

FOR LEASE IN GREENBRIER

825 Professional Place W.,
Chesapeake, VA 23320



OFFICE | WAREHOUSE SPACE

ABOUT PROPERTY

- 9,339 SF
 - 846 SF of office
 - 8,493 SF of warehouse
- 21' – 28' ceiling height
- 12' x 12' grade level door
- Warehouse Ventilation Fans
- Natural Gas Warehouse Heat
- 400 amp, 3-phase electrical service
- Zoned PUD (Planned Unit Development)
- Available October 1, 2026
- Asking Rental Rate: \$10.50 psf, NNN



For more information:

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

Drive - In Door

WAREHOUSE

SHOP AREA ONE
(USE GROUP F-1)
8,492.5 sq ft.

BUILDING CLASSIFICATION	
USE GROUP :	F-1 (EXCEPT SPINNAKES, A & B BUILDINGS)
TYPE CONSTRUCTION :	2-II
OCCUPANCY LOAD :	70/SF 120/SF
CODE & EDITION EMPLOYED :	THE 2006 INTERNATIONAL BUILDING CODE WITH AS AMENDED BY THE STATE
BUILDING PARAMETERS	
SQUARE FOOTAGE	
FLOOR AREA	
2F-10 AREA USE	8,492.5 sq ft.
2F-11 AREA USE	2,768.0 sq ft.
2F-12 TOTAL AREA	11,260.5 sq ft.
USE	SHOP
2006 BLDG. CODE	25,850.0 sq ft.

ALLOWABLE BUILDING AREA PER FLOOR IS ASSIGNED AS FOLLOWS:
F-1: 14,000 sq ft.
F-2: 14,000 sq ft.

NOTE: THERE ARE CURRENTLY NO DUCT PENETRATIONS REMAINING IN EXISTING FIRE WALLS. ANY IN ALL PREVIOUS PENETRATIONS HAVE BEEN REMOVED AND PROPERLY SHUTTLED TO MEET THE FIREWALL INTEGRITY.

Common Area

OFFICE

OFFICE AREA
(USE GROUP B)
4,164.0 sq ft.

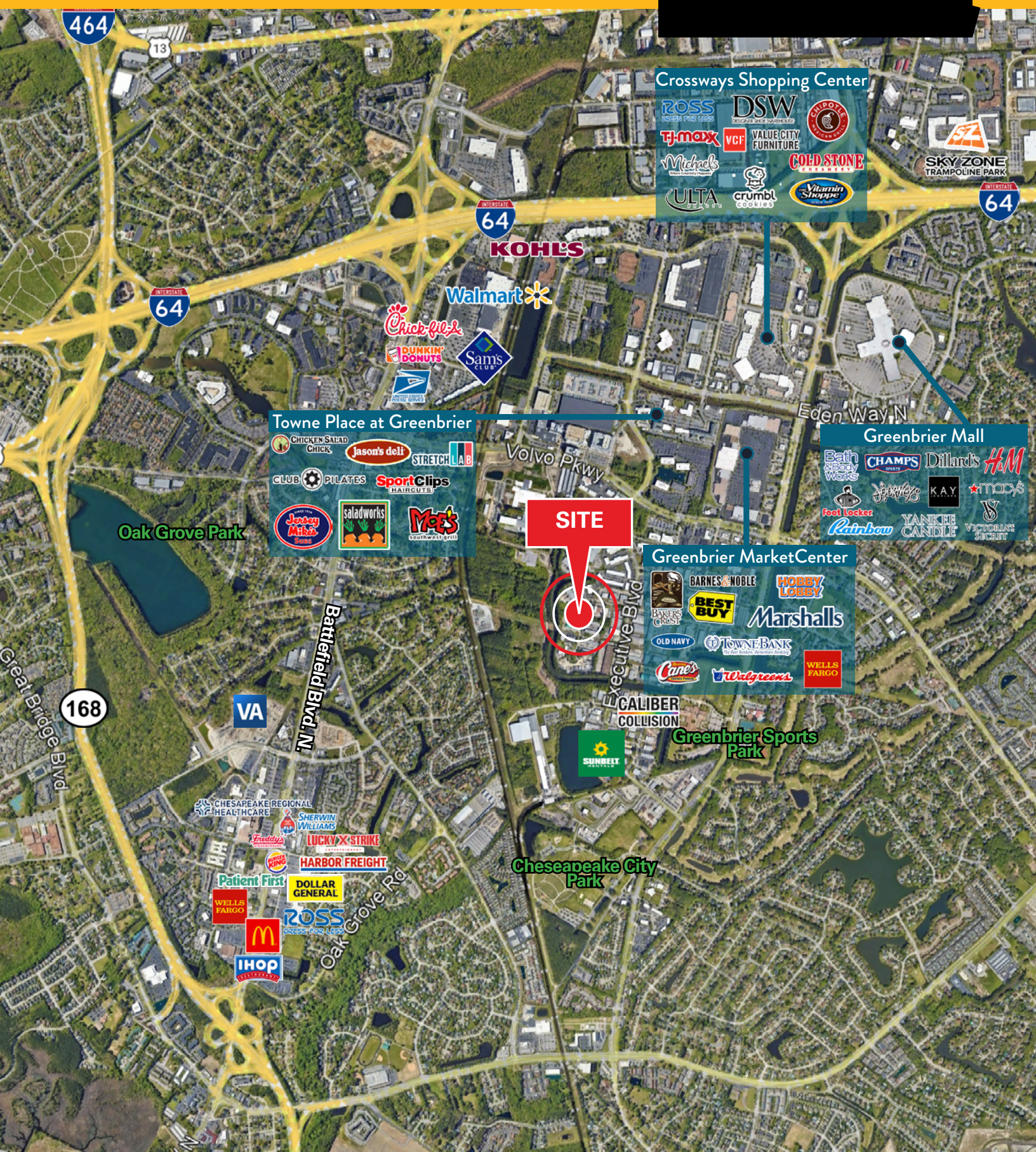
SHOP AREA TWO
(USE GROUP F-1)
7,790.0 sq ft. INCLUDING
1,200.0 sq ft. OF MEZZANINE

FIRST FLOOR PLAN



825 Professional Place W., Chesapeake, VA

SITE LOCATION



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