



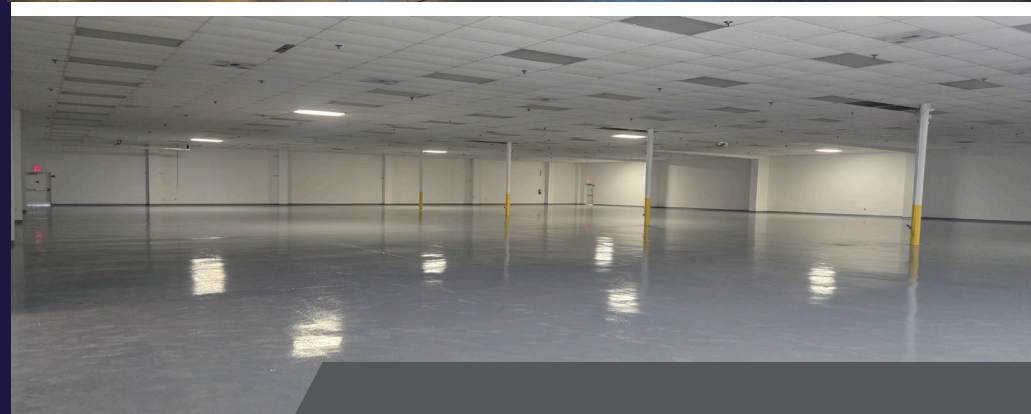
**809 PRINCIPAL COURT
CHESAPEAKE, VA**

**Fully
Conditioned
Warehouse
For Lease
Up to 64,060 SF**

 **CUSHMAN &
WAKEFIELD**
THALHIMER

// PROPERTY HIGHLIGHTS

Total Building:	±64,060 SF Suites divisible down to 25,000/27,000 SF
Zoning:	PUD (M-1 - Light Industrial)
Year Built/Expanded:	1989/1997/2015
Construction:	Metal
Loading:	Four (4) docks Three (3) drive-ins Ability to add oversized doors
Clear Height:	17'9" to 24'
Roof	New TPO roof with warranty installed in 2026
Power:	Dominion Energy - 3 Phase, 208/480V, 1200A and 1000A with 1600 KVA transformer
Sprinkler:	Wet system
Parking:	107 spaces
Lease Rate:	\$11.50 PSF, NNN (\$1.95 SF)



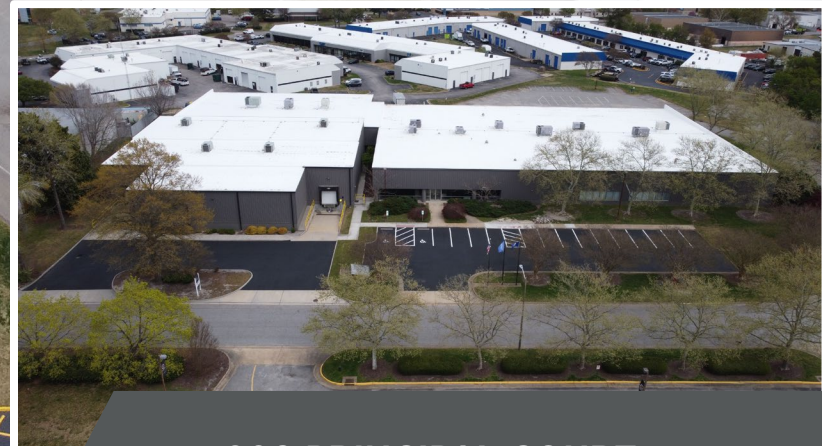
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Chesapeake, VA 23320

