Storage:** Two (2) ± 2,500 SF former cold storage rooms; currently used for segregated and secured warehouse storage
- Occupancy:** January 1, 2020
- Loading:** One (1) 8'w x 8'h exterior dock door; One (1) 12'w x 12'h drive-in loading ramp door. Dock bumpers, dock loading lights, and dock curtain in place on dock door; ability to create additional loading doors
- Clear Height:** 20'8"
- HVAC System:** Natural gas Reznor warehouse heaters



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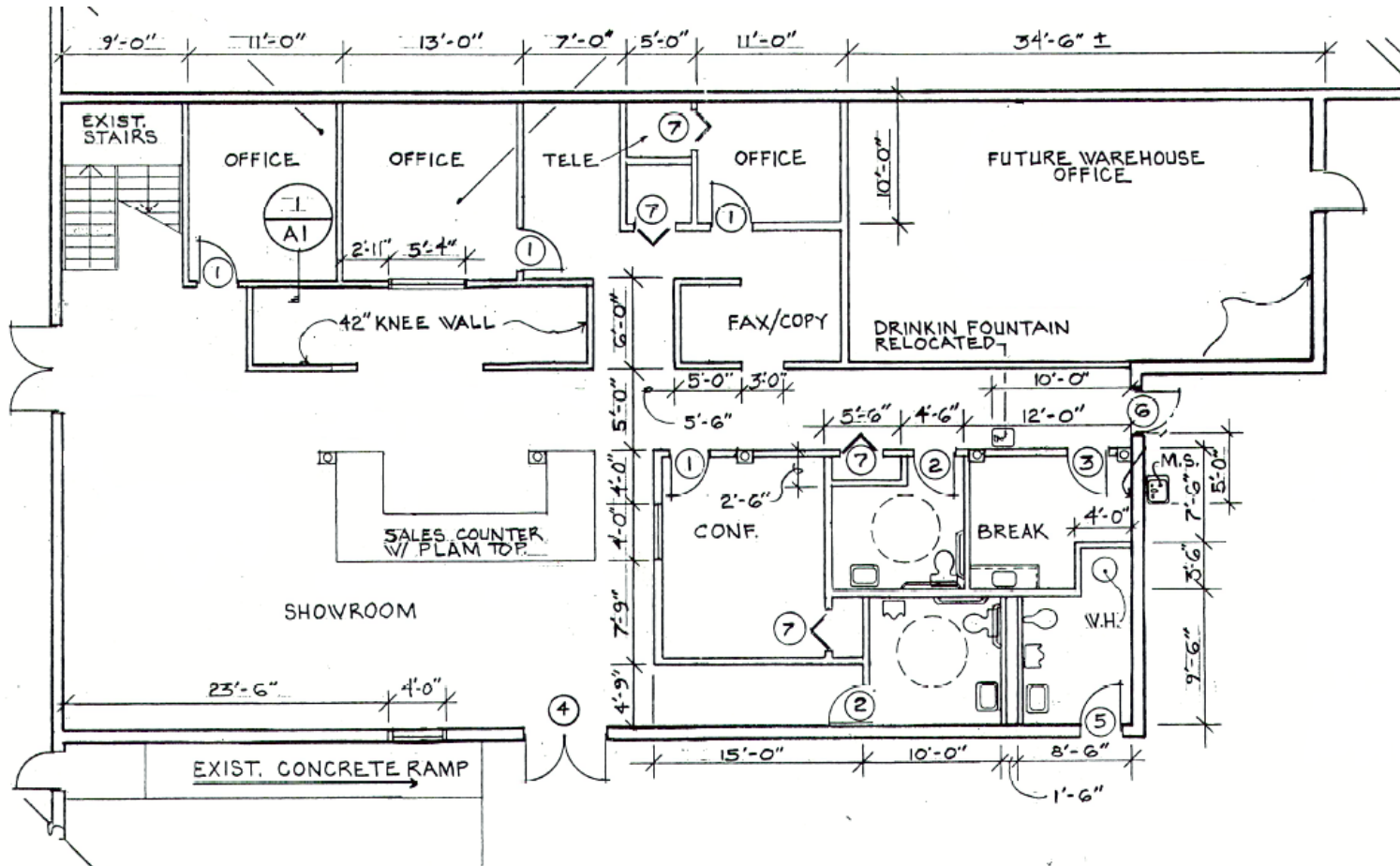
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SUITE A OFFICE PLAN

