

FOR LEASE

FLEX SPACE WITH YARD

1823 County Street | Portsmouth, VA 23704



S.L. NUSBAUM
REALTY CO.



CHRIS ZARPAS

Senior Vice President | Partner

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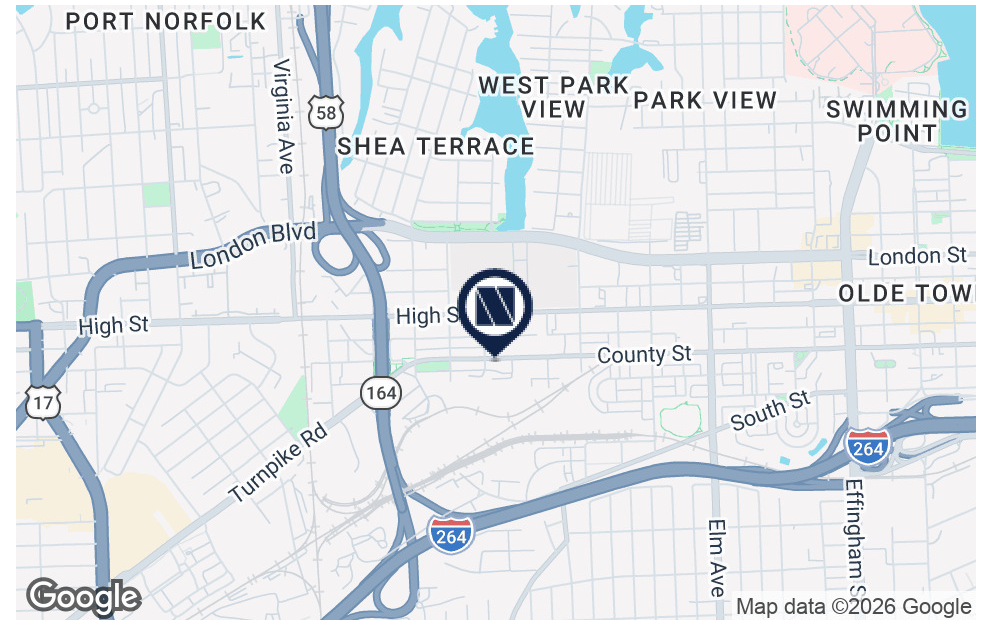
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	See Page 3
Lease Type:	Net of Utilities
Available SF:	893 - 2,019 SF
Year Built:	1948
Zoning:	I-L (Light Industrial)

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. Flex spaces with roll-up doors up to 2,019 SF and 0.11± acres of yard space. Ideal for towing, heavy equipment, general contractor, and other light industrial uses.

AVAILABLE SPACES

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AVAILABLE SPACES

	PROPERTY ADDRESS	DESCRIPTION	LEASE RATE
1.	711 Yorktown Ave	5,000± SF Fenced Yard	\$1.25 PSF
2.	1811 County St	893 SF	\$1,200/month
3.	1815 County St	2,000 SF	\$2,000/month
4.	1819-B County St	2,019 SF	\$2,187/month



LOCATION MAP

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PROPERTY PHOTOS

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ADDITIONAL PHOTOS

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INCENTIVE PROGRAMS

FLEX SPACE WITH YARD

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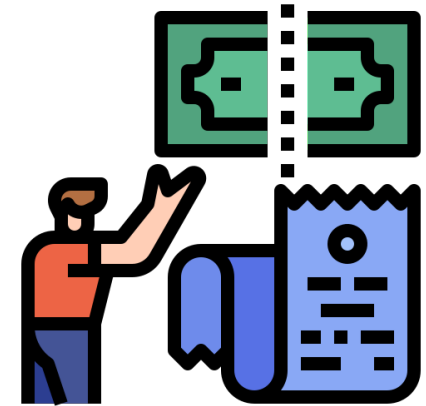


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The subject property benefits from eligibility for significant State and Local incentive programs that offer significant savings to the owner. Consult your tax advisor to determine how the incentives may specifically benefit you.

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.

CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

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 or the property's (or properties') compliance with applicable laws, regulations, and codes.