

FOR LEASE 66,410 SF

INDUSTRIAL OPPORTUNITY

1400 CAVALIER BOULEVARD, SUITE A & B

Chesapeake, Virginia 23323



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THALHIMER

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PROPERTY DETAILS

Available:	66,410 SF (can be subdivided)
Sprinkler System:	ESFR
Zoning:	M-1 (Light Industrial)
Ceiling Height:	±30' (±26' to ±36')
Column Spacing:	±24' x 49'
Lighting:	Motion Sensor T-5 Lighting
Loading:	Eight (8) 9'x10' Dock Doors

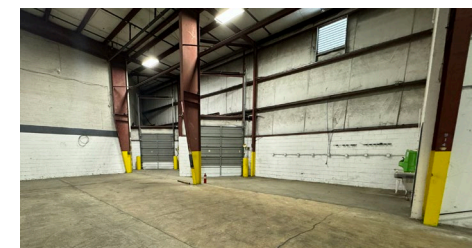
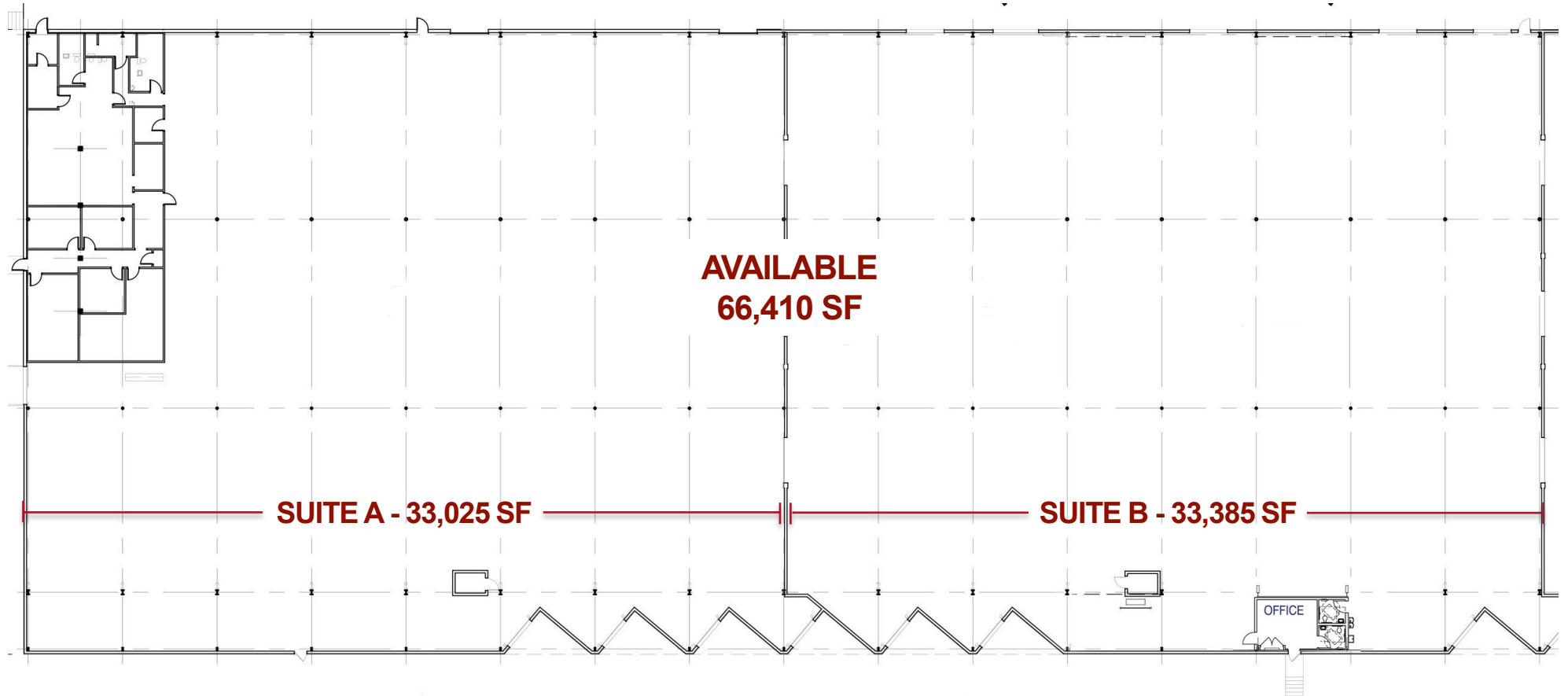
- Immediate access to I-64, I-264, I-664, Military Highway, Route 58 and Route 460
- Owned and operated by B&D Holdings – A privately held investment and development firm with a portfolio of 200+ properties across the country and nearly 1 million square feet of industrial assets in the Hampton Roads Market. *For more information, visit www.bndholdings.com*

