

# INDUSTRIAL FOR LEASE

## 9,160 SF



# 500 WOODLAKE CIRCLE

**CHESAPEAKE, VA**

*SUITE C*

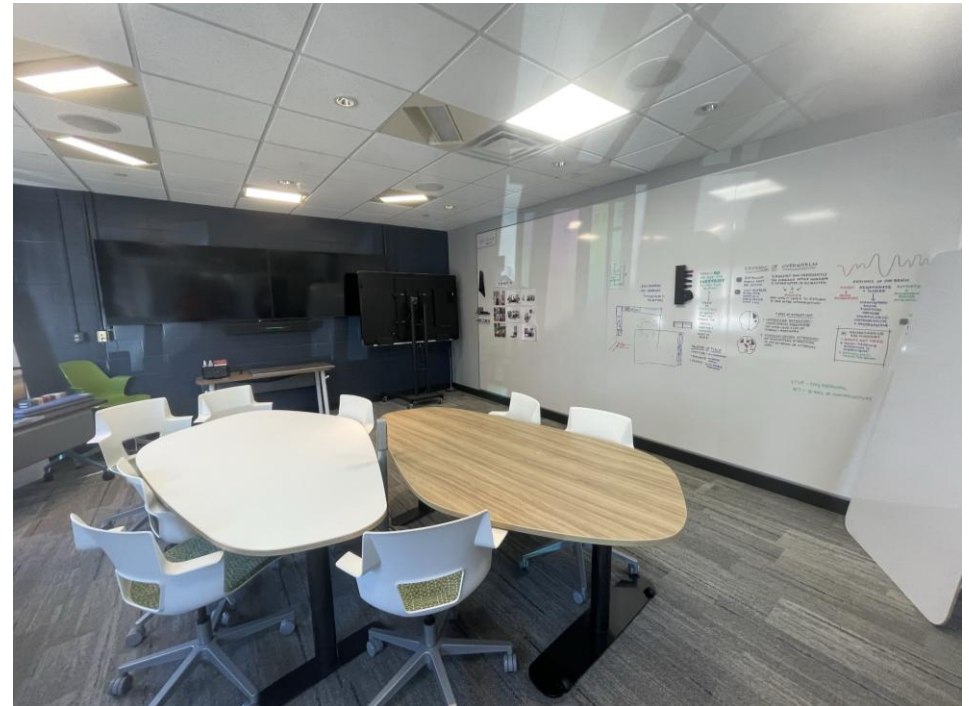


**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# PROPERTY HIGHLIGHTS

- Located in Greenbrier Industrial Park
- 63,900 SF flex / office warehouse facility
- 9,160 SF suite
- 4-acre site
- PUD, light industrial
- 22' clear, column spacing 25' x 55'
- Dock and grade-level loading doors
- 1/3 Fully Conditioned Warehouse
- Utilities include 3 phase power, natural gas, city water and sewer
- Excellent location in the desirable Greenbrier area of Chesapeake
- Easy access to the I-64 interstate network
- Lease Rate: \$12.50 PSF, NNN
- 5-Yr Lease term preferred





# PROPERTY HIGHLIGHTS

## Land & Structures

9,160 SF suite available in attractive pre-engineered metal and split block flex building  
22' clear warehouse area with gas heat, skylights and LED lighting  
One grade level door, 12'w x 14'h; one dock loading door, 9'w x 10'h with leveler  
3,480 SF fully conditioned; Can be utilized as warehouse or office. Includes conference room, IT storage, and two restrooms

## Site Improvements & Utilities

Professionally landscaped site provides park like setting  
High tech environment for showroom use  
Utilities to site: Dominion Virginia Power, natural gas, city water and sewer  
Power: 3 phase 400-amp 480 volt

