

INDUSTRIAL SPACE FOR LEASE

3347 - 3353 LYONS AVE
Norfolk, Virginia 23509



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Senior Associate
C. 757.235.1496
O. 757.452.6133
agrecco@slnusbaum.com

MARTIN MURDEN

Partner | Commercial Brokerage
C. 757.333.1523
O. 757.640.2265
mmurden@slnusbaum.com

PROPERTY SUMMARY

3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.



PROPERTY DESCRIPTION

3347-3353 Lyons Avenue offers flexible industrial space with dock and grade-level loading, 3-phase power, and fenced yard area. The property is centrally located within Norfolk Industrial Park with quick access to I-64 and I-264, making it ideal for contractors, light manufacturing, and service users.

PROPERTY HIGHLIGHTS

- ±4,314 – ±18,589 SF available (divisible)
- 3-phase power – ideal for light manufacturing or service users
- Two (2) 8' x 8' dock-height doors
- One (1) 10' x 10' grade level door
- Building signage available
- Shared fenced outdoor yard area included

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	4,314 - 18,589 SF (Divisible)
Lot Size:	0.64 AC
Building Size:	18,589 SF
Year Built:	1956
Zoning:	I-1 (Light Industrial)

SITE OUTLINE

3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.



3353 LYONS AVE
±4,800 SF includes ±575 SF office
3 phase power
10' clear height
8' x 8' dock height door

3351 LYONS AVE
±4,314 SF includes ±400 SF mezzanine storage
3 phase power
10' clear height
8' x 8' dock height door

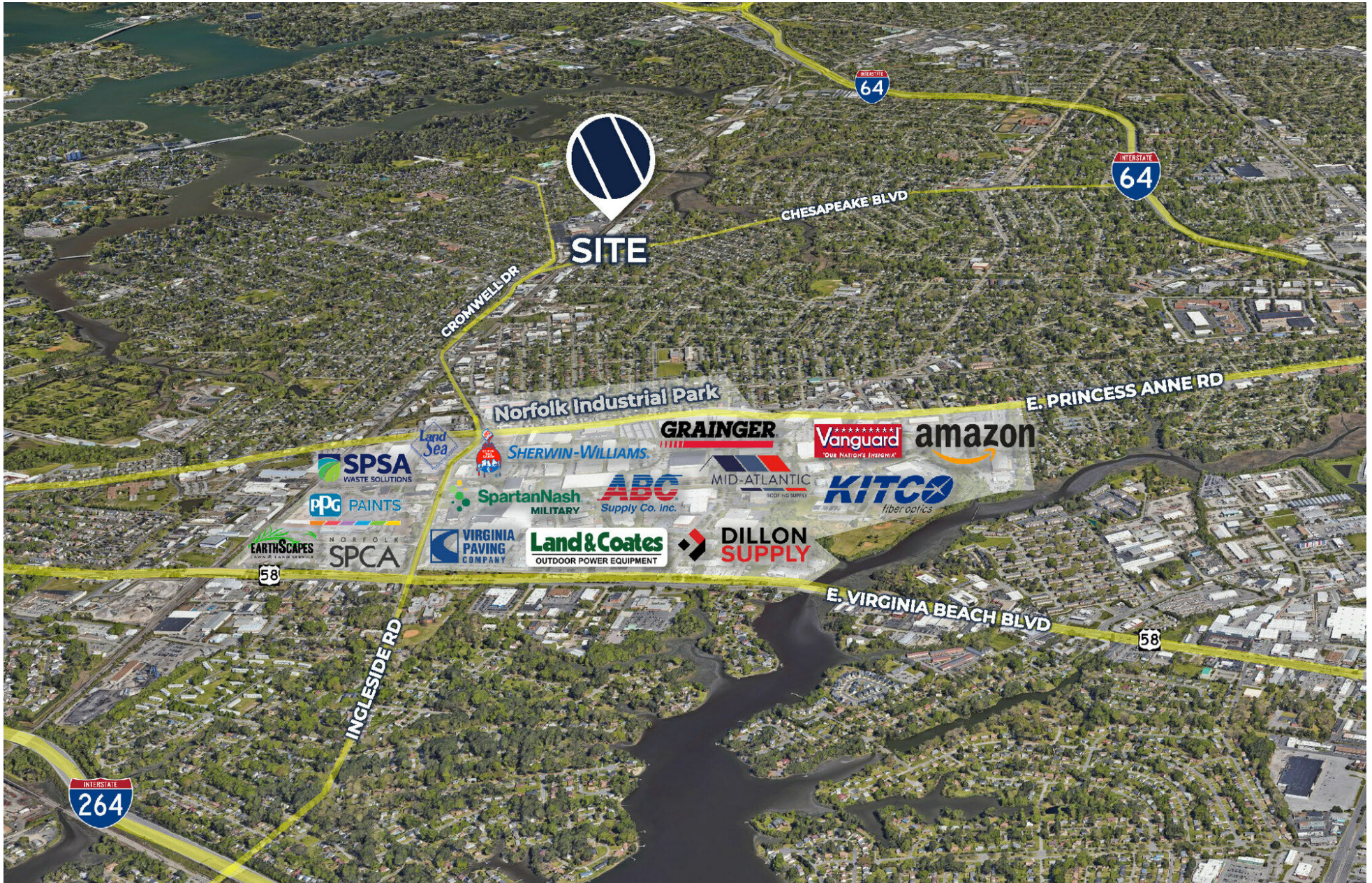
3347 LYONS AVE
±9,475 SF includes ±600 SF office
3 phase power
15' clear height in front, down to 13' in rear
10' x 10' grade level roll-up door

