

INDUSTRIAL OPPORTUNITY

1400 CAVALIER BOULEVARD SUITE B

Chesapeake, Virginia 23323

FOR LEASE 33,385 SF



IMMEDIATELY AVAILABLE

GEOFF POSTON, SIOR

Senior Vice President

757 650 8437

geoff.poston@thalhimer.com

CHRISTINE KAEMPFE, SIOR

Senior Vice President

757 499 1384

christine.kaempfe@thalhimer.com

BRETT SAIN

First Vice President

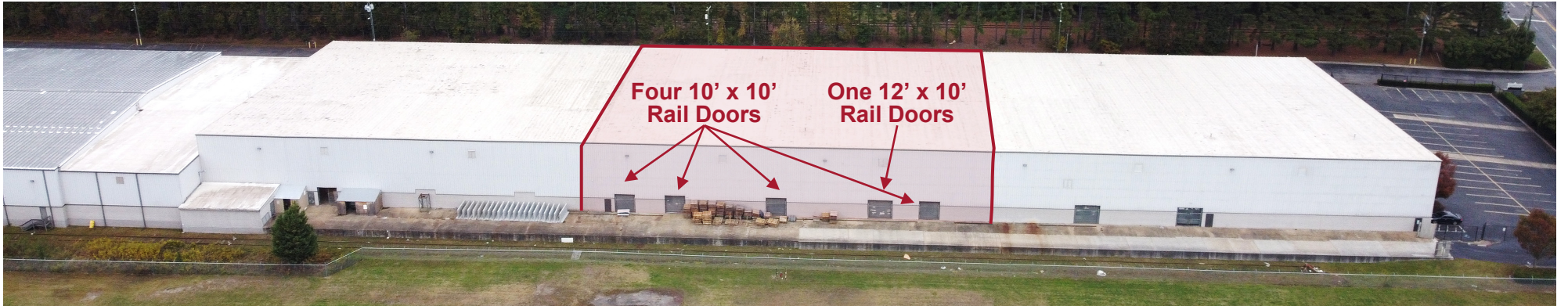
757 213 4153

brett.sain@thalhimer.com



CUSHMAN &
WAKEFIELD

THALHIMER



PROPERTY DETAILS

Total Size: 33,385 SF

Office Space: ± 500 SF

- ▶ Immediate access to I-64, I-264, I-664, Military Highway, Route 58 and Route 460
- ▶ 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 million square feet of industrial assets in the Hampton Roads Market.
For more information, visit www.bndholdings.com

Loading: Four (4) 9'x10' Dock Doors; Four (4) 10'x10'; One (1) 12'x10' Rail Sliding Door/ Concrete Grade-Level Ramp

Ceiling Height: ± 30' (± 26' to ± 36')

Column Spacing: ± 24' x 49'

