

INDUSTRIAL OPPORTUNITY

3800 COOK BOULEVARD

Chesapeake, Virginia 23323

IOS FOR LEASE

±1.75 ACRES

COOK BOULEVARD

±1.75 ACRES IN CAVALIER INDUSTRIAL PARK

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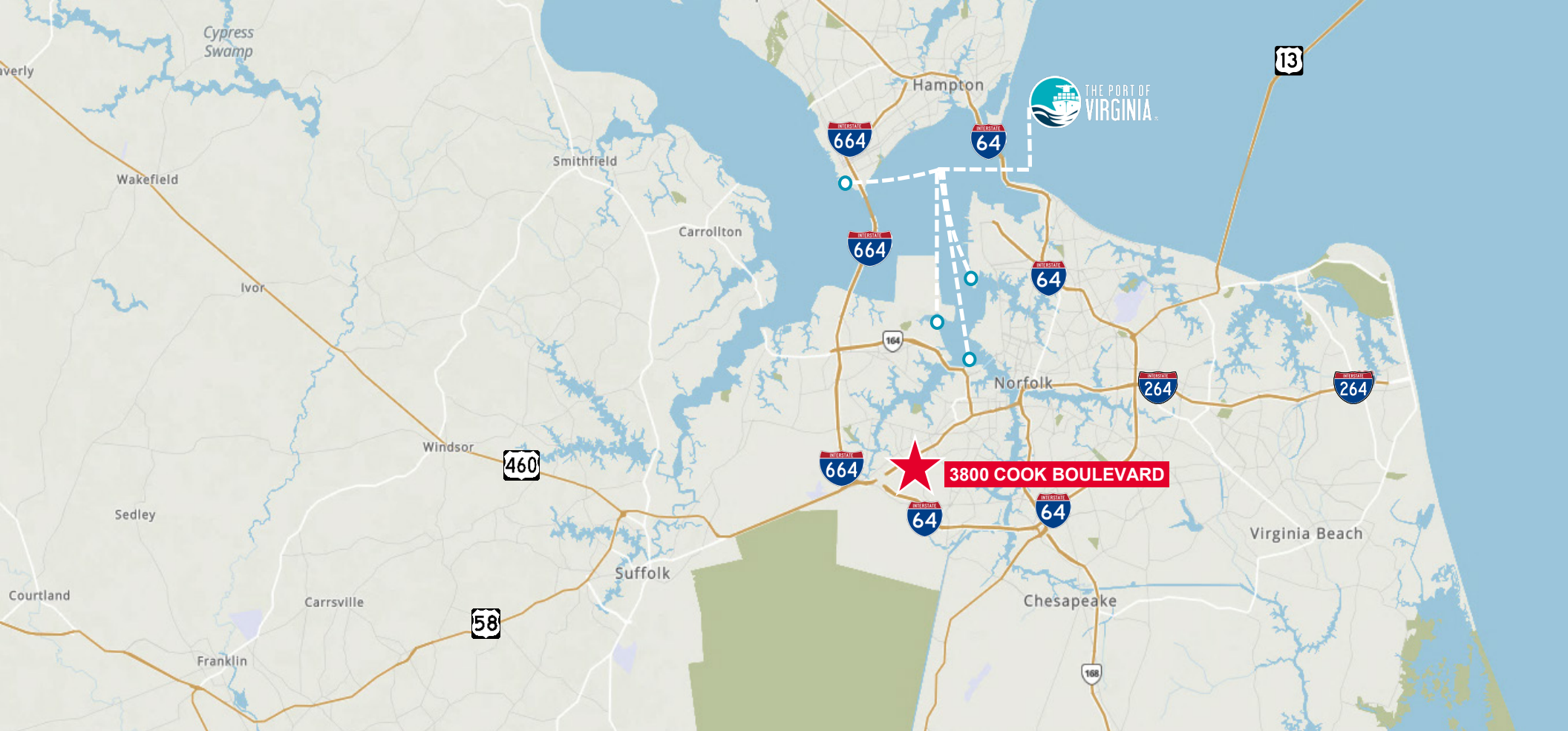


PROPERTY DETAILS

Total Size:	±1.75 Acres
Yard:	Fenced, stabilized and gated
Zoning:	M-1 (Light Industrial)
Lease Rate:	\$4,500/month per acre, NNN

- Can be leased in combination with 1400 Cavalier Boulevard, Suite B - 33,385 SF ([1400 Cavalier Blvd - Suite B](#))
- 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 million square feet of industrial assets in the Hampton Roads Market.
For more information, visit www.bndholdings.com





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