



13,558 SF OFFICE/WAREHOUSE FOR LEASE
1360 INGLESIDE ROAD
NORFOLK, VIRGINIA 23502

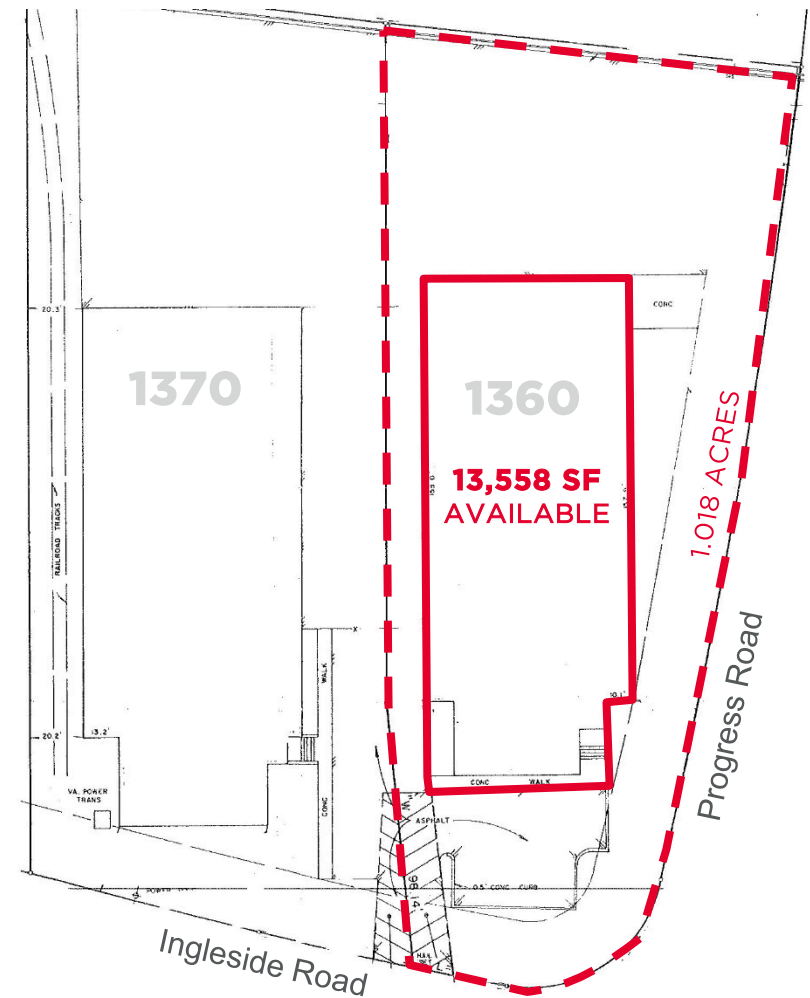


HIGH VISIBILITY

PROPERTY DETAILS

- 13,558 TOTAL SF | 1,354 SF OFFICE
 - Private office | Break room | Storage closet
 - One men's and one women's bathroom
 - Large bullpen area | City counter | Reception area
- Private fenced yard
- High visibility on Ingleside Road
- Tire storage grandfathered use
- Ideal Opportunity For Contracting Businesses

Loading:	Two interior docks and one 8' wide ramp Two motorized 14' x 14' grade level doors
Clear Height:	14' to roof deck in main warehouse area 17' in staging and loading area
Lighting:	T8 lighting
Power:	3-Phase, 400 Amps, 208V
Heating:	Gas-powered heaters
Parking:	12 parking spaces
Zoning:	BC-1
Lease Rate:	\$9.50 PSF, NNN
OPEX:	\$0.84 PSF for real estate taxes (2025) \$0.80 PSF for insurance (est.) Tenant to self maintain premises



