

**3944 HOLLAND BOULEVARD
CHESAPEAKE, VA 23323**

**FOR SALE OR FOR LEASE
INDUSTRIAL / MANUFACTURING
CAVALIER INDUSTRIAL PARK**



- 🚩 **LOCATION:** 3944 Holland Boulevard Chesapeake, Virginia 23323
- 🚩 **BUILDING SIZE:** Total Building ± 60,000 sq. ft.
Shop/Storage ± 56,000 sq. ft.
Office ± 4,000 sq. ft.
Mezzanine ± 4,000 sq. ft.
- 🚩 **LAND AREA:** 5.196 Acres
- 🚩 **ZONING:** M-1 (Light Industrial)
- 🚩 **ELECTRICAL SERVICE:** 3 Phase, 2000 Amp, 480 Volt
- 🚩 **LOADING DOORS:** 1- 8' x 10' 48" loading well (with load leveler and dock seal)
1- 10' x 14' grade level (electric opener)
2- 14' x 14' grade level (electric opener)
- 🚩 **CEILING HEIGHT:** 21' 09" - 24' 04" to the roof deck
- 🚩 **CLIMITAZATION:** 100% of the office and manufacturing/warehouse area is fully conditioned
- 🚩 **CRANES:** One - 15-Ton Crane
One - 10-Ton Crane
Five - 5- Ton Cranes
One - 4-Ton Crane
One - 3-Ton Crane
Eleven - ½ Ton Cranes

- 🚩 **BUILDING DIMENSIONS:** 160' wide x 375' deep
- 🚩 **LIGHTING:** Office - Fluorescent Tube Shop - Low pressure sodium
- 🚩 **FLOOR:** 6" Reinforced Concrete
- 🚩 **EXTERIOR WALLS:** Split faced block/ concrete block and metal panels
- 🚩 **SPRINKLER SYSTEMS:** Wet system
- 🚩 **ADDITIONAL INFORMATION:**
 - * Original building constructed 1990 (40,000 s.f.)
 - * Building addition constructed 2001 (20,000 s.f.)
 - * Mezzanine above office area approximately (4,000 s.f.)
 - * 52,000 square feet of the total space is heat & cooled
 - * 3 shop restrooms, 2 with showers
 - * 2 office restrooms
 - * 50 marked parking spaces
 - * Outside lighting
 - * Fenced yard/ loading area
- 