



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

# FLEX SPACE WITH YARD



**FOR LEASE**

1823 COUNTY STREET  
PORTSMOUTH, VA 23704

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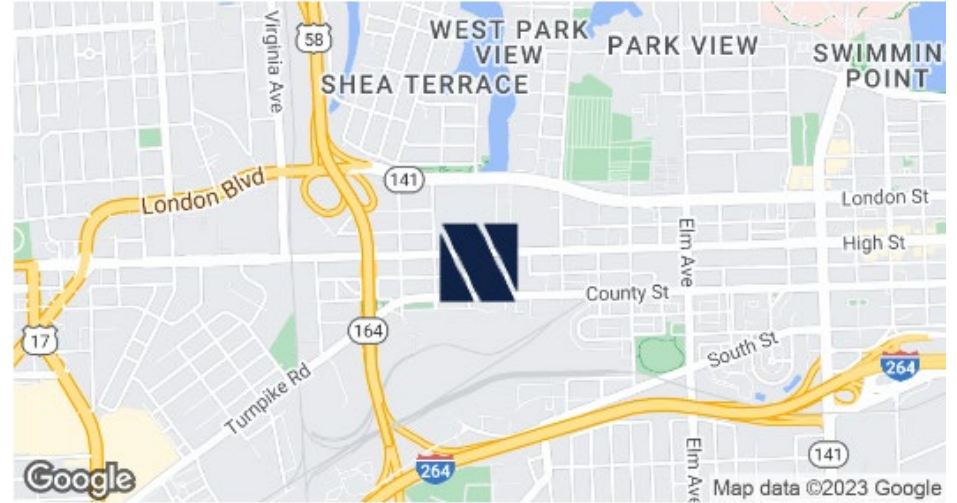




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# OFFERING OVERVIEW

1823 COUNTY SREET  
PORTSMOUTH, VA 23704



## PROPERTY OVERVIEW

Rare flex space with yard minutes from the Norfolk Naval Shipyard, Portsmouth Marine Terminal, the Churchland and West Norfolk Bridges, and the Midtown Tunnel. Subdividable flex spaces with roll-up doors up to 5,866 SF and ± .65 acres of yard space. Ideal for towing, heavy equipment, general contractor, and other light industrial uses.

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>Contact Agent</b>
<b>Lease Type:</b>	<b>Net of Utilities</b>
<b>Availability:</b>	<b>893 SF – 5,866 SF</b>
<b>Year Built:</b>	<b>1948</b>
<b>Zoning:</b>	<b>I-L</b>

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# PROPERTY OVERVIEW

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Property	Address & Description
1.	<b>711 Yorktown Avenue</b> 25,000 SF of Fenced Yard Space
2.	<b>1811 County Street</b> 893 SF - Built in 1946
3.	<b>1819-A County Street</b> 4,519 SF – can be subdivided
4.	<b>1819-B County Street</b> 1,347 SF

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# LOCATION MAP

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# ADDITIONAL PHOTOS

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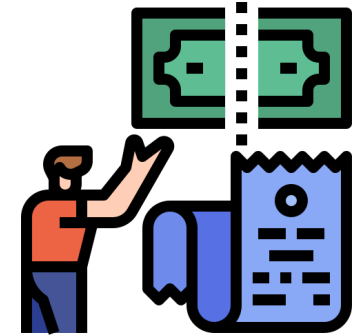
# INCENTIVE PROGRAMS

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The subject property benefits from eligibility for significant State and Local incentive programs that offer significant savings to the owner. Consult your tax advisor to determine how the incentives may specifically benefit you.

## ENTERPRISE ZONE INCENTIVES

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.



**Enterprise Zone Real Property Investment Grant.** Qualified zone investors (entities and individuals) making a qualified investment in industrial, commercial, or mixed-use real property located within an Enterprise Zone are eligible for a cash grant. The grant is equal to 20% of the investment up to a maximum of \$125,000 for companies investing less than \$5 million in qualified real property investments.

**Enterprise Zone Job Creation Grants.** Qualified businesses in an Enterprise Zone are eligible for cash grants for permanent net new jobs created over a four-job threshold. New jobs that pay at least \$10.24 per hour are eligible for a maximum grant of \$500 per position per year for up to five years.

**City Of Portsmouth Local Enterprise Zone Incentives.** The City offers significant tax abatements for improvements made to the subject property,

Click [HERE](#) for more information.

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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.