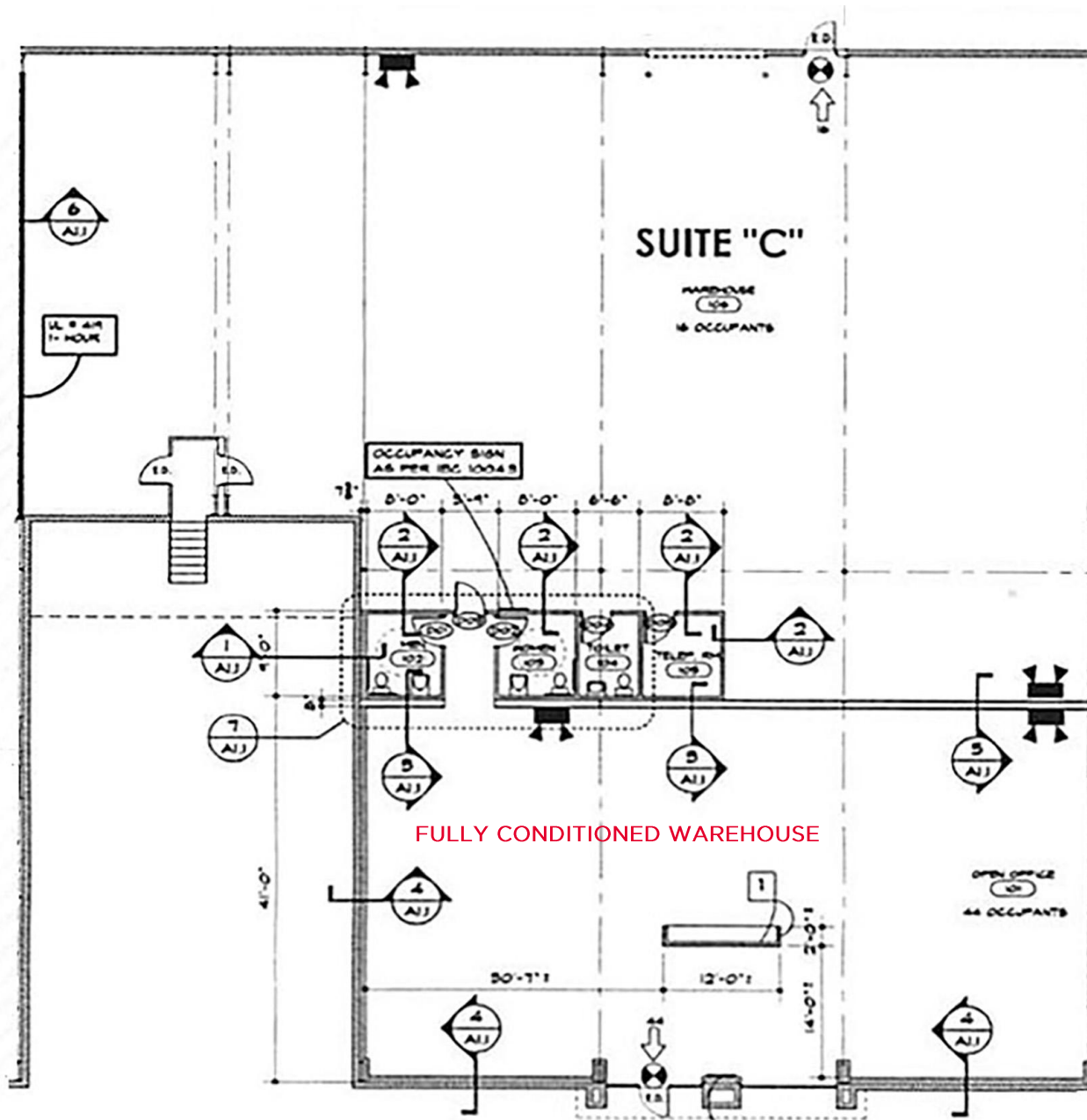
## Terms & Tax Data

\$12.50, NNN  
Tenant pays operating expenses, estimated at \$1.53 PSF  
(real estate taxes, property insurance, and CAM)  
Tenant pays its own utilities  
Annual escalation rate is 3%

## Comments

Excellent location in desirable Greenbrier area of Chesapeake  
Convenient to the Greenbrier hotels, restaurants and shopping centers  
Easy access to the I-64 interstate network





# SITE PLAN

## 9,160 SF



500 WOODLAKE CIRCLE

# A DRIVING WORKFORCE



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