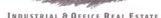
For Lease - Flex Building OFFICE/WAREHOUSE/RETAIL

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







Office/ Warehouse w/ Retail Exposure

- ±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



John Lee, SIOR, President OWNER/AGENT

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AVAILABLE: within 30-60 days



LEASE RATE: \$12/SF, NNN

Aerial



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

Aerial