SITE PLAN



PROPERTY PHOTOS



WAREHOUSE AREA



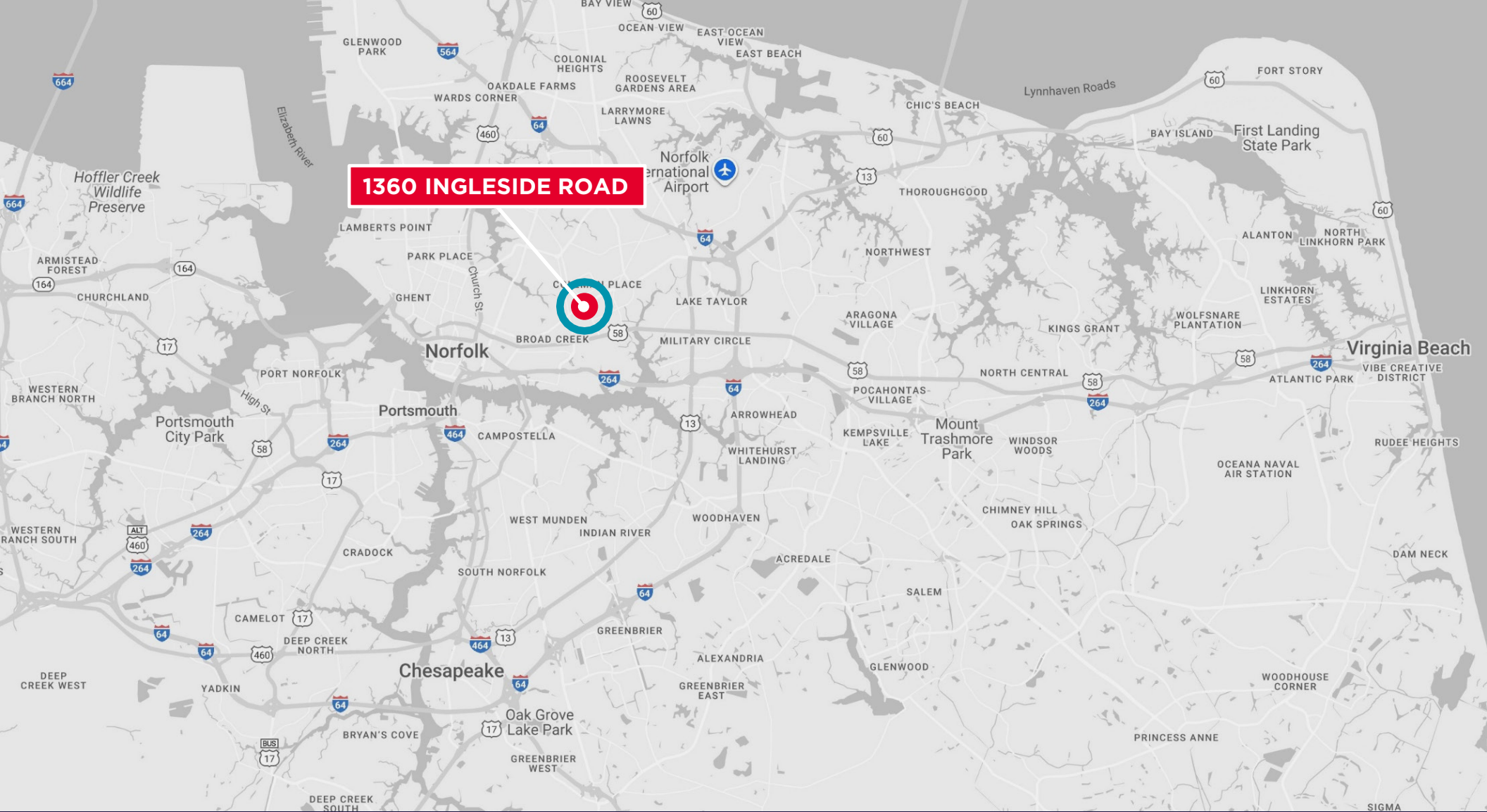
DOCK LOADING POSITIONS



INTERIOR LOADING AREA



OFFICE AREA



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