



# Sublease

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## 713 Fenway Ave., Suite 3 Chesapeake, VA

Asking Price:

\$7,452/mo NNN  
(\$11.50 psf)

±7,776 SF Available

### A First Class Distribution Facility Opportunity! For Sublease through 02/28/2027



Zoned M-1 and  
configured, 2 docks  
& ramp access



Unparalleled access  
to highways, and  
amenities



Ready Now

# Property Profile



## Numbers at a Glance

7,776 sf  
Building area

30'x50'  
Column Spacing

2  
Dock Doors

26'  
Clear height

200 amps  
Power

M1  
Zoning

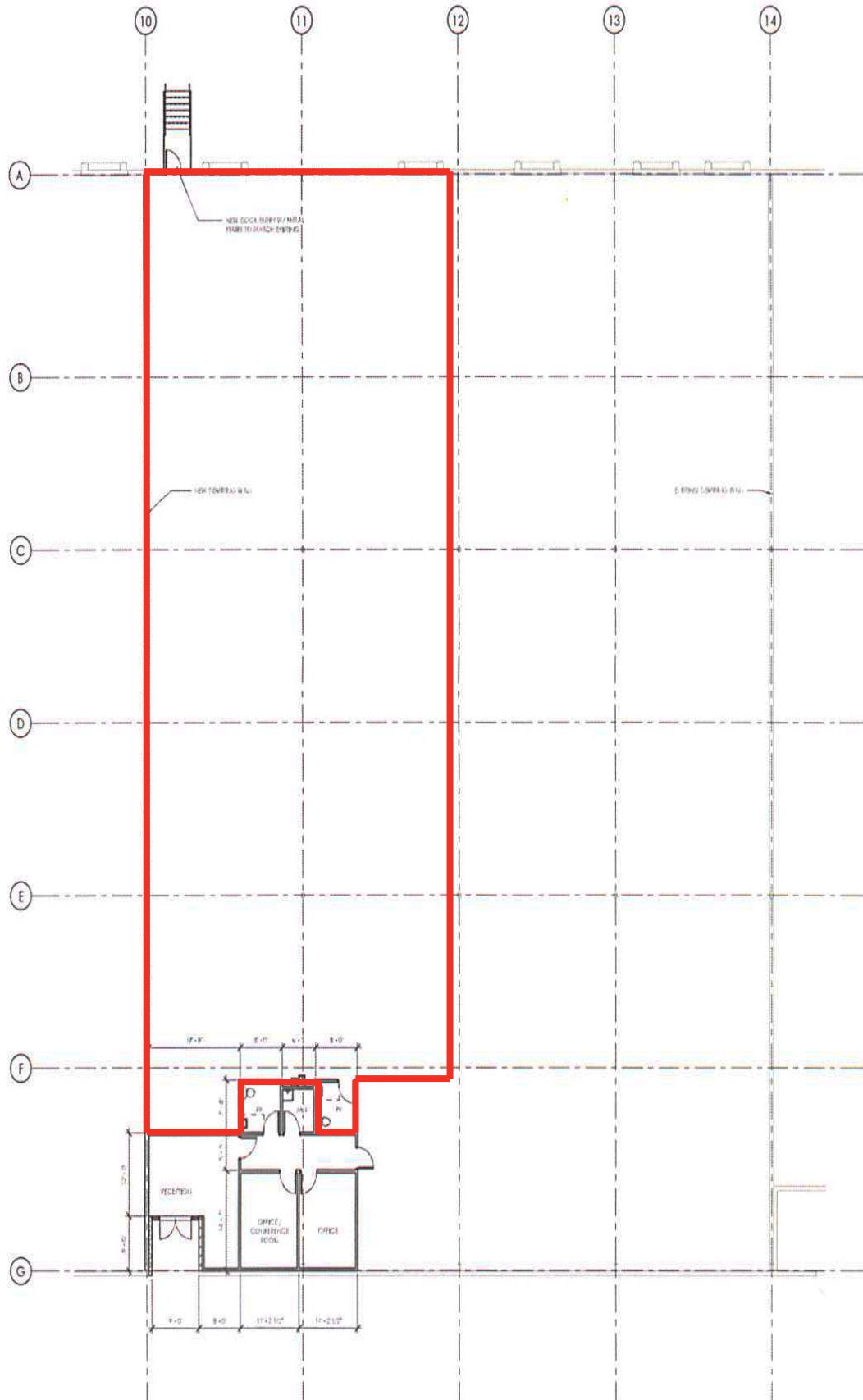
ESFR  
Sprinklers

Quick  
Possession

## Comments

- Space will be demised by a fence and have one ADA bathroom.
- A small office could be made available.
- The space will have two dock doors and limited access to an oversize ramp