/// SITE AERIAL



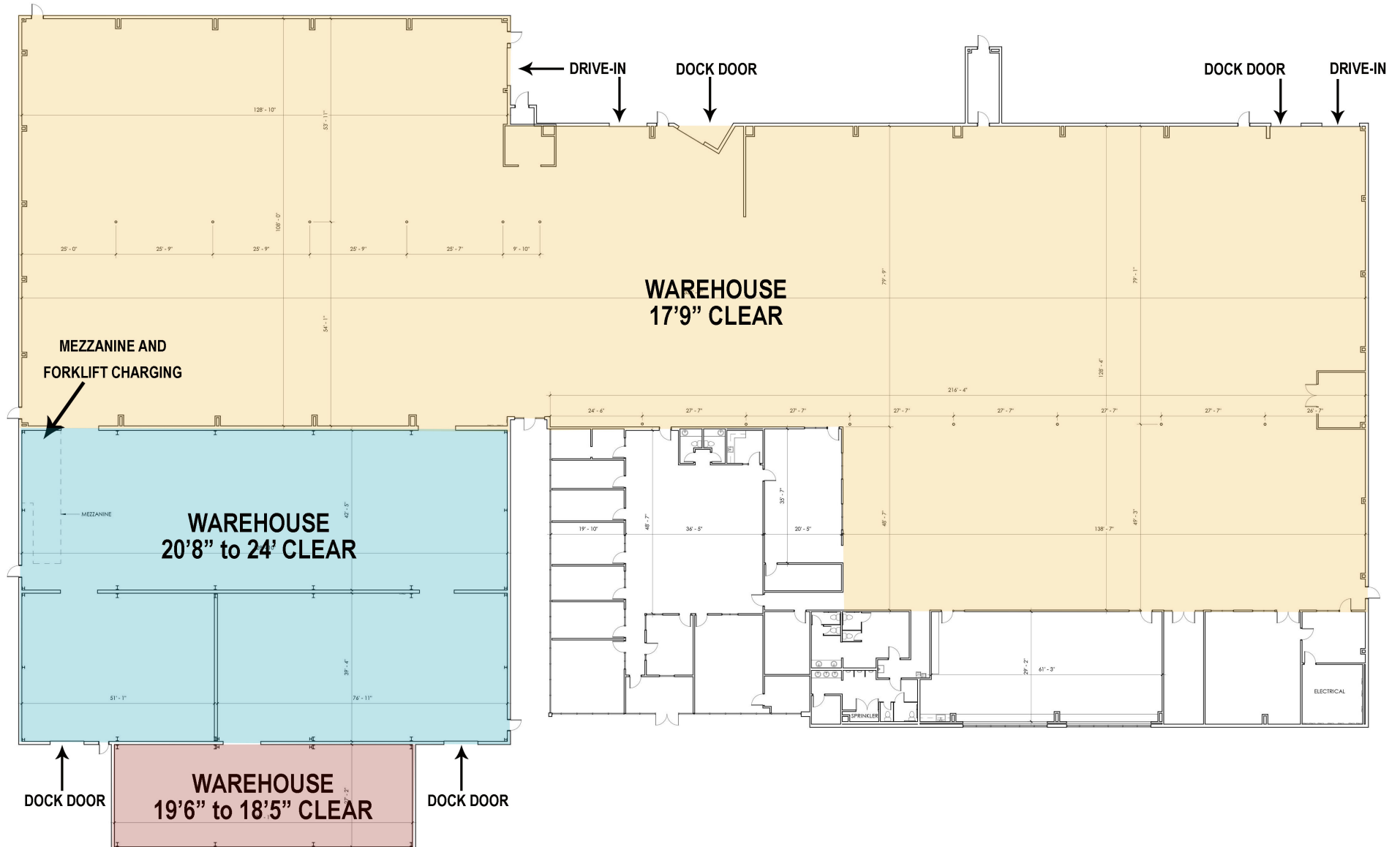
RECENT IMPROVEMENTS

- Three (3) new HVAC RTUs
- Office refresh
- New roof
- Exterior painting and repairs
- Improved building signage
- Upgraded landscaping
- Reseal and restripe parking lot



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// BUILDING PLAN



DISTANCES TO:

I-64	1.8 Miles
I-464	2.9 Miles
Port of Virginia	16.7 Miles
Naval Station Norfolk	18.6 Miles
Oceana Naval Air Station	21.6 Miles



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