

FOR LEASE
Cavalier Business Center

3419 Business Center Drive, Suite B, Chesapeake, VA 23323



Property Features

- 6,900 SF suite for lease, with dock and grade loading – 12'(w) x 14'(h) drive-in door, plus one dock door – 8'(w) x 9'6"(h)
- 755 SF of office space and 6,145 SF of 20' clear warehouse, 200 amps of 3 phase power, 9 paved parking spaces in front plus paved and fenced rear yard
- A Fortune 500 firm (Sherwin-Williams Floorcovering) is in its 20th year in the facility
- Within minutes of Interstates 64, 664 and 264, and only 9 miles to Greenbrier Parkway and 4 miles to Bowers Hill
- Lease rate: \$7.20/SF/NNN (\$4,140/month)
- Operating Expenses: \$1.45 PSF/year = \$834 per month



For more information, contact:

TONY WEISS
 Vice President
 757 213 4148
 tony.weiss@thalhimer.com

PATRICK L. MUMEY, SIOR
 First Vice President
 757 213 4150
 patrick.mumey@thalhimer.com

The Town Center of Virginia Beach
 222 Central Park Ave., Suite 1820
 Virginia Beach, VA 23462
 www.thalhimer.com

Land and Structures

- 6,900 SF office/warehouse space - this suite includes 755 SF of office space, and a dock and grade served 6,145 SF warehouse with 20' ceiling clearance
- Steel framed construction, 7' split-face block masonry wall base with architectural metal panels above
- Building exposure on Business Center Drive features tinted windows, recessed corner entries and accent columns
- Natural light provided to high bay space with front window band – eight ceiling lights in warehouse
- Warehouse has natural gas heat
- One dock high door 8' w x 9'6" h, plus 12' w x 14' h overhead grade level drive-in door

Site Improvements and Utilities

- 9 reserved and paved parking spaces in front lot – plus 2 handicap spaces
- Paved loading and staging area at rear of property – secured by chain-link fence with gate
- 200 Amp 3 Phase electrical service
- City water, HRSD sewer, natural gas and Dominion Virginia Power

Terms and Tax Data

- Tenant pays their own share of operating expenses, i.e., real estate taxes, property insurance, CAM, water/sewer, storm water fees, property management, maintenance and landscaping - \$1.45/sf/year. Tenant contracts for and pays their own electrical, natural gas, data and phone services
- Landlord responsible for roof and structural

Comments

- Functional well-designed facility constructed in 1999 by Challenge Constructors – within minutes of Interstates 64, 664, and 264
- Good signage and visibility with frontage on Business Center Drive

