

# FOR SALE

## SINGLE-TENANT, NNN INVESTMENT PROPERTY

2131 Cromwell Road | Norfolk, Virginia



- Two-building industrial office/warehouse property
- 10,334 SF on 0.7586 acre
- No landlord responsibilities
- Leased to Rainbow International through 10.31.2032
- 3.5% rent increases every three years in initial 10-year term
- Two 5-year renewal options with 2% annual rent increases
- Zoned I-L | Enterprise Zone

\$1,200,000 | 7.2% Cap Rate



**MICHAEL P. ZARPAS**

Owner/Broker

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**GLOBAL**  
REAL ESTATE INVESTMENT