

**PRESS RELEASE
FOR IMMEDIATE RELEASE
August 20, 2025****Land 'N' Sea Distributing will Expand into IRG's Norfolk Facility**
\$1.1 Million Investment will Create 29 New Jobs in the Region

Norfolk, VA — Industrial Realty Group, LLC (IRG), one of the nation's largest owners of commercial and industrial properties, is proud to announce that Land 'N' Sea Distributing, Inc. will move into our 120,000-square-foot project in Norfolk, Virginia. Land 'N' Sea, a leading wholesale distributor of marine and recreational vehicle parts and accessories and a brand of Brunswick Corporation (NYSE: BC), will invest nearly \$1.1 Million, allowing the company to nearly double its operational footprint, increase inventory capacity, and create approximately 29 new jobs in the region.

"We are proud to partner with Land 'N' Sea Distributing to bring this vision to life and create space for the company to grow," said Justin Lichter, IRG's Chief Investment Officer. "It's exciting to see the project developing into a thriving industrial hub, nearly full and home to tenants like Mutant Inc. and Beckett Corporation."

In July 2024, IRG acquired the 295,410 square foot site and has since leased and improved much of the facility at 3321 East Princess Anne Road. Approximately 80,000 square feet remain available. The project reflects IRG's commitment to deliver flexible, high-quality industrial space to meet the evolving needs of growing companies while driving economic development in Virginia.

In a recent [press release](#), Virginia Governor Glenn Youngkin expressed his support, "This investment reinforces the strength of our logistics and distribution sectors and highlights the benefits of doing business in the Commonwealth—access to a skilled workforce, strategic East Coast location and world-class infrastructure. We look forward to Land 'N' Sea's continued growth in Hampton Roads and the opportunities this project will bring to the region."

The renovated facility will accommodate approximately 5,000 additional product lines for the company, leveraging the site's strategic proximity to major ports, rail, and highway networks and ensuring operational efficiency and market reach.

"This new location allows us to increase our inventory and space, while introducing an enhanced service model that will create additional jobs in the community. We're grateful for the support we've received from the mayor's office, as well as state and local officials, in welcoming us to our new home," said Land 'N' Sea President Mike Conners in a [press release](#).

For information regarding leasing opportunities, contact Stephanie Sanker, CCIM, SIOR, with S.L. Nusbaum Realty Co. at (757) 640-2290 or ssanker@slnusbaum.com.

About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges. Learn more at www.industrialrealtygroup.com

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