

INDIAN RIVER DISTRIBUTION CENTER

2601 INDIAN RIVER ROAD, CHESAPEAKE, VA 23325

EQUUS
CAPITAL PARTNERS, LTD.



±115,926 SF FOR LEASE

GEOFF POSTON, SIOR
Senior Vice President
757 650 8437
geoff.poston@thalhimer.com

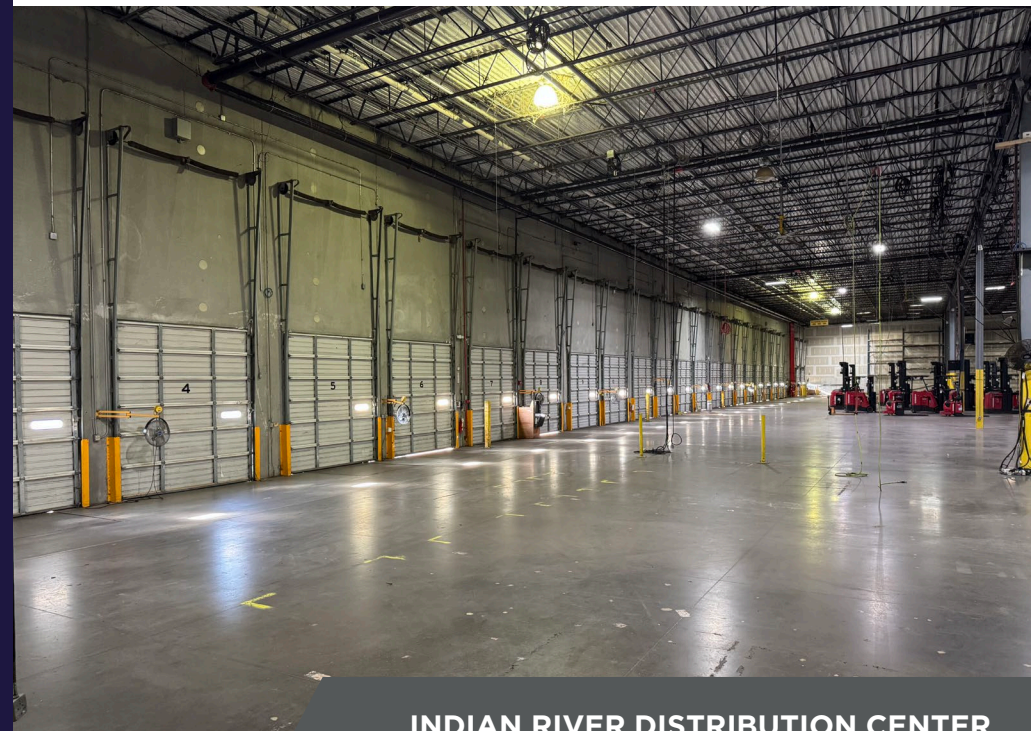
 **CUSHMAN &
WAKEFIELD**

THALHIMER

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

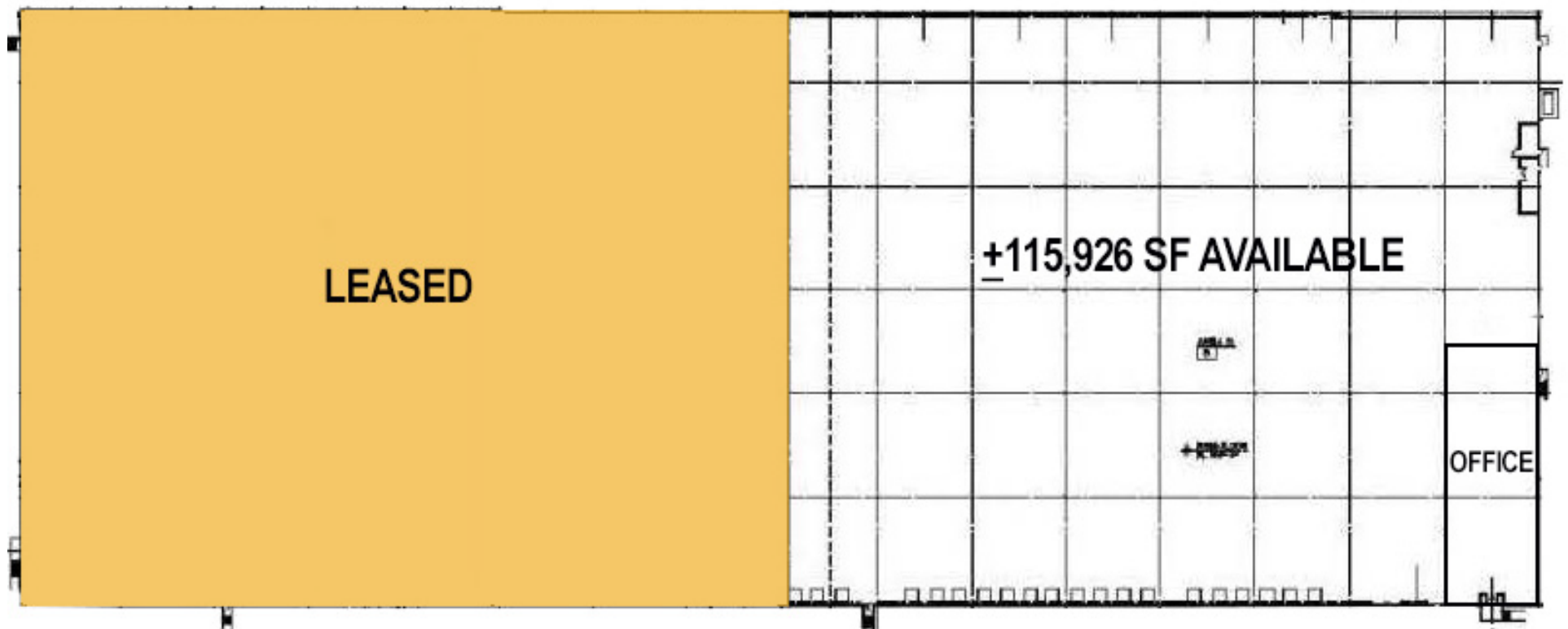
// PROPERTY HIGHLIGHTS

Space Available:	±115,926 SF
Office Area:	±5,814 SF
Clear Height:	28'
Loading:	25 dock doors (10'w x 11'h) 20 pit levelers 1 drive-in door (13'w x 15'h)
Truck Court:	132'
Trailer Parking:	28 dedicated stalls
Power:	3-phase, 480v, 600 amps
Column Spacing:	52'w x 48'd
Sprinkler:	ESFR
Lighting:	T8 motion sensor
Construction:	Concrete tilt-up
Built:	2006
Zoning:	M1
Foreign Trade Zone:	Eligible (FTZ 20)
Available:	Immediately
Lease Rate:	\$8.95 PSF, NNN
OPEX:	\$2.05 PSF (est.)
Ownership:	Institutionally owned and operated by an affiliate of Equus Capital Partners

