

# CAVALIER INDUSTRIAL PARK

3804 Cook Boulevard, Suite 21

Chesapeake, VA 23323



**4,225 SF WAREHOUSE FOR SUBLEASE**



**THALHIMER**

# PROPERTY FEATURES



<b>Square Footage:</b>	4,225 SF
<b>Year Built:</b>	1996
<b>Office:</b>	Approximately 20% Provided in shell condition
<b>Clear Height:</b>	30'
<b>Column Spacing:</b>	Clear Span
<b>Power:</b>	3-Phase
<b>Loading:</b>	One (1) 12'h x 12'w dock high door
<b>Zoning:</b>	M-1, Light Industrial
<b>Miscellaneous:</b>	Radiant Heat
<b>Availability:</b>	Immediate
<b>Sublease Term:</b>	Through August 31, 2027
<b>Lease Rate:</b>	\$9.50 PSF, Gross

# PROPERTY FOOTPRINT





**THALHIMER**

**CONTACT**

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A satellite map of Norfolk, Virginia, and its surrounding areas including Chesapeake and Virginia Beach. Major highways are highlighted in yellow. A blue callout box with white text points to a specific location on the map.

**3804 COOK BLVD**

The Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
thalhimer.com

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