



63,394 SF MANUFACTURING FACILITY FOR SALE

# 809 Principal Court

Chesapeake, VA 23320

HIGHLY DESIRABLE  
GREENBRIER COMMERCE PARK  
OPPORTUNITY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

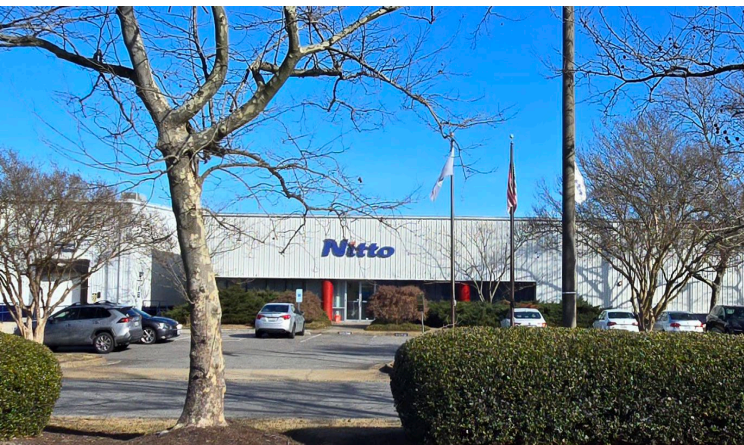
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# BUILDING / SITE DETAILS

- **TOTAL BUILDING:**  $\pm 63,394$  SF ( $\pm 10,082$  SF office;  $\pm 53,312$  SF warehouse)
- **ACREAGE:**  $\pm 4.24$  acres
- **ZONING:** PUD (M1 – Light industrial)
- **YEAR BUILT/EXPANDED:** 1989/1997/2015
- **CONSTRUCTION:** Metal
- **LOADING:**
  - 2 dock wells, 8'wx10'h, with EOD levelers on rear of building
  - 3 drive-ins, 10'wx10'h on rear of building
  - 2 dock wells, 9'wx10'h, motorized with mechanical pit levelers on front of building
- **CLEAR HEIGHT:**
  - Warehouse clear heights range from roughly 17'9" to 24'
  - Drop-down ceilings in production is 11'8" (17'9" above)
  - Drop-down ceilings in original warehouse is 14' (17'9" above)

- **ROOF:** Metal standing seam
- **POWER:** Dominion Energy – 3 Phase, 208/480V, 1600 Amps
- **LIGHTING:** LED throughout
- **SPRINKLER:** Wet riser system
- **PARKING:** 107 spaces
- **NOTES:**
  - Building is fully conditioned
  - Racking throughout can stay or be removed
  - Small mezzanine with forklift charging area underneath to stay
- **INCENTIVES:**
  - Economic Development Investment Program (EDIP) – Grants provided by Chesapeake based on job creation, wages and company investment
  - FTZ 20 – Import, store and process goods and raw materials duty-free until they leave the zone for domestic consumption
  - Business, professional and occupational license (BPOL) tax exemption
  - Commonwealth Opportunity Fund (COF), Virginia Jobs Investment Program, Green Job Creation Tax Credit, Port of Virginia Economic and Infrastructure Development (POV) Grant and others found here: <https://chesapeakeva.biz/business-center/business-resources/incentives/state-and-federal-incentives/>