LOCATION MAP

3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.

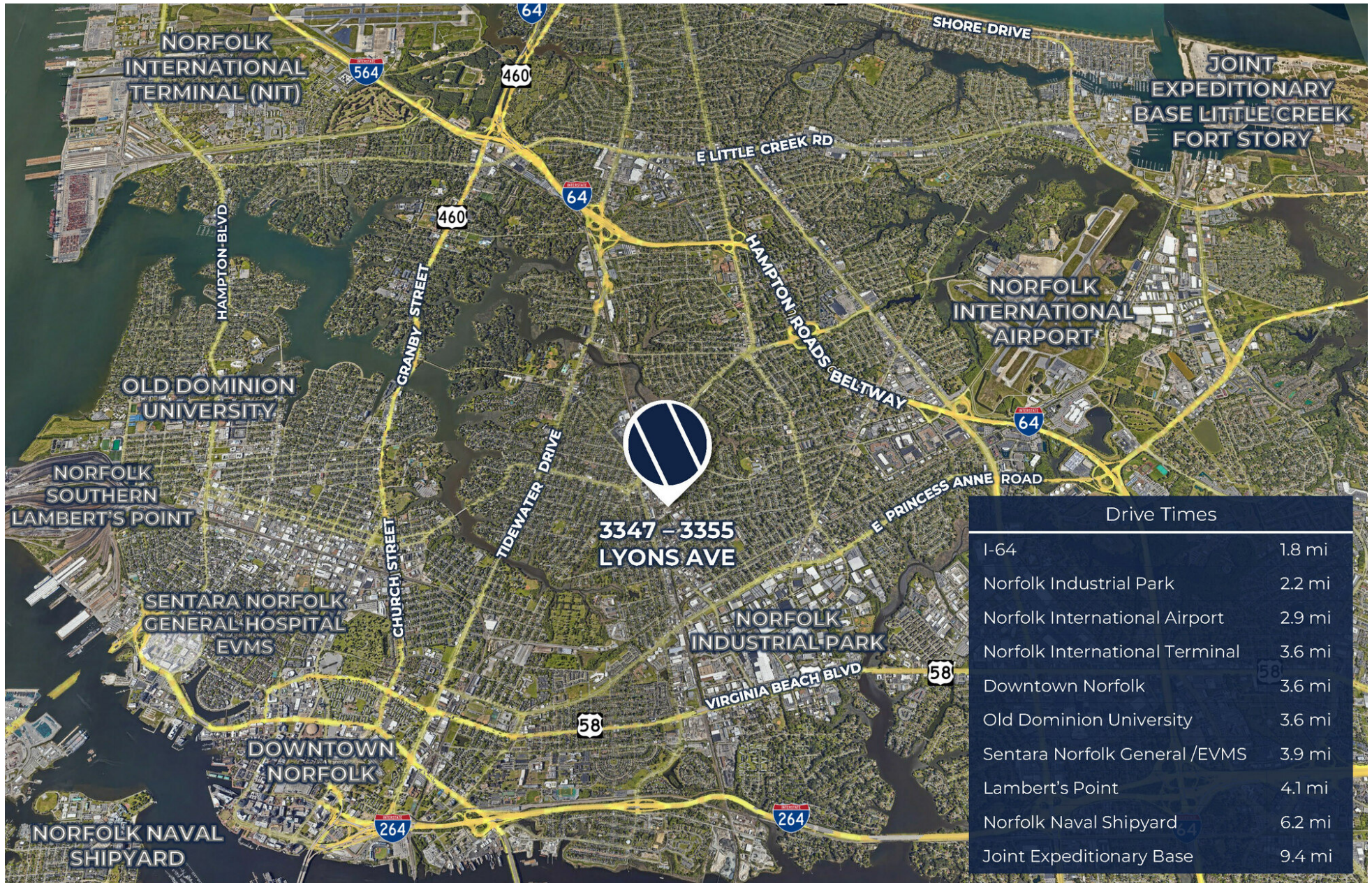


REGIONAL MAP

3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.



