

For Lease - Flex Building OFFICE/WAREHOUSE/RETAIL

1152-1154 Portsmouth Blvd (Route 58), Suffolk, VA 23434

**JOHN LEE
ASSOCIATES**



INDUSTRIAL & OFFICE REAL ESTATE

**± 6,000 SQ. FT. TOTAL
1.153 ACRES**

LEASE RATE: \$12/SF, NNN



Office/ Warehouse w/ RETAIL EXPOSURE

AVAILABLE: within 30-60 days

- ±6,000 SF Flex Building—Office/Warehouse with Retail Exposure.
- Available for Lease: ±6,000 SF
- Large stabilized and fenced yard area.
- **Loading:** One 10' x 10' grade level overhead door w/ potential to add several more.
- **Warehouse Ceiling Height:** ± 12' at peak
- **Zoning:** B-2 (General Commercial)
- **Flood Zone:** x (500 year)
- 240' along the northside of Portsmouth Blvd (Route 58)
- 300' from signalized intersection of Portsmouth Blvd. and Rte. 337 (Nanesmond Parkway/E. Washington Street)
- **Traffic Count:** 24,000 VPD (2022 Portsmouth Blvd. at C Street).
- **Notable Neighbors:** 7-Eleven, Royal Farms, Vulcan Materials Company



- **Suffolk, VA near Wilroy Industrial Park**
- **LEASE RATE: \$12/SF, NNN**



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1152, 1154, & 1156 Portsmouth Blvd, Suffolk, VA 23434

Aerial