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FRONT ELEVATION



REAR ELEVATION



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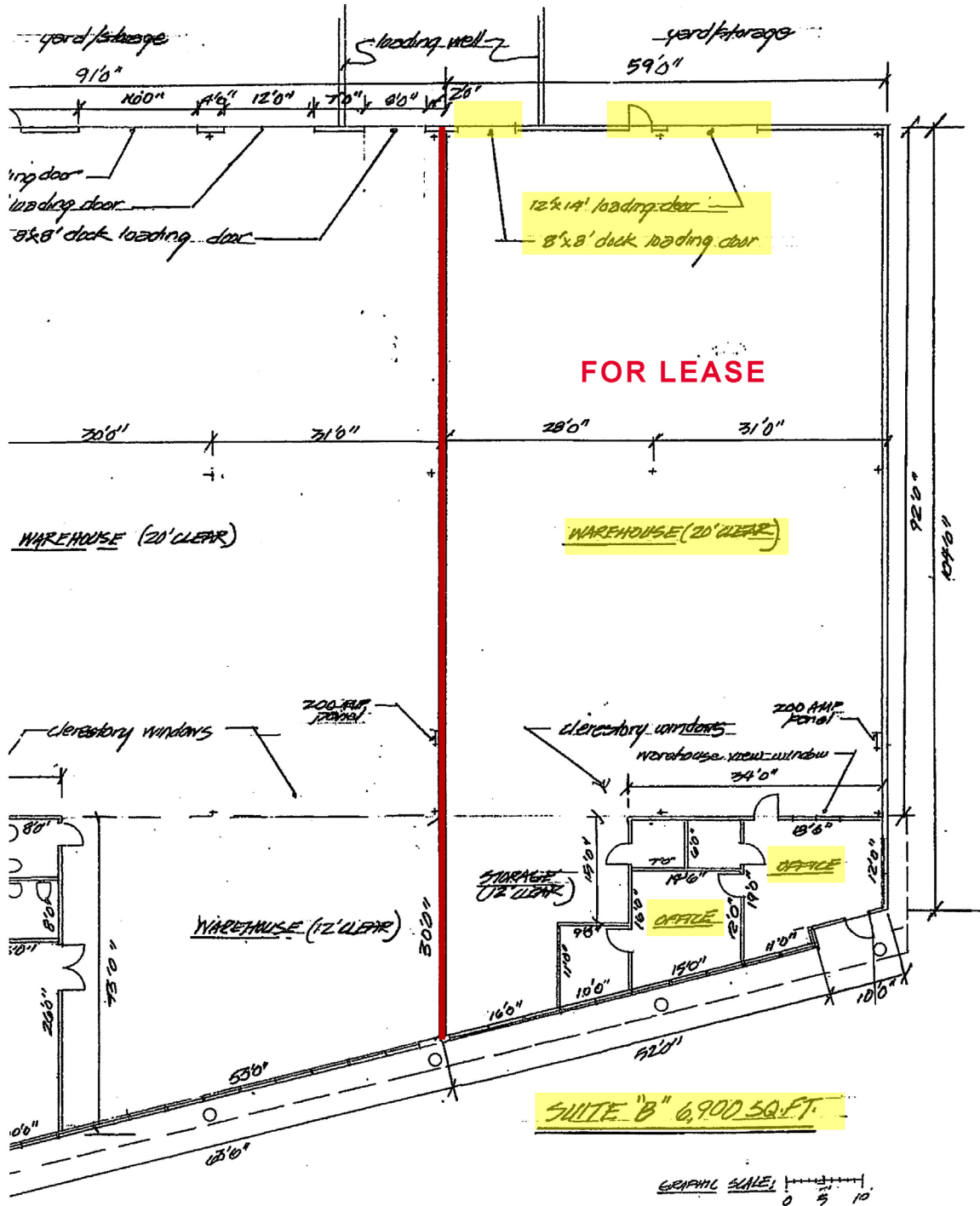
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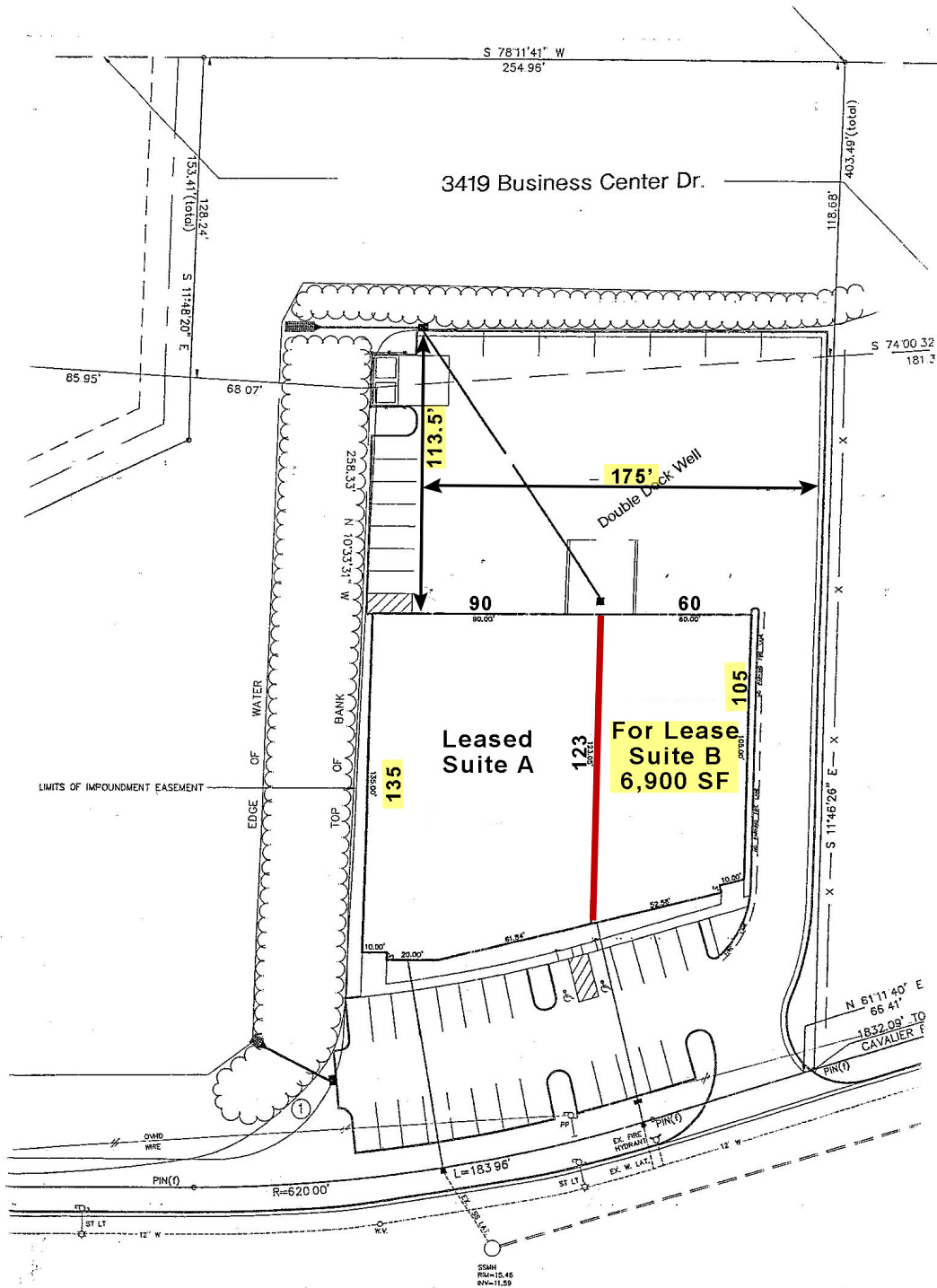
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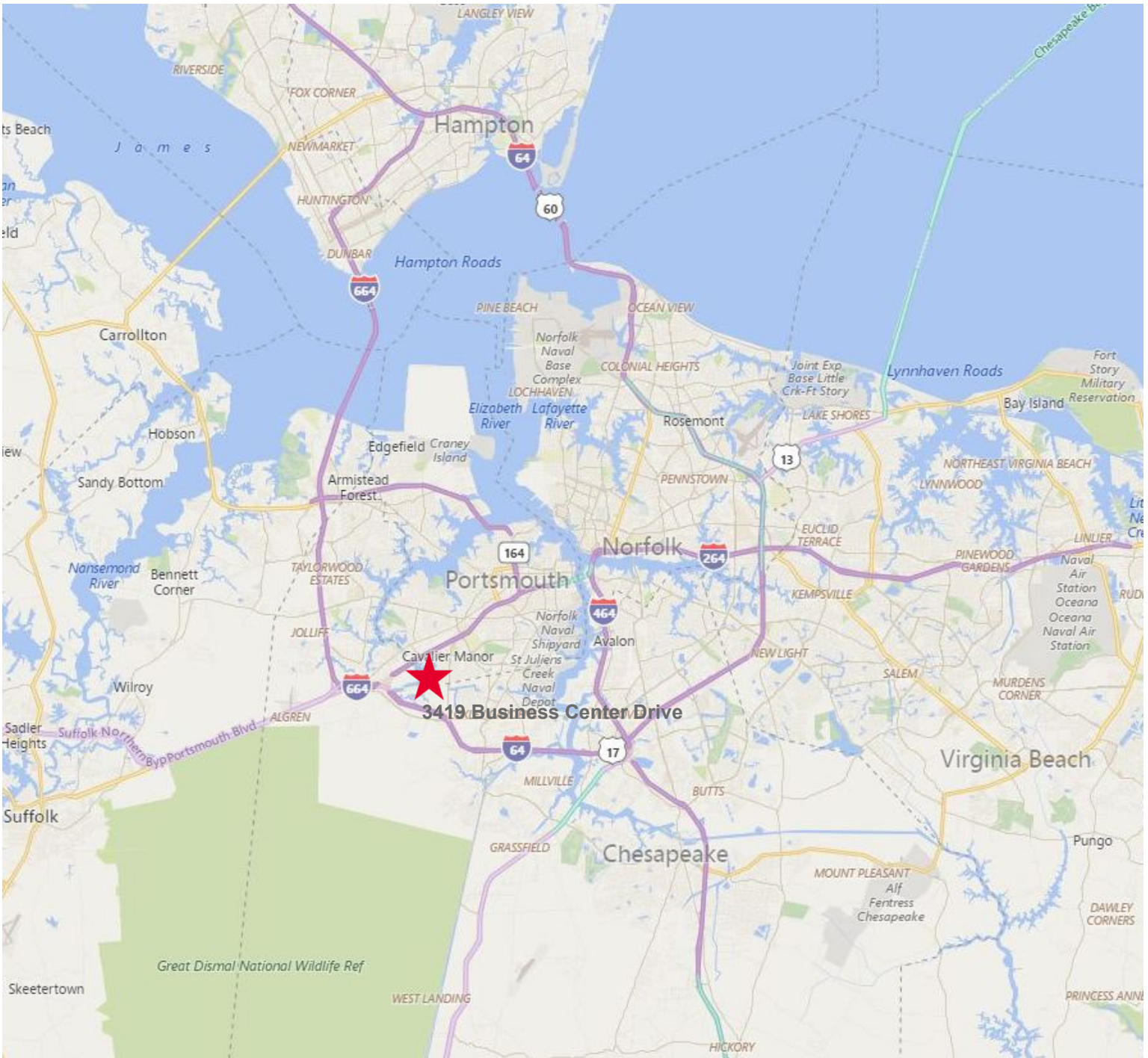
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