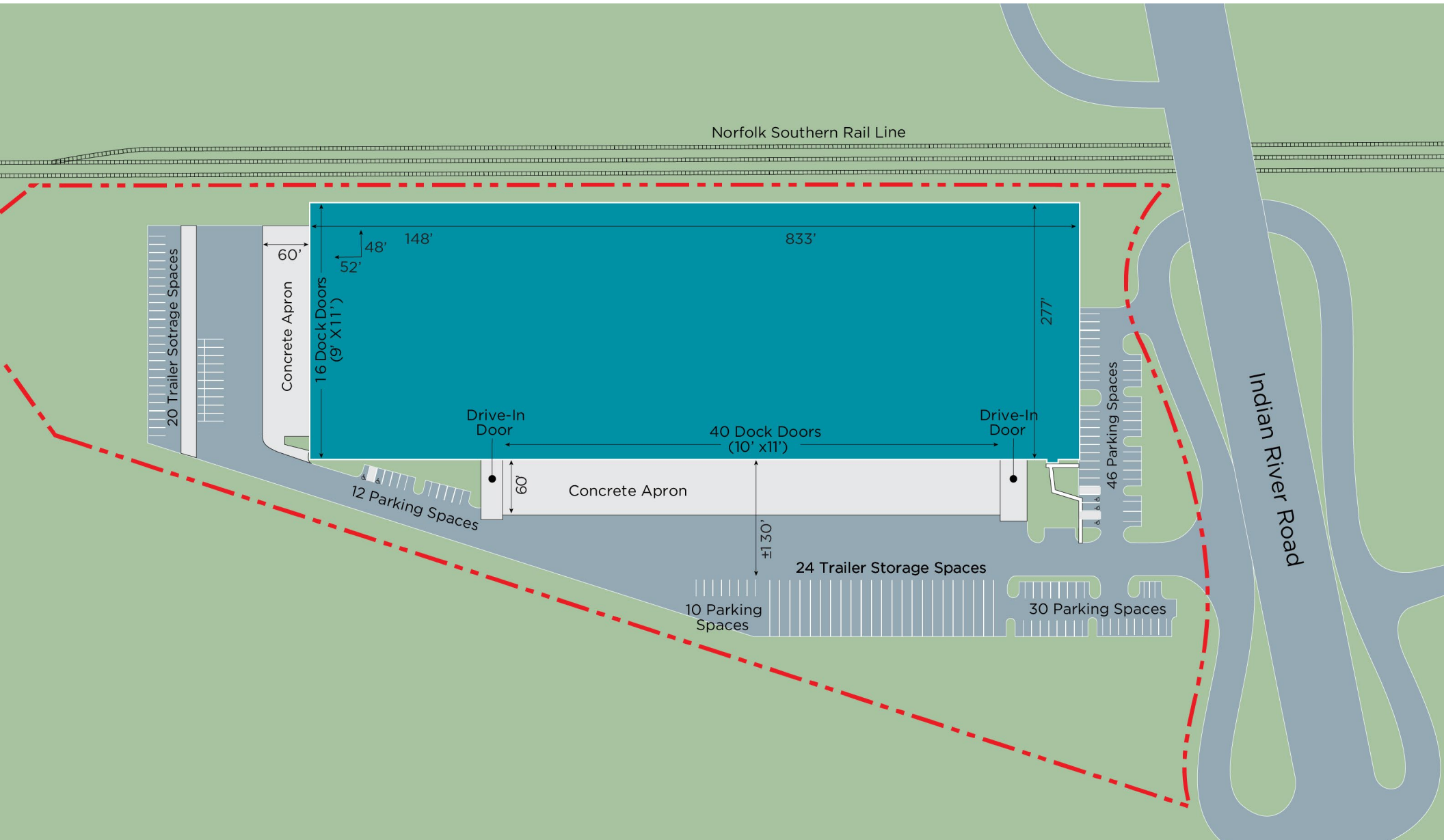


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2601 INDIAN RIVER ROAD
Chesapeake, VA 23325





// SPACE PLAN

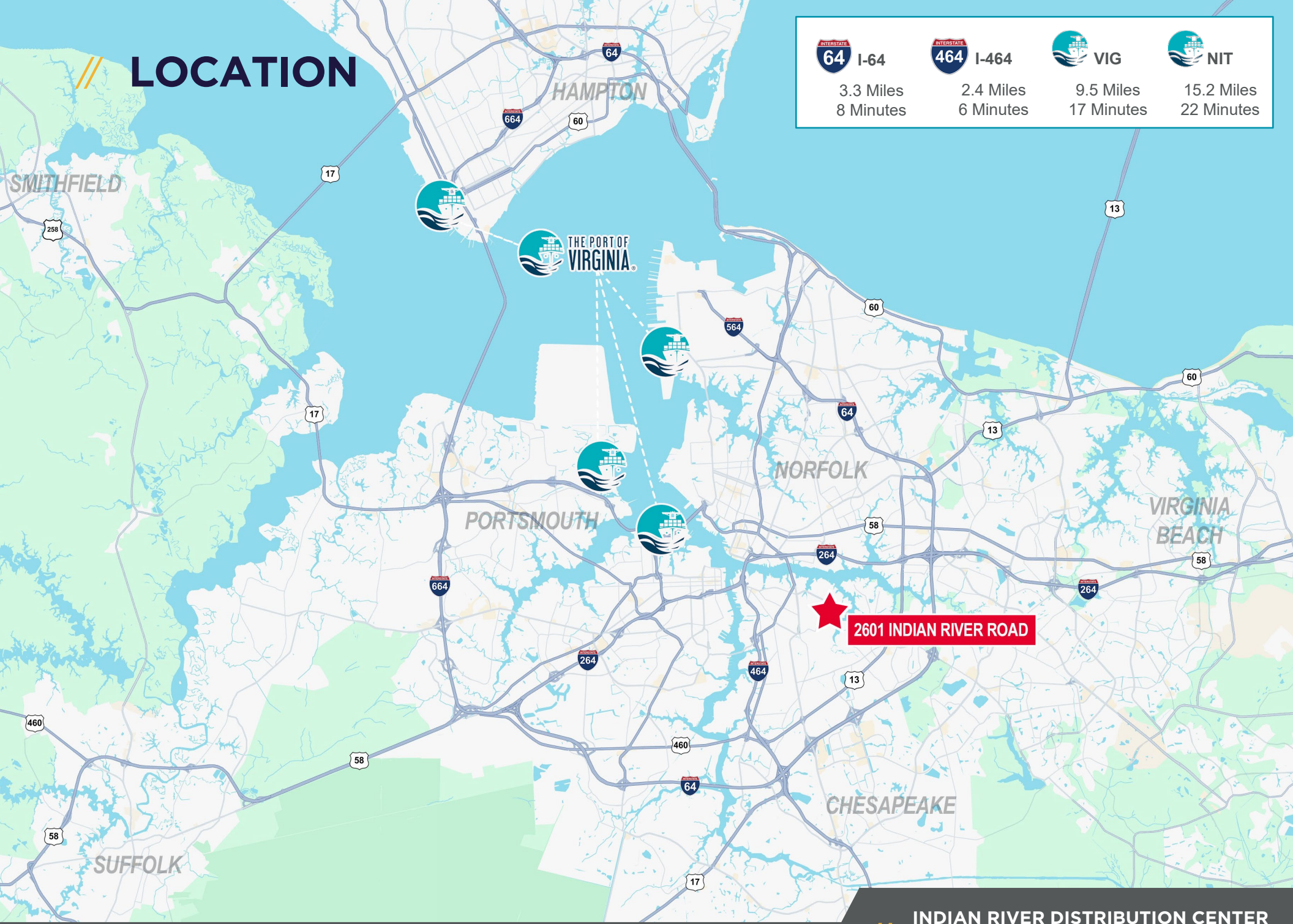


// SITE PLAN



LOCATION

 I-64	 I-464	 VIG	 NIT
3.3 Miles 8 Minutes	2.4 Miles 6 Minutes	9.5 Miles 17 Minutes	15.2 Miles 22 Minutes



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THALHIMER

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