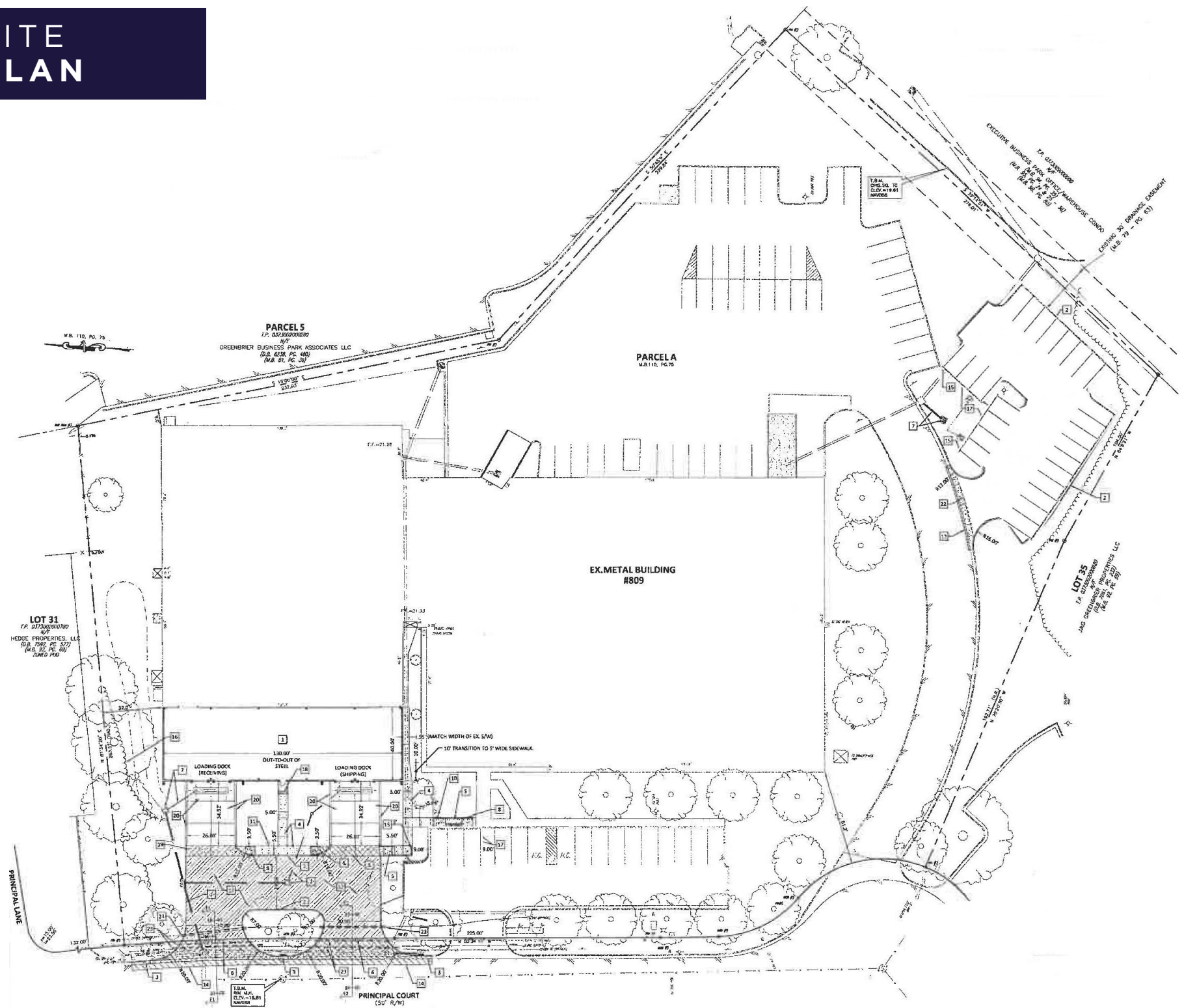


# SITE AERIAL

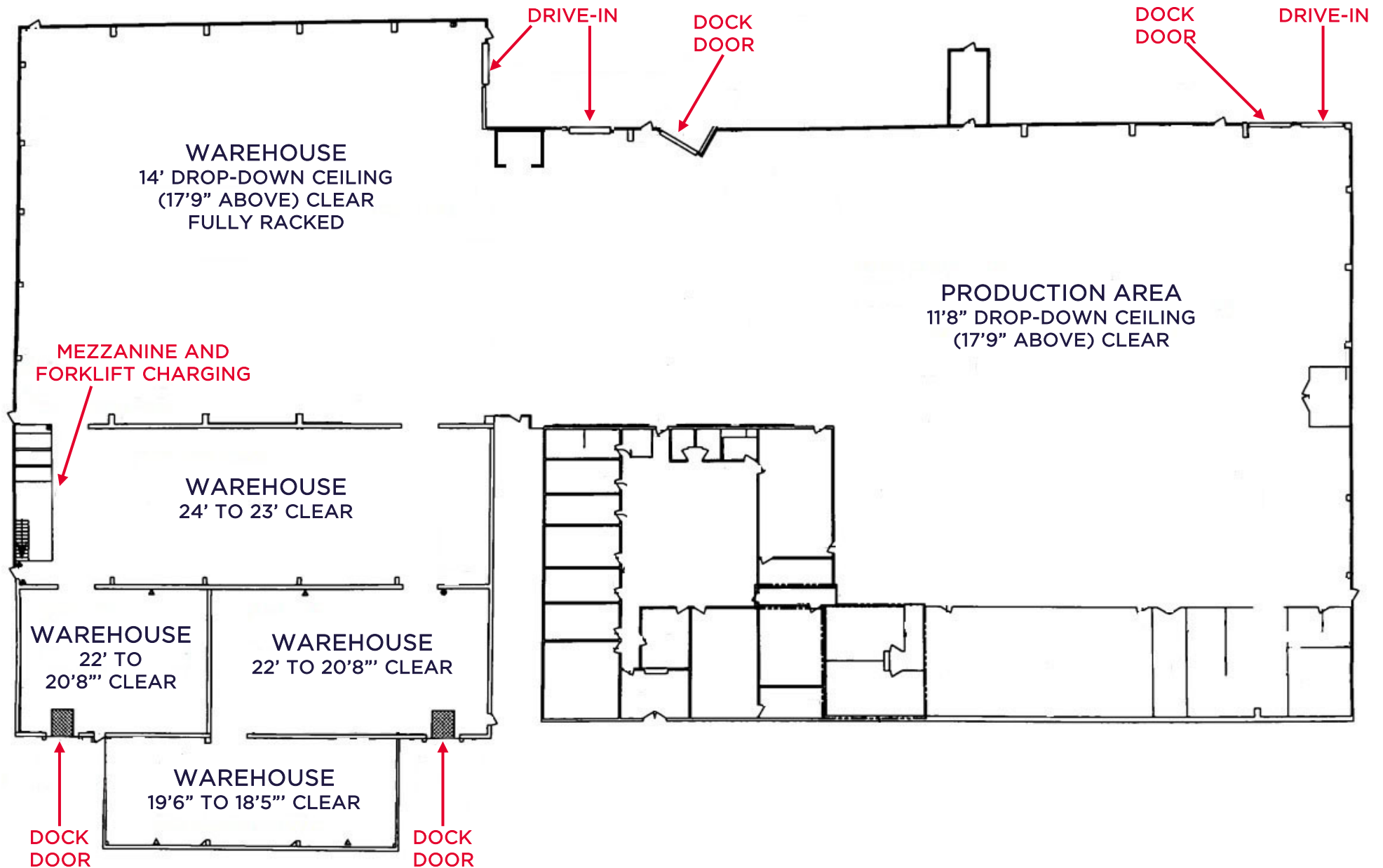




# SITE PLAN



# BUILDING PLAN





# SITE DEMOGRAPHICS

## 1 MILE RADIUS

**6,986**

Total Population

**20,820**

Daytime Population

**\$97,145**

Average HH Income

**36.9**

Median Age

## 3 MILE RADIUS

**185,276**

Total Population

**95,935**

Daytime Population

**\$98,932**

Average HH Income

**38.6**

Median Age

## 5 MILE RADIUS

**211,436**

Total Population

**195,256**

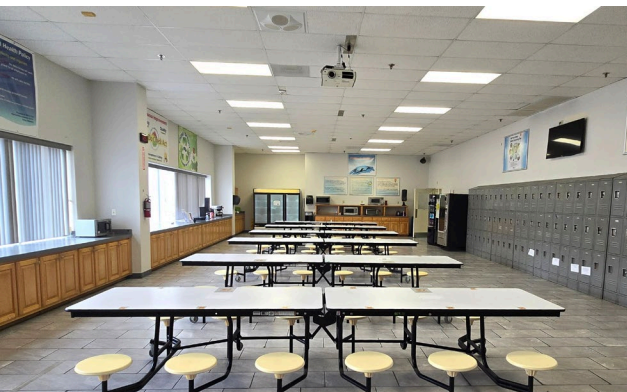
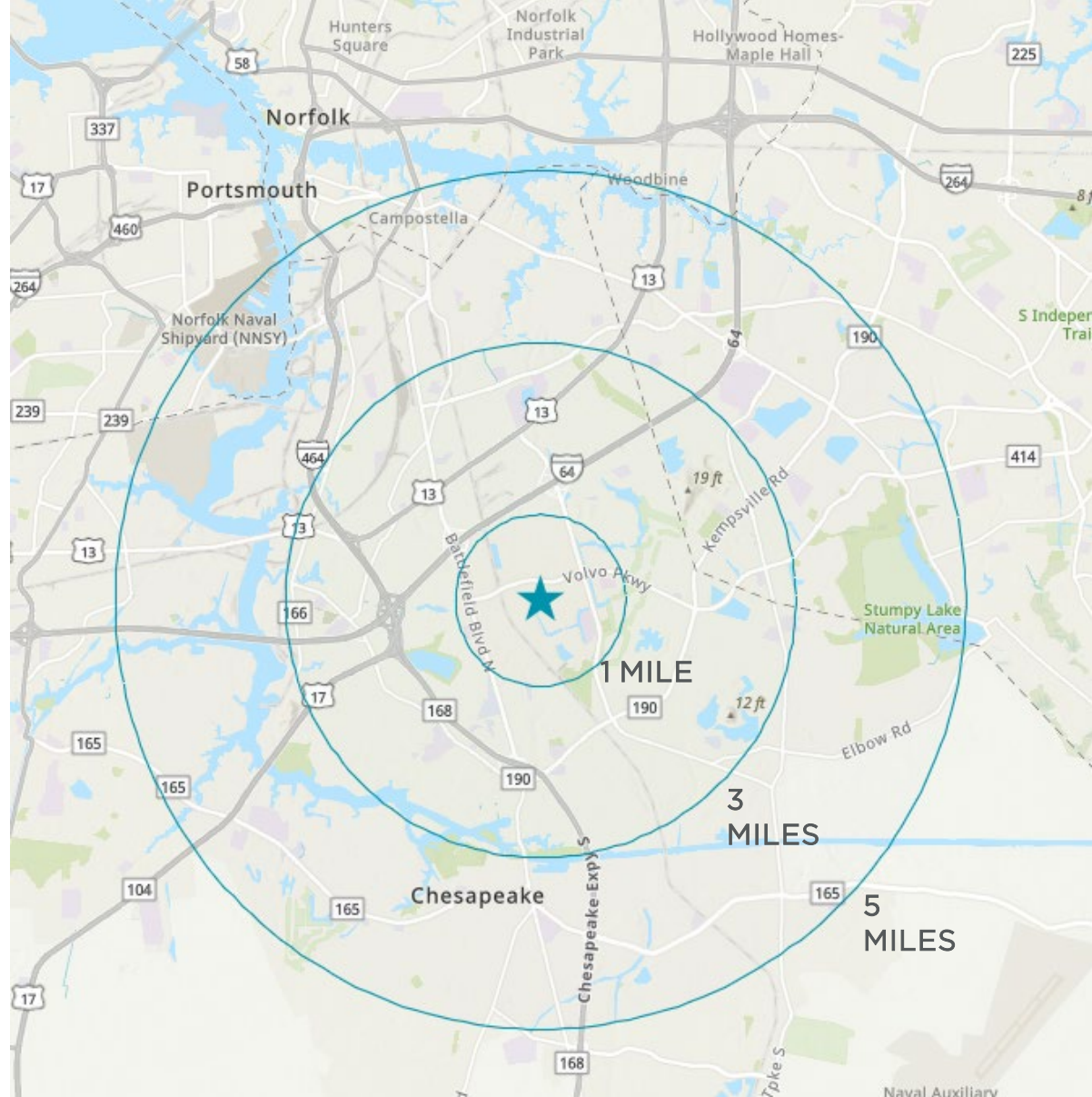
Daytime Population

**\$106,924**

Average HH Income

**38.3**

Median Age





# LOCATION HIGHLIGHTS

## Regional:

The Hampton Roads MSA encompasses a robust self-sustaining economy that is centered around a large defense presence and the sixth