

Fentress Realty, Inc.

Commercial and Investment Real Estate

2106 Llewellyn Avenue, Norfolk, VA 23517

757-650-0825 Cell/757-625-1299 Office

Simon.cole0702@yahoo.com

For Lease



Location:

3110 -3112 Mapleton Avenue, Norfolk VA. 23504

Located in the 'Ingleside/Poplar hall neighborhood' Off E. Virginia Beach Blvd with excellent access and visibility.

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Property Type: **5,170 +/- Square Foot Flex space with outside fenced storage.**

.18 acre parcel(s)

Features:

- open space
- outside fenced storage area
- ample parking
- 3 Roll - up garage doors
- 9.5 foot ceilings
- Small office area/3 bathrooms

Zoning: **I-L, Light Industrial**

Current Use: Available for occupancy.

Stories: One (1)

Structure: Masonry.

Permitted Uses: Storage and distribution
(Not inclusive)

Health and Fitness

Banquet Hall

Animal Shelter/Kennel

Office, Contractor

Landscaping/Light manufacturer

Small repair shop

Lease Rate: **\$4,500.00 a month.**
Approx. \$10.44 PSF

Lease term: **5 years.**



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