# Floor Plan



713 Fenway Ave | Sublease

# Property Gallery



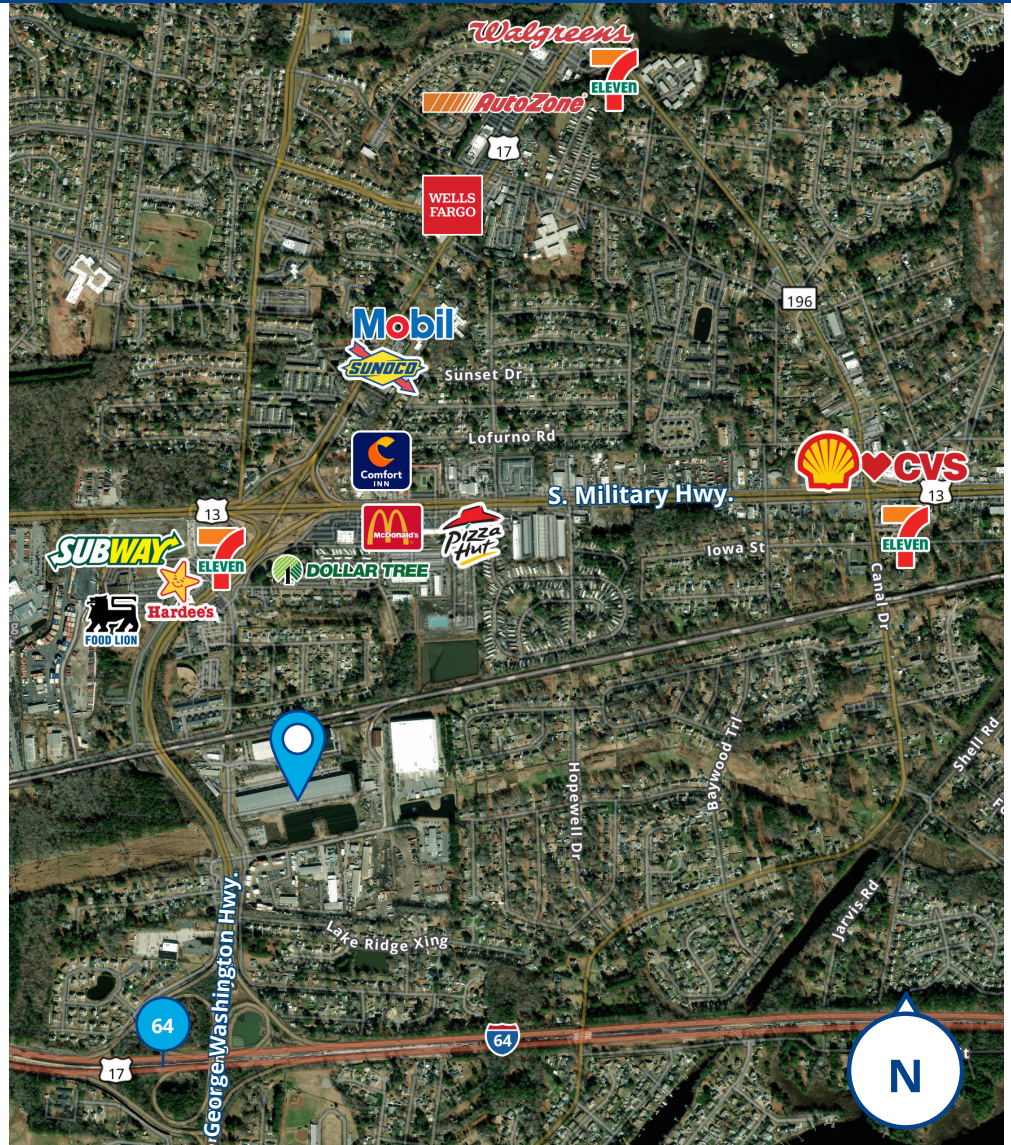
# Location & Access

## Travel Distances



Highway 64	1.4 mi   3 Mins
Highway 264	5.6 mi   10 Mins
Highway 464	4.8 mi   6 Mins
Highway 664	5.3 mi   6 Mins
Route 17	5.2 mi   6 Mins
Norfolk Airport	17 mi   23 Mins
NIT	17 mi   24 Mins
VIG	14 mi   16 Mins

## Area Highlights

- Traffic signal at George Washington Hwy and Trade Street
- This prime location offers easy access to the entire Hampton Roads region, it's major Ports and connecting Interstate Routes



## Legend and Amenities

- |   |                  |                       |           |                       |                |                       |             |
|---|------------------|-----------------------|-----------|-----------------------|----------------|-----------------------|-------------|
|  | Subject property | <input type="radio"/> | Food Lion | <input type="radio"/> | McDonalds      | <input type="radio"/> | Wells Fargo |
|  | Major highway    | <input type="radio"/> | Hardees   | <input type="radio"/> | Dollar Tree    | <input type="radio"/> | Auto Zone   |
|   |                  | <input type="radio"/> | Subway    | <input type="radio"/> | Comfort Suites | <input type="radio"/> | Mobil       |
|   |                  | <input type="radio"/> | 7 Eleven  | <input type="radio"/> | CVS            | <input type="radio"/> | Sunoco      |
|   |                  | <input type="radio"/> | Pizza Hut | <input type="radio"/> | Walgreens      | <input type="radio"/> | Shell       |

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## Contact



**H. Ashton Williamson, MAI, SIOR**  
Executive Vice President  
+1 757 288 3438  
ashton.williamson@colliers.com



**Chamie Burroughs**  
Senior Vice President  
+1 757 478 9626  
chamie.burroughs@colliers.com

## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



150 W. Main St., Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300

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