DEMOGRAPHICS MAP & REPORT

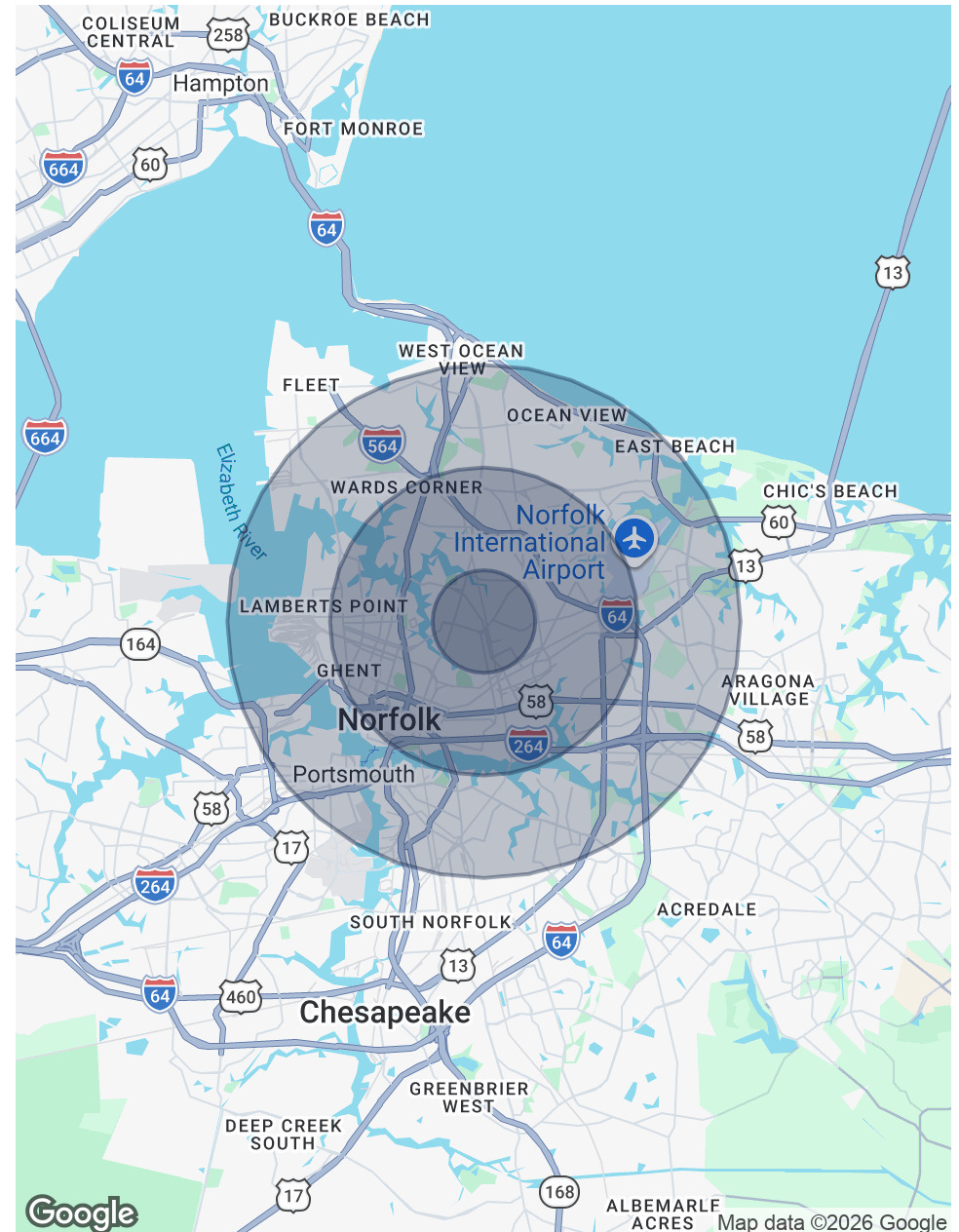
3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,389	121,644	282,738
Average Age	39	38	38
Average Age (Male)	38	36	36
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,064	51,104	116,673
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$87,680	\$82,633	\$86,099
Average House Value	\$267,591	\$324,837	\$332,007

Demographics data derived from AlphaMap



CONTACT INFORMATION

3347-3353 LYONS AVENUE
3347 - 3353 Lyons Ave | Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Senior Associate

O. 757.452.6133

C. 757.235.1496

agrecco@slnusbaum.com

MARTIN MURDEN

Partner | Commercial

Brokerage

O. 757.640.2265

C. 757.333.1523

mmurden@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.