



**COMMERCIAL PROPERTY FOR SALE**  
**Site and Building**

1. **Location.** 6359 East Virginia Beach Blvd.  
Norfolk, VA 23502
2. **Building Area.** 20,000 sq. ft. retail showroom  
15,000 sq. ft. warehouse  
35,000 sq. ft. gross leasable area
3. **Building Type.** Free-Standing single-story, contiguous space
3. **Site Dimensions/Acreage.** Appx 151 ft x 615 ft – Appx 2.1372 Acres
4. **Zoning.** C-2 Corridor Commercial District.
5. **Current Use.** Retail Furniture Showroom & Warehouse.
6. **Parking.** 28 on-site striped parking spaces; additional parking area in rear of building for up to 20 spaces, with 360° vehicular access around building.
7. **Ingress/Egress.** Property served by traffic signal with median-cut access to the site from Virginia Beach Blvd with west-bound stack lane.
8. **Exterior Walls.** Front elevation consists of insulated stucco, with anodized aluminum and glass storefront, canopied entry portico; masonry side and rear walls (freshly painted).
9. **Floor System.** Four inch (4") concrete slab-on-grade.
10. **Loading/Door Access.** Showroom: Storefront-type exterior double door entry into open showroom.  
Warehouse: Two (2) Grade 6' x 10' rolling steel doors  
Two (2) Dock 10' x 8' rolling steel doors  
Full semi truck vehicular access
11. **Utilities.** Individually metered: 600 AMP, 3-phase electrical service, separate gas service, and water service consisting of a 3/4 inch line; waste line consists of a 4 inch PVC sanitary sewer lateral.
12. **HVAC.** Showroom: Fully Conditioned  
Two (2) AS 7½ ton Gas-Pac RTUs (2006)  
Three (3) AS 7½ ton Gas-Pac RTUs (2011)  
Break/bath: One (1) York 4 ton Gas-Pac RTU (2011)  
Warehouse: Heated only  
Two (2) Reznor 200K BTU Gas Space Heat
13. **Roof System.** Firestone 0.60 mil white membrane roof with 3" rigid insulation applied to flat 22 gauge metal deck. Roof installed 2011; 20-year warranty.

14. **Ceiling Height.** Showroom: 11 ft. (open-joint ceiling)  
Warehouse 12 ft. (open-joint ceiling)  
(measured from slab to bottom of joists)
15. **Floor Plan Improvements.** Showroom: 20,000 sf open floor plan  
(2) ADA bathrooms  
(1) Credit/Sales Office  
(1) Manager's Office  
Warehouse: 15,000 sf open floor plan  
(1) ADA bathroom  
(1) Breakroom
16. **Lighting.** Showroom: (190) T-8 fluorescent  
Warehouse: (66) T-8 fluorescent w/ wire guards
17. **Fire Protection.** NFPA-13 fully automatic wet fire sprinkler system throughout building (installed 2011).
18. **Amenities.**  High-Traffic Retail Visibility w/Signalized Traffic Light  
 Building Renovated Top-to-Bottom  
 Delivery/Customer Pick-up access in rear  
 Freestanding Pylon Sign
19. **Real Estate Taxes.** \$37,764.00 Annually
20. **Current Lease Terms & Conditions.**

<b>CURRENT BASE RENT</b>	\$5.66 per sq ft (fixed for 5 yrs)	\$16,500.00 per mo.
<b>LEASE TERM</b>	Current Lease expires 07/31/2029	
<b>OPTION TERMS</b>	Two (2) Five Year Option Terms	
<b>OPTION TERM RENT</b>	Increases \$0.75 per sq ft fixed for each Five (5) Year Term	
<b>LEASE TYPE</b>	Triple-net (Tenant is responsible for payment of R/E Taxes, Insurance and Maintenance)	
<b>REAL ESTATE TAXES</b>	\$1.25 per sq. ft.	\$ 3,146.98 per mo.
<b>INSURANCE</b>	\$0.25 per sq. ft.	\$ 729.16 per mo.
<b>MAINTENANCE</b>	Tenant responsible for exterior maintenance, except roof.	

**CONTACT:**

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