

# For Lease



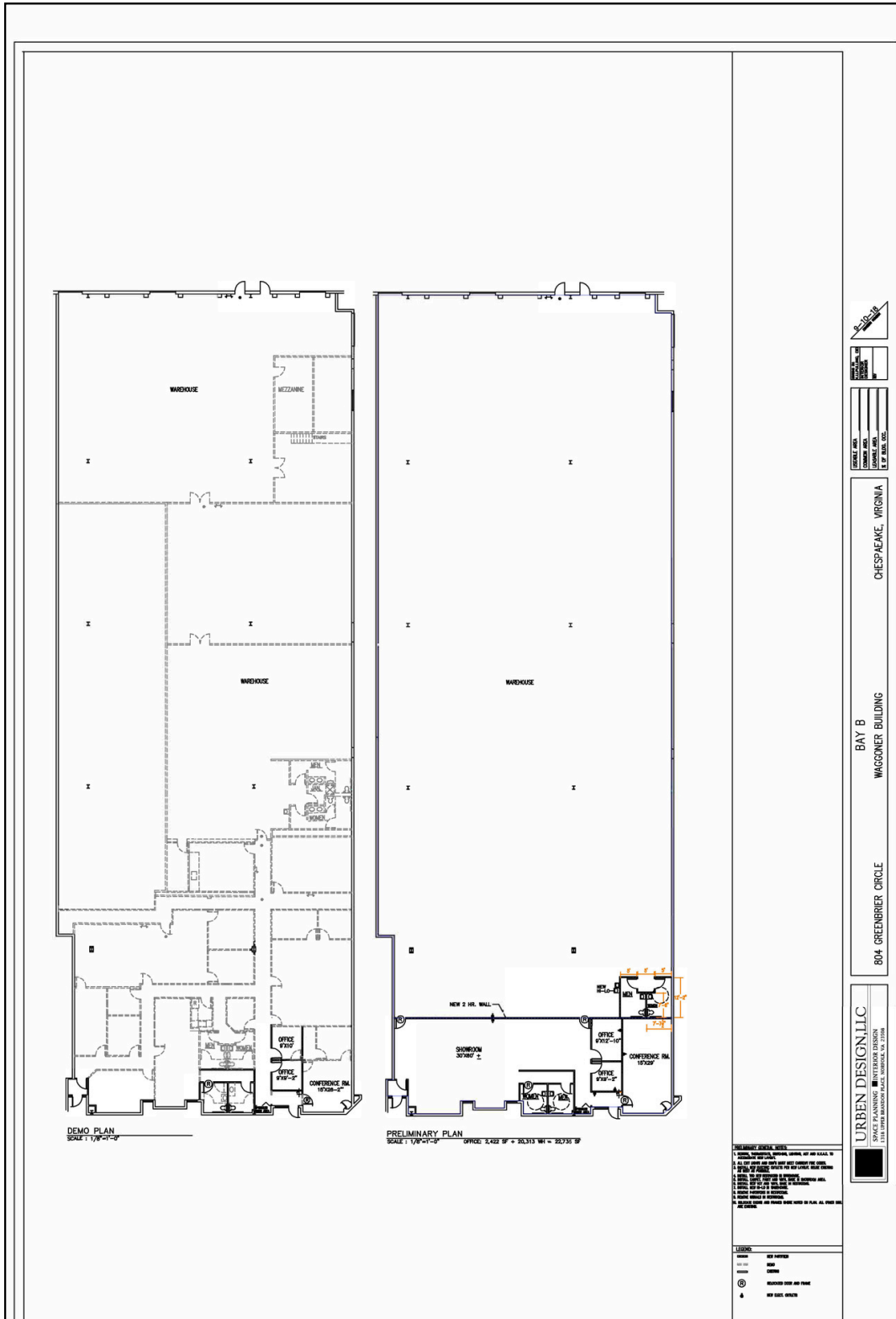
**804 Greenbrier Circle, Suite B  
Chesapeake, VA 23320**

## **Office / manufacturing / warehouse space**

- High-quality space in attractive park
- 75,000-square-foot office/warehouse flex building
- 22,735 square feet available
- 4.92-acre site zoned PUD
- Three-phase power, natural gas, city water and sewer
- 24' clear ceiling height
- 49' x 49' typical column spacing
- ESFR sprinkler system
- Desirable Greenbrier location close to all amenities
- immediate access to I-64

# Bay B Concept Plan

- 22,735 s.f. available
- 6,600 s.f. office (a portion of the office space can be converted to warehouse space)
- 16,135 s.f. warehouse
- Two 8' x 8' dock doors
- One drive-in door



