



Property Features

- Located in Greenbrier Industrial Park
- 63,900 SF flex office warehouse facility
- 9,180 SF suite available November 1, 2019
- 4 acre site
- \$8.25 PSF NNN
- 5 year lease term
- PUD, light industrial
- 22' clear, column spacing 25' x 55'
- Dock and grade level loading doors
- 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



For more information, contact:

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The Town Center of Virginia Beach
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Land & Structures

- 9,180 SF suite available in attractive pre-engineered metal and split block flex building
- 22' clear warehouse area with gas heat, skylights and high bay lighting
- One grade level door, 12'w x 12'h; one dock loading door, 9'w x 10'h with leveler
- 1,700 SF office area includes reception, 5 offices, break room, IT storage, and two restrooms
- Additional office buildout can be provided

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

- \$8.25 PSF, NNN
- Tenant pays operating expenses, estimated at \$1.20 PSF (real estate taxes, property insurance and CAM)
- Tenant pays its own utilities
- Annual escalation rate is 3%

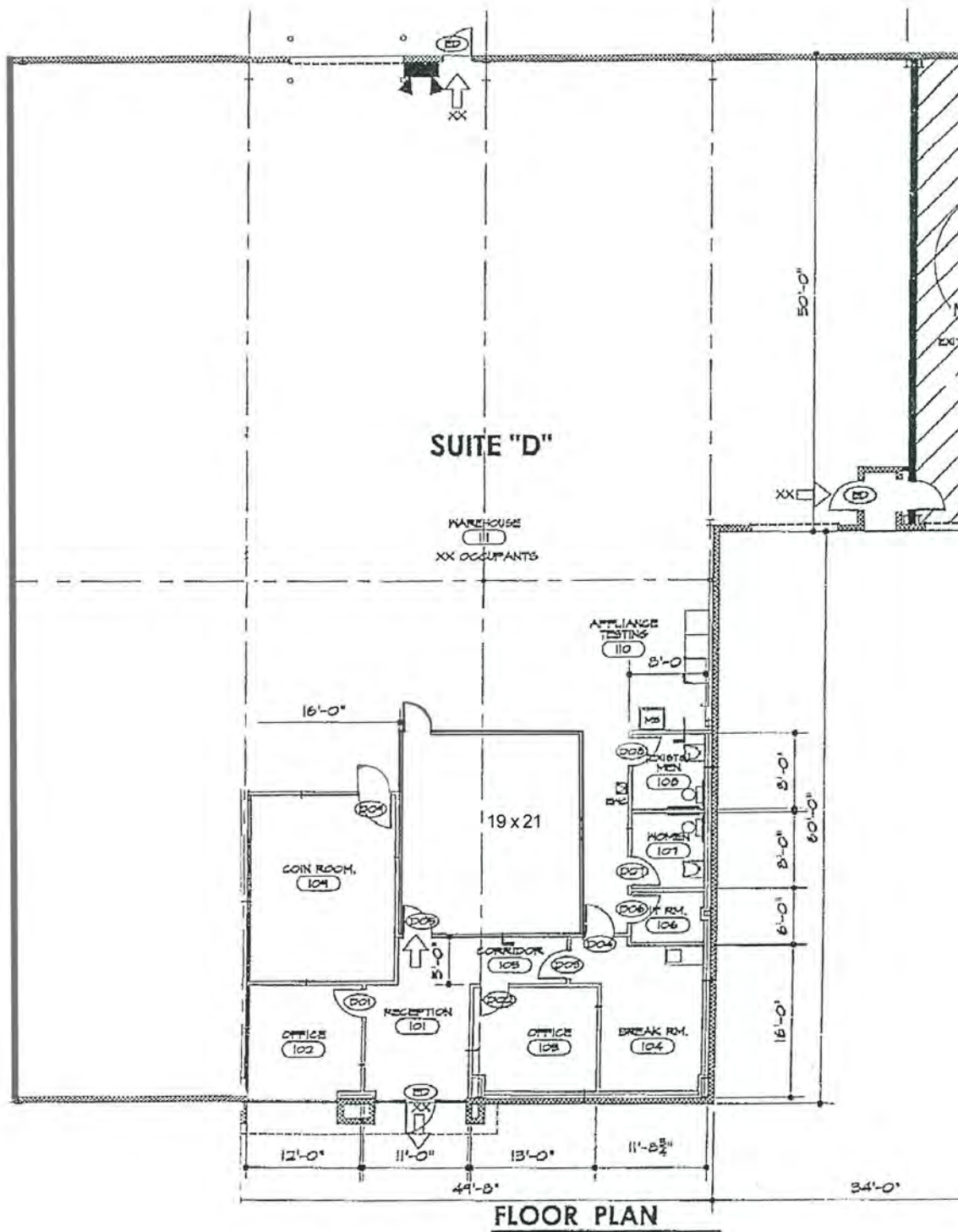
Comments

- 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

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