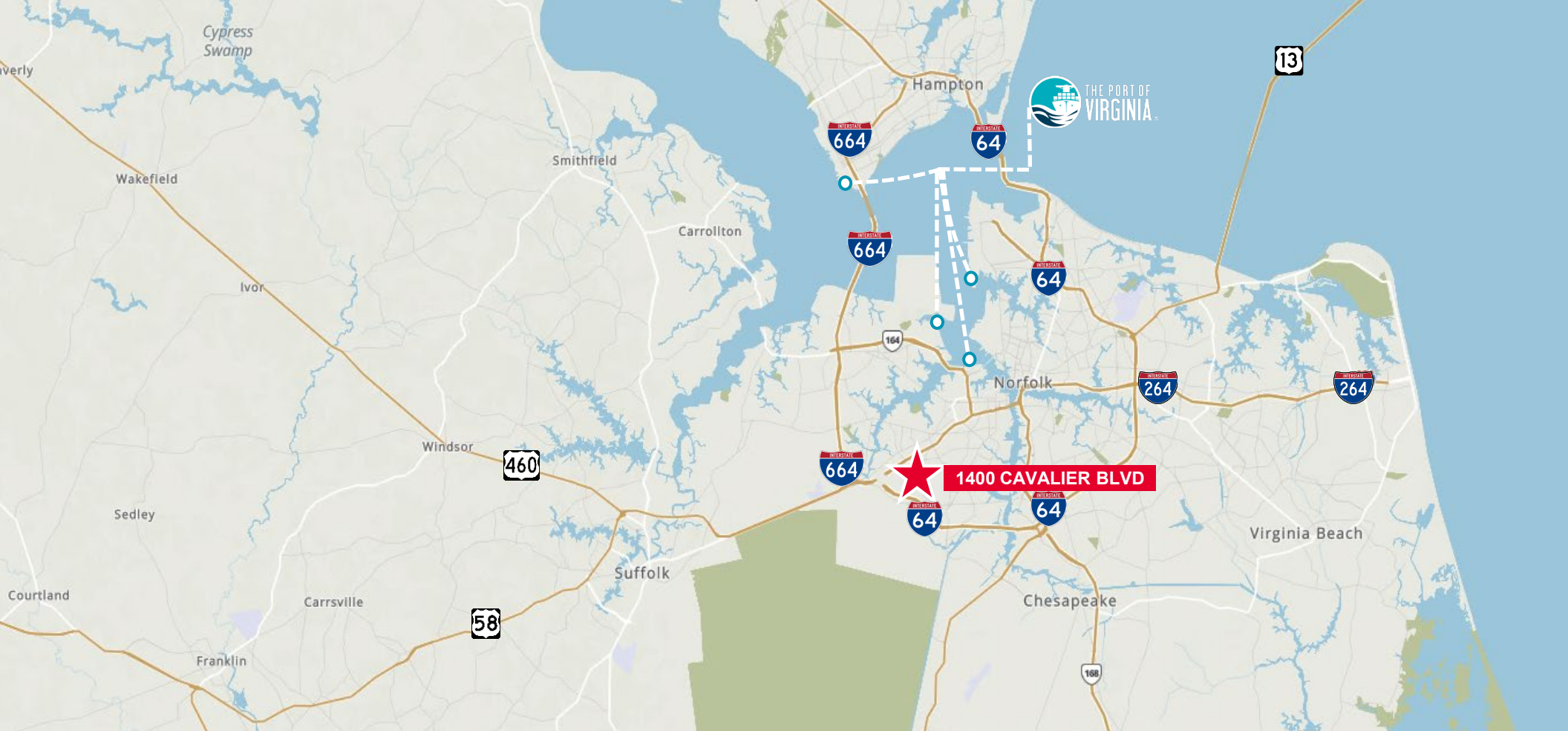


- **OPEX:** \$2.06 PSF
- **Lease Rate:** Suite A – \$11.25 SF, NNN
Suite B – \$8.50 SF, NNN
Suite A & B – \$9.87 SF, NNN

FLOOR PLAN

(CAN BE SUBDIVIDED)





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