

# Warehouse For Lease

3032 Gum Ct | Chesapeake, VA



**Lease Rate:** \$5,900/Month NNN

**CAM Fee:** \$750/Month

**Zoning:** M-1 (Light Industrial)

## Warehouse Conveniently Located Near Interstate 664

- 4,600 SF available on approximately 1 acre
- 3,700 SF Clear-Span Garage Space with an additional 900 SF Office Space. Owner occupies separate back 400 SF of office space
- 17 ft ceiling clearance and three 12' x 14' insulated overhead doors
- Compressor with air lines, separate shop bathroom, storage room with washer & dryer hookup
- New Exterior Cameras and Wi-Fi setup
- New gravel and fence for yard
- Located 10 minutes away from the Virginia International Gateway (VIG)

PRESENTED BY:

**Jonathan Guion, SIOR**  
757.620.2932 or 757.867.8777  
[jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com)

**Niurka Rios**  
757.556.4300 or 757.867.8777  
[nrios@midatlanticcommercial.com](mailto:nrios@midatlanticcommercial.com)

**MID ATLANTIC**  
COMMERCIAL  
REAL ESTATE

# Warehouse For Lease

3032 Gum Ct | Chesapeake, VA

3032 Gum Court Chesapeake, VA 23321



**Jonathan Guion and Niurka Rios**

**Agents/ 757.620.2932 or 757.867.8777**

**[jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com) & [nrios@midatlanticcommercial.com](mailto:nrios@midatlanticcommercial.com)**

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase. Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).

# Warehouse For Lease

3032 Gum Ct | Chesapeake, VA



PRESENTED BY:

**Jonathan Guion, SIOR**  
757.620.2932 or 757.867.8777  
[jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com)

**Niurka Rios**  
757.556.4300 or 757.867.8777  
[nrios@midatlanticcommercial.com](mailto:nrios@midatlanticcommercial.com)

**MID ATLANTIC**  
COMMERCIAL  
REAL ESTATE

# Warehouse For Lease

3032 Gum Ct | Chesapeake, VA



**Jonathan Guion and Niurka Rios**

**Agents/ 757.620.2932 or 757.867.8777**

**[jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com) & [nrios@midatlanticcommercial.com](mailto:nrios@midatlanticcommercial.com)**

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase. Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).