

RIDDLE
ASSOCIATES Inc.
Commercial Real Estate

OFFICE/WAREHOUSE FOR SALE OR LEASE

2400 Cleveland Street
Portsmouth, VA 23707



- **SALES PRICE: \$600,000**
- **Lease Rate: 5,000.00 per month (\$9.60/SF modified net lease)**
- **8,783 Sq Ft Office / Warehouse Available**
(8,000 sf warehouse and 782 sf office)
- **Ceiling height 12' (Addl warehouse space 10')**
- **Heavy power. Zoned M-1. Security system.**
- **Tenant pays electric, janitorial, liability insurance and trash removal**
- **Landlord pays real estate taxes and building insurance**
- **Zoned I-1**

FOR MORE INFORMATION CONTACT: ROBB RIDDLE, CCIM

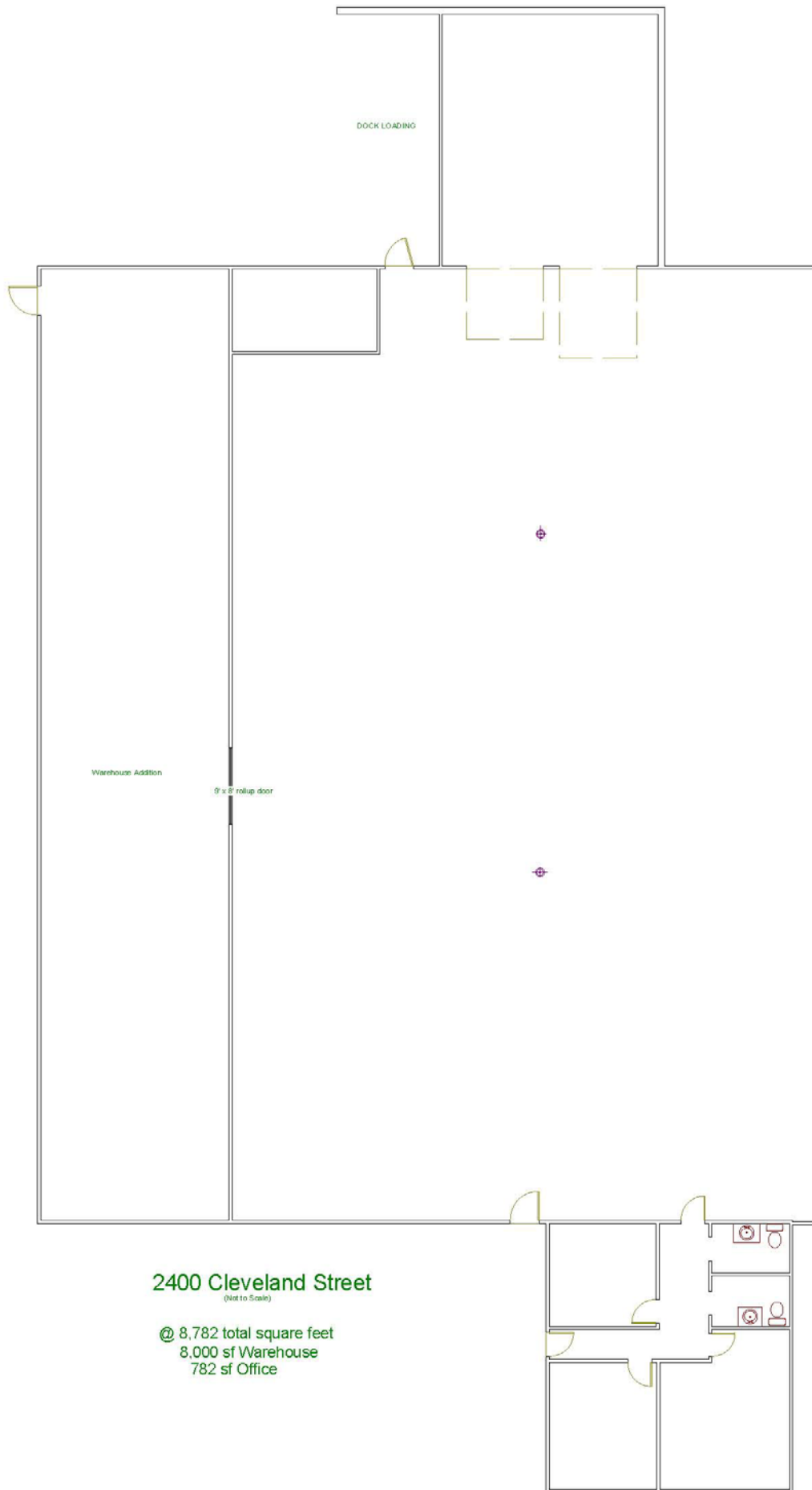
The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

EXCLUSIVELY OFFERED BY

RIDDLE ASSOCIATES, INC.

(757) 523-1900

530 Woodlake Circle, Suite #100, Chesapeake, VA 23320

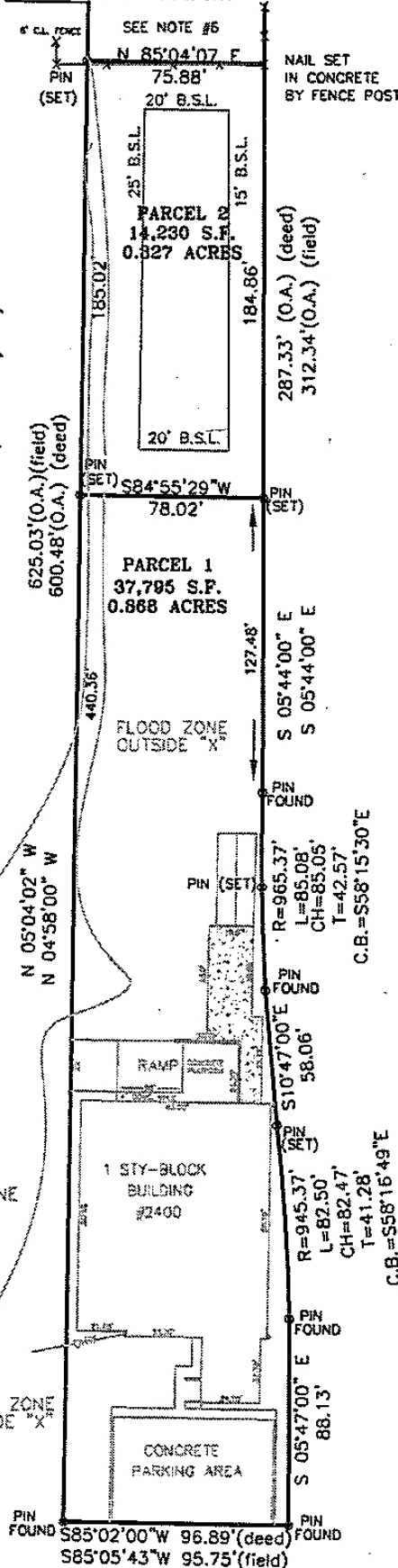


N/T BURNS HOLDING COMPANY
L.C.
2405 WESLEY STREET
MAP & PARCEL # 01140100
ZONED: 1L
D.B. 1185 PG. 1877

DETROIT STREET
(50' R/W)

VIRGINIA AVENUE (70' R/W)

NORFOLK & PORTSMOUTH BELT LINE RAILROAD COMPANY



CLEVELAND STREET
(50' R/W)

