

CAVALIER INDUSTRIAL PARK

3804 Cook Boulevard, Suite 21

Chesapeake, VA 23323



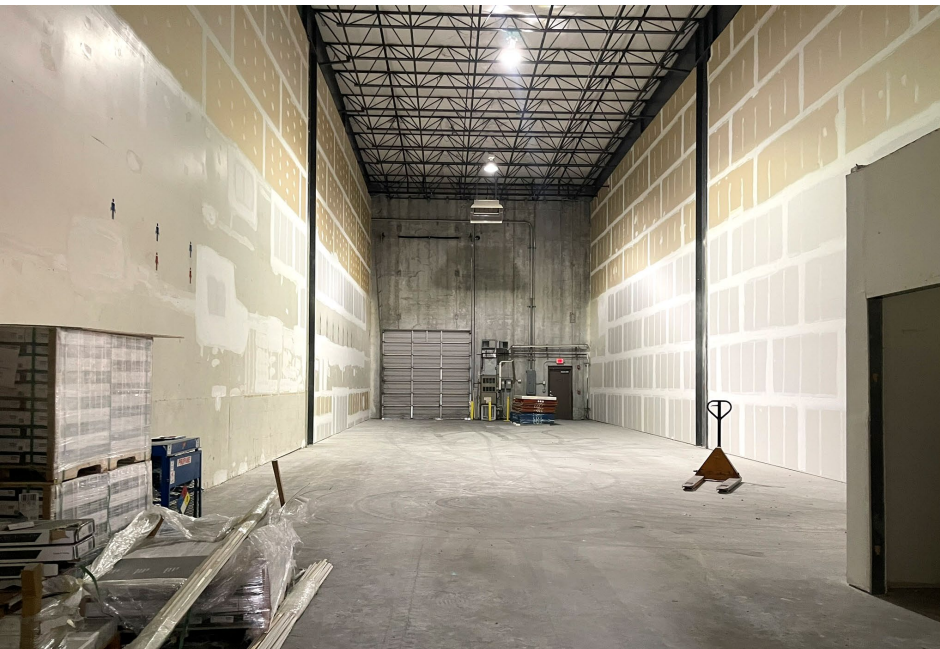
4,225 SF WAREHOUSE FOR SUBLEASE



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY FEATURES



| | |
|------------------------|--|
| Square Footage: | 4,225 SF |
| Year Built: | 1996 |
| Office: | Approximately 20% Provided in shell condition |
| Clear Height: | 30' |
| Column Spacing: | Clear Span |
| Power: | 3-Phase |
| Loading: | One (1) 12'h x 12'w dock high door |
| Zoning: | M-1, Light Industrial |
| Miscellaneous: | Radiant Heat |
| Availability: | Immediate |
| Sublease Term: | Through August 31, 2027 |
| Lease Rate: | \$9.50 PSF, Gross |

PROPERTY FOOTPRINT





CONTACT

TAYLOR ANDERSON
Associate
757 213 4150
taylor.anderson@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
thalhimer.com

An aerial satellite map of the coastal region of Virginia, specifically showing Norfolk, Virginia Beach, and Chesapeake. Major highways are highlighted in yellow, including I-64, I-264, and US-13. The map is divided into three main areas labeled "NORFOLK", "VIRGINIA BEACH", and "CHESAPEAKE". A blue callout bubble with a white border points to a specific location on the map, labeled "3804 COOK BLVD". The background of the map is a dark blue gradient on the left side, transitioning into the satellite imagery on the right.

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