# Bay B As Built

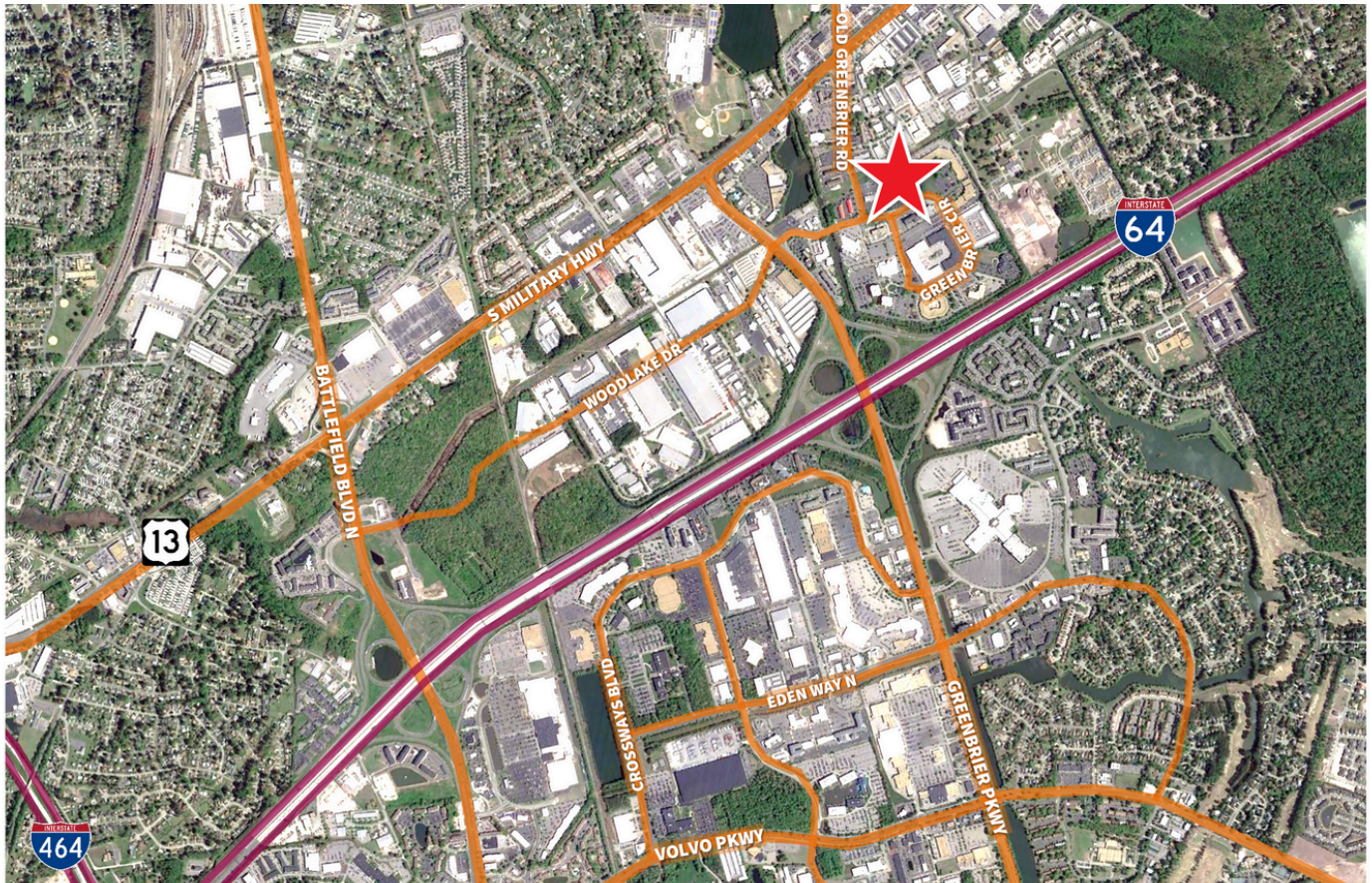


11-4-21

USABLE AREA	
CONCRETE AREA	
MEZZANINE AREA	
% OF BUIL. OCC.	

BAY B  
 WAGGONER BUILDING  
 CHESAPEAKE, VIRGINIA  
 804 GREENBRIER CIRCLE

**URBEN DESIGN, LLC**  
 SPACE PLANNING ■ INTERIOR DESIGN  
 2318 UPPER SANDHORN PLACE, ROYALTON, VA 22088



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