

4825 Station House Road, Chesapeake, VA 23321



FOR LEASE Industrial Outside Storage 10,825 SF on 9+ Acres (IOS)

PROPERTY HIGHLIGHTS

- Zoned M-1 (Light Industrial)
- Can demise down to 0.25 acres
- Immediate access to I-664
- Fully-fenced perimeter with level surface ready for use
- Located in Western Branch submarket in Chesapeake, Virginia
- Central location with connectivity to both the Peninsula and Southside
- Potential uses include drayage & trucking operations, building material supply, equipment/heavy machinery, other Industrial Outdoor Storage (IOS) related needs
- Lease Rate: \$4,500 per acre / per month, NNN

DRIVE TIMES

6 Miles to Virginia International Gateway (VIG)

9.2 miles to Portsmouth Marine Terminal (PMT)

13.7 Miles to Norfolk International Terminal (NIT)

15.8 Miles to Newport News Shipbuilding

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BUILDING HIGHLIGHTS

Building Size: $\pm 10,825$ SF
Office Size: $\pm 2,850$ SF
Warehouse Size: $\pm 7,975$ SF

Warehouse 1: $\pm 1,825$ SF | 4 grade doors direct to rear yard | 8' to 11' clear
Warehouse 2: $\pm 3,750$ SF | 2 grade doors access from front | 9' to 12' clear
Warehouse 3: $\pm 2,400$ SF | Side shop space | 18' clear

Electric: 3-Phase, 240V

Column Spacing: No interior columns, clear span

Grade Level Doors: Seven (7) total; Three 10'w x 8'h, One 12'w x 8'h, One 10'w x 10'h, One 23'w x 9'h, One 29'w x 15'h

PROPERTY CAN BE SUBDIVIDED



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