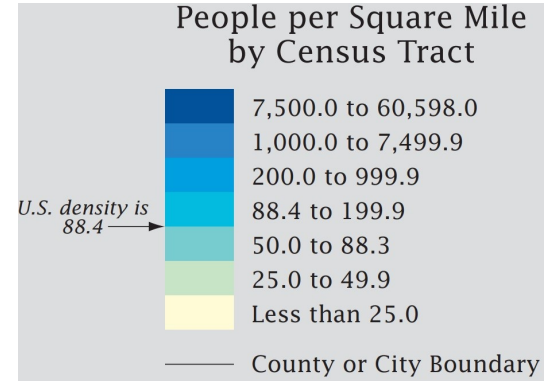
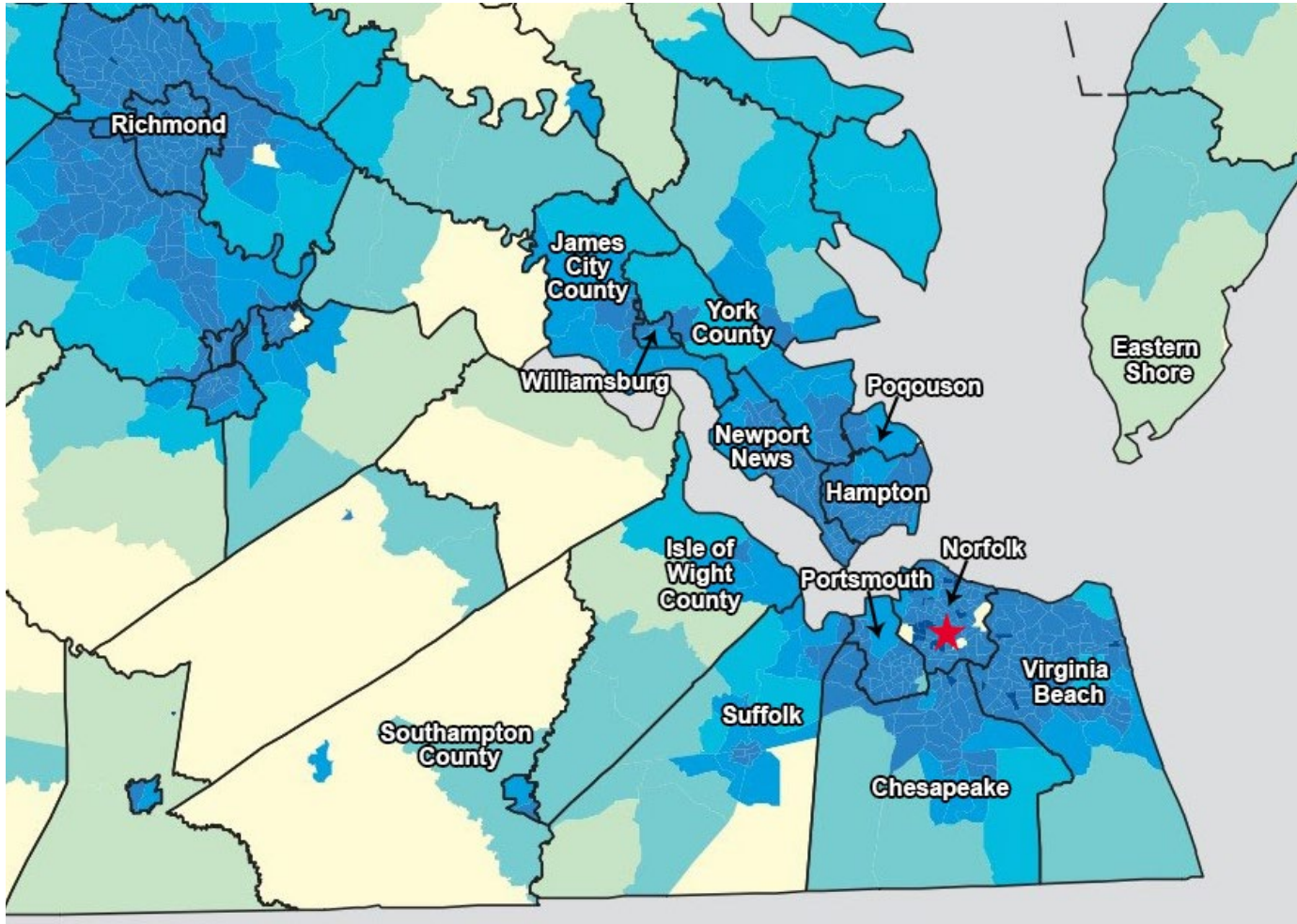


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★ = Property Location

Population Statistics	
Virginia Beach	453,410
Norfolk	245,741
Chesapeake	243,868
Newport News	181,119
Hampton	135,629
Portsmouth	94,953
Suffolk	92,714
James City County	75,837
York County	68,725

Source: Daily Press and Weldon Cooper Center for Public Service

Source: U.S. Department of Commerce Economics and Statistics Administration U.S. CENSUS BUREAU

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