largest port in the United States. With a population of over 1.8 million and \$100 billion in gross regional product, the region features 22 military installations, 83,000+ active-duty military personnel, the fastest growing and most efficient container port in the US, and \$68B of cargo moving through the Port of Virginia annually. The Hampton Roads MSA is an essential location for large businesses and defense contractor operations and has become a key global supply chain gateway to and from the US market post-pandemic.

## Submarket:

The Greenbrier submarket sits in the heart of the Hampton Roads MSA, offering easy access to Norfolk, Virginia Beach, and Portsmouth via I-64, the MSA's main arterial roadway. Conveniently located with direct interstate access, the Property can accommodate commuters from the entire Hampton Roads area while benefiting from close proximity to major corporate users. Greenbrier is a dense trade area with over 3M SF of office space, 8M SF of industrial space, and 4.2M SF of existing retail space, making it the largest mixed-use development and most highly sought-after submarket in the entire region.





# SUBMARKET ACTIVITY

**UNDER CONSTRUCTION  
GREENBRIER COMMERCE CENTER  
(±189,000 SF Class A Industrial Product)**

**NEWLY DEVELOPED  
GREENBRIER NORTH COMMERCE  
PARK (45 Acres)**



**SUMMIT POINTE  
500,000 SF | 69 Acres  
New Mixed-Use Development**

- Office
- Retail
- Restaurants
- Entertainment
- 403 Luxury Residences

**THREE OAKS INDUSTRIAL PARK  
90 Acres of M1, Light Industrial Land**

**809 PRINCIPAL COURT, CHESAPEAKE**

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