

# 3489 WESTMINSTER AVENUE

Norfolk, VA 23504

FOR LEASE OR SALE

±4.75 ACRES WITH BUILDING OPTIONALITY



**GEOFF POSTON, SIOR**  
Senior Vice President  
757 650 8437  
geoff.poston@thalhimer.com

**BRETT SAIN, SIOR**  
First Vice President  
757 213 4153  
brett.sain@thalhimer.com

The Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, Virginia 23462  
757 499 2900 | www.thalhimer.com



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## PROPERTY DETAILS

### SITE

Parcel Size: 4.75 acres  
Zoning: I-L, light industrial  
Misc.: 60' truck scales; Former DoD-approved Transportation Service Provider (TSP)  
Location for military personnel moving and storage services

### WAREHOUSE A

Size: 33,100 SF  
Construction: Reinforced concrete  
Clear Height: 16' to 18'  
Loading: One (1) 10'x 10' van high dock door  
Power: 3-Phase  
Sprinkler: Dry system

### OFFICE

Size: 5,500 SF

### WAREHOUSE B

Size: 19,000 SF  
Construction: Reinforced concrete  
Clear Height: 16'  
Loading: One (1) 16'h x 21'w drive-in door  
One (1) 14'h x 12'w drive-in door  
Power: 3-Phase  
Sprinkler: Dry system

### MAINTENANCE SHOP

Size: 3,030 SF  
Construction: Metal  
Clear Height: 16' to 18'  
Loading: Two (2) 14'h x 12'w drive-in doors  
Two (2) 16'h x 12'w drive-in doors  
Column Spacing: None  
Sprinkler: None

### WAREHOUSE C

Size: 30,095 SF  
Construction: Metal  
Clear Height: 27' to 33' (partial mezzanine)  
Loading: Two (2) 14'h x 14'w drive-in doors  
Three (3) 14'h x 12'w drive-in doors  
Two (2) 12'h x 12'w dock doors  
Power: 3-Phase  
Column Spacing: 50' x 23'  
Sprinkler: Dry system



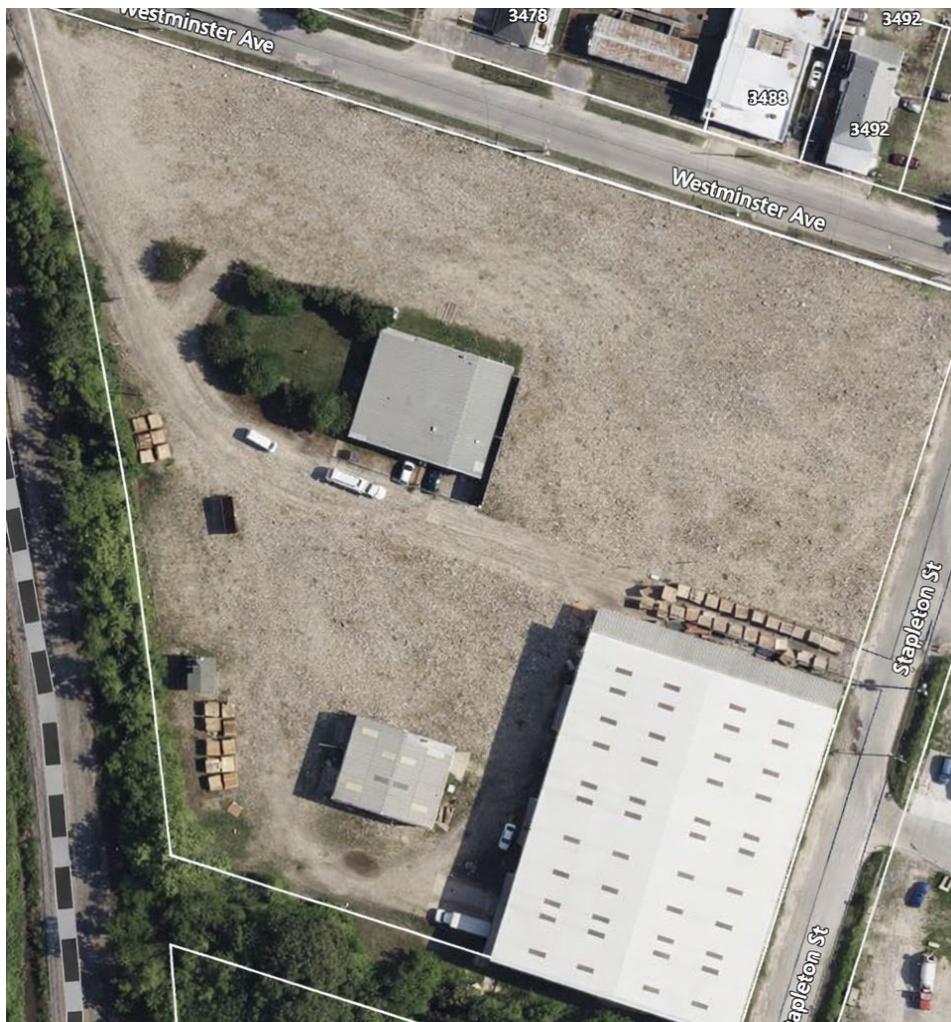
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## CONCEPTUAL SITE LAYOUTS

In addition to the existing layout, the property can potentially be redeveloped to provide additional yard space as shown below.

Concept 1



Concept 2



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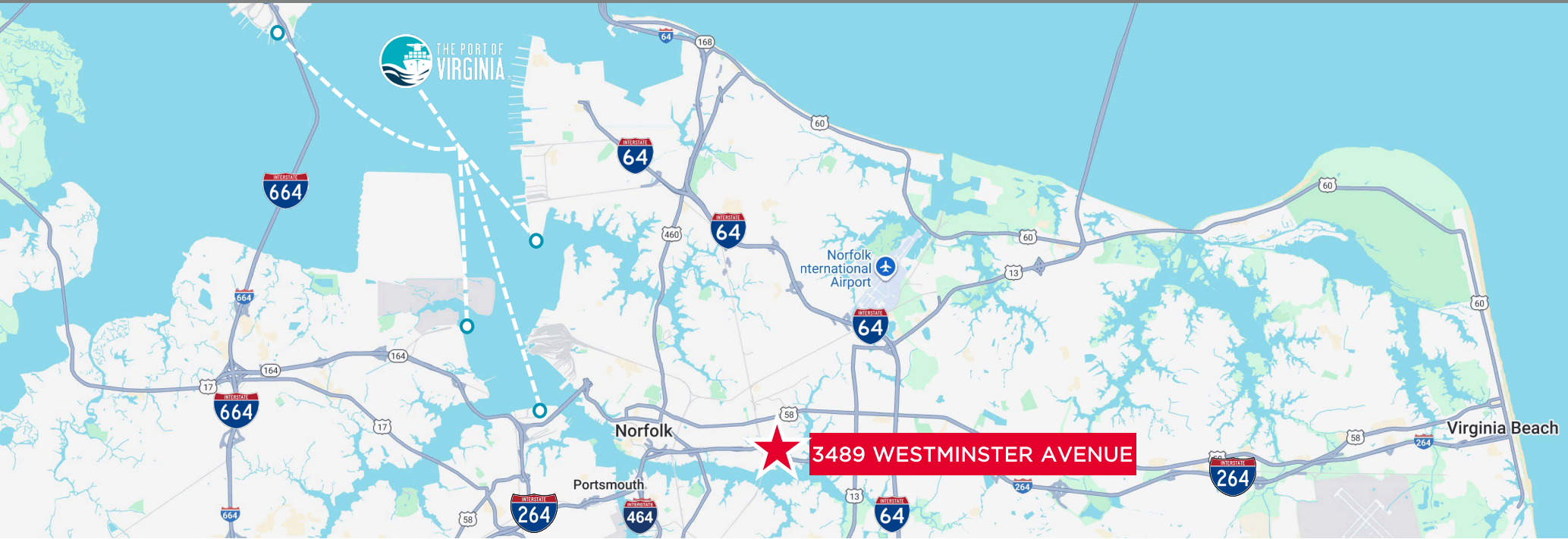
## PHOTOS



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## LOCATION MAP



## LOCATION ATTRIBUTES



**DOWNTOWN  
NORFOLK**

3.0 Miles  
7 Minutes



**VA BEACH**

8.0 Miles  
14 Minutes



**664**  
(To Hampton)  
21.0 Miles  
26 Minutes



**64**  
(To Chesapeake)  
7.0 Miles  
15 Minutes



**464**  
1.5 Miles  
3 Minutes



**VIG**

10.0 Miles  
17 Minutes



**NIT**

14.0 Miles  
19 Minutes

## CORPORATE NEIGHBORS



SHERWIN  
WILLIAMS

