

+/-7.0 ACRES INDUSTRIAL OPPORTUNITY

1400 CAVALIER BOULEVARD

Chesapeake, VA 23323



+/-7.0 ACRES

CAVALIER BOULEVARD

IOS FOR LEASE IN CAVALIER INDUSTRIAL PARK

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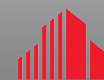
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**CUSHMAN &
WAKEFIELD**

THALHIMER

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PROPERTY DETAILS

Total Size: +/-7.0 acres partially developed (Landlord will lease as-is, further develop yard or complete build-to-suit)

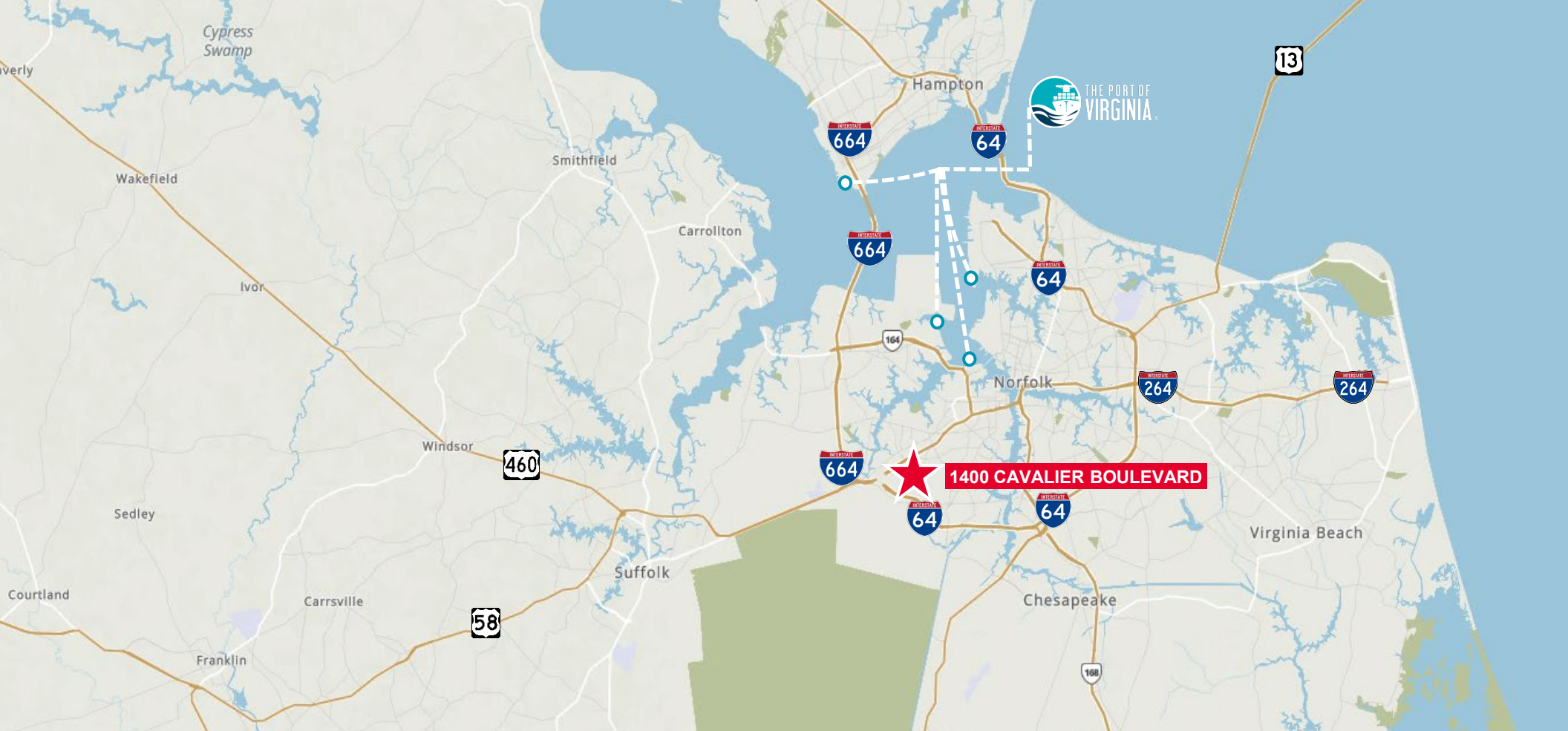
Yard: Fenced, stabilized and gated

Zoning: M-1 (Light Industrial)

Lease Rate: Pricing varies based on concept

- ▶ Prominently located in Cavalier Industrial Park just off I-64 near I-664 and I-264
- ▶ Owned and operated by B&D Holdings—A privately held investment and development firm with a portfolio of 200+ properties across the country and nearly 1.8 million square feet of industrial assets in the Hampton Roads Market. *For more information, visit www.bndholdings.com*

B&D
HOLDINGS



LOCATION ATTRIBUTES



5.1 Miles
8 Minutes



16 Miles
16 Minutes



(To Hampton)
5 Miles
7 Minutes



(To Chesapeake)
2.3 Miles
4 Minutes



PMT

7.1 Miles
16 Minutes



VIG

8.6 Miles
32 Minutes



NIT

11.6 Miles
22 Minutes



3RD Largest Port on the East Coast

3.3mm TEUs handled (2023)



2/3rds of the US Population

One Day's Drive



Foreign Trade Zone #20

Eligible For Additional Tax Incentives



Third Highest Concentration Per Capita

Employed in Coffee/Tea Processing in the US



4,000+ Military Retirees

Join Civilian Labor Force Each Year