

# FOR LEASE

FLEX WAREHOUSE WITH FENCED STABILIZED YARD

744 E 25th St | Norfolk, VA 23504



S.L. NUSBAUM  
REALTY CO.



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# PROPERTY DETAILS

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Lease Rate	\$12.00 SF/YR
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## PROPERTY OVERVIEW

Former Auto Collision Center with Two 10x12 Grade Level Doors, Paint and Mixing Booths (previously for Automotive Use), Ceiling Mounted Gas Heaters, Three Private Offices with Two Baths and One Shower.

## OFFERING SUMMARY

Building Size:	7,174 SF
Lot Size:	8,000 SF
Year Built:	1954
Zoning:	II

The Paint Perfect Spray and Mixing Booths can convey. It is 14' wide by 28' long by 9' high inside with a 14'4" wide by 28'4" long by 11' high outside down draft, side exhaust pressure type paint spray booth, fabricated of 18-gauge galvanized steel. UL Approved Dry Chemical Fire Suppression System.

## PROPERTY HIGHLIGHTS

- 8,000 SF Stabilized Yard with 6' Fencing
- (2) 10x12 Grade Level Doors
- (3) Private Offices
- Paint and Mixing Booths can convey





# ADDITIONAL PHOTOS

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# INTERIOR PHOTOS

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# REGIONAL MAP

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# LOCATION MAP

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**SITE**



# DEMOGRAPHICS MAP & REPORT

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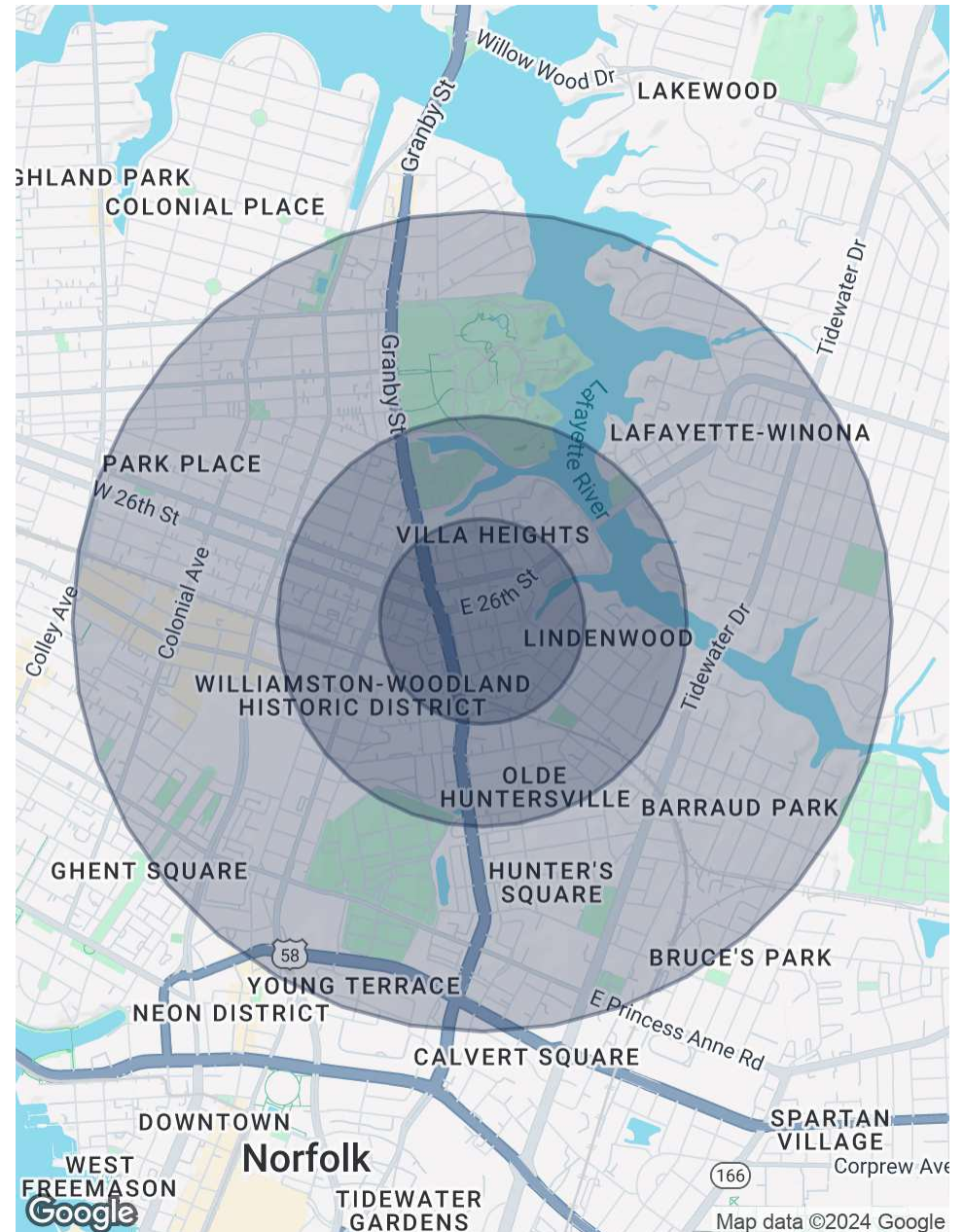
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	715	3,454	18,364
Average Age	38.2	38.0	34.5
Average Age (Male)	34.7	35.7	32.9
Average Age (Female)	39.8	38.7	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,827	8,521
# Of Persons Per HH	1.9	1.9	2.2
Average HH Income	\$39,505	\$46,311	\$52,876
Average House Value	\$167,196	\$190,772	\$199,448

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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