Sprinkler System: ESFR Installed

Lighting: Motion Sensor T-5 Lighting

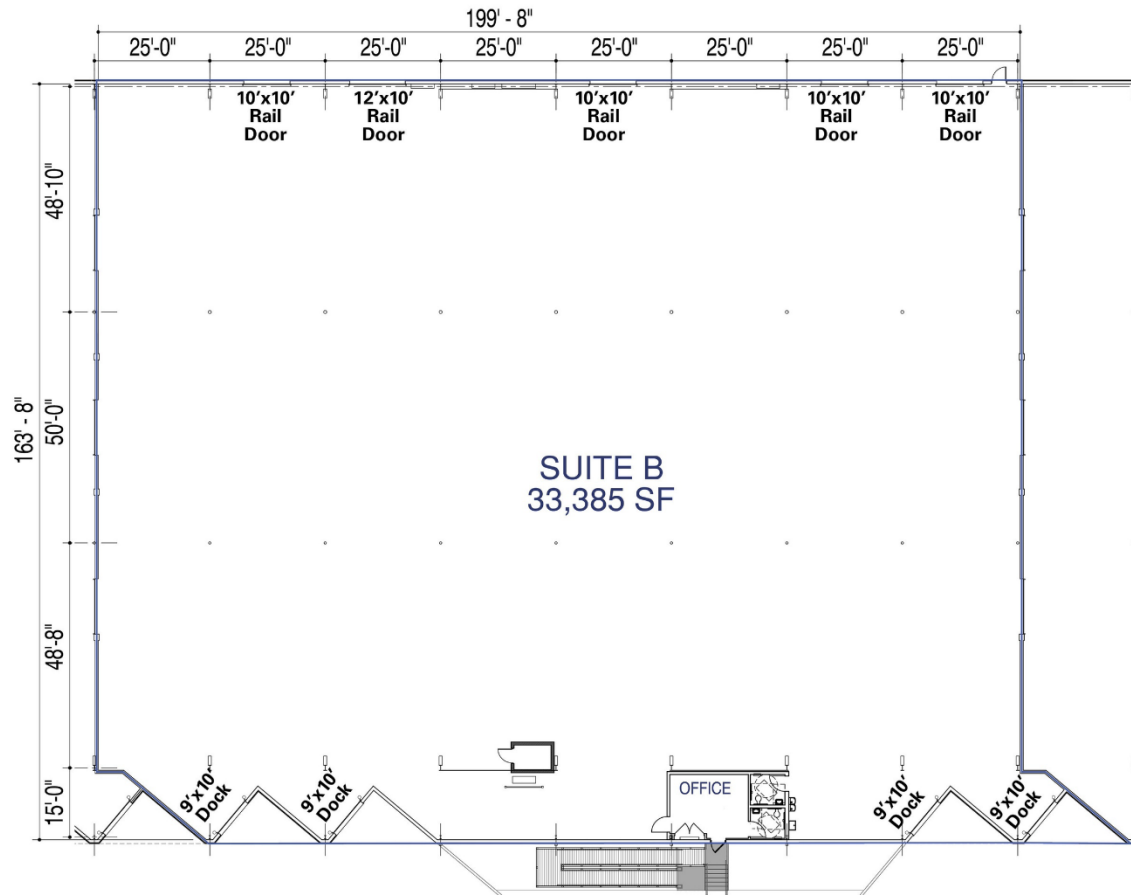
Zoning: M-1 (Light Industrial)

OPEX: \$1.90 PSF

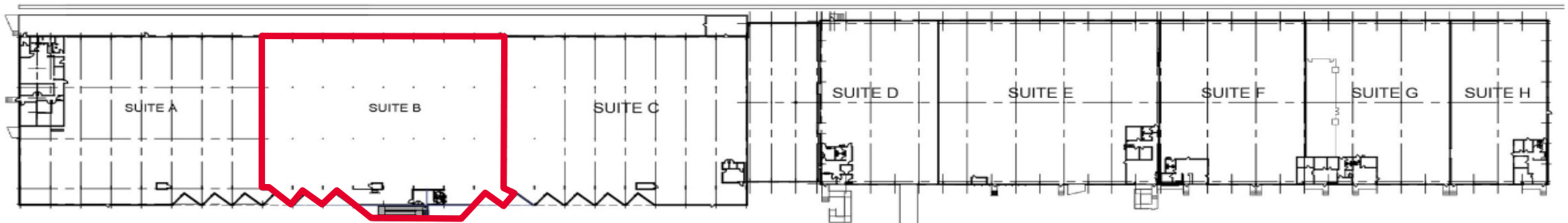
Lease Rate: \$9.95 PSF, NNN



SUITE B FLOOR PLAN



- Suite B =
- 33,385 sf ±
 - ± 500 sf of office (expandable)
 - 4 – 9' x 10' Dock Doors
 - 5 – Rail Loading Doors (4 – 10' x 10' & 1 – 12' x 10')
 - Norfolk Southern Rail Access
 - ESFR Installed
 - Concrete Rail Loading Platform





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



Immediate Access



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

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CAVALIER INDUSTRIAL PARK



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The Town Center of Virginia Beach

222 Central Park Avenue, Suite 1500

Virginia Beach, Virginia 23462

757 499 2900 | www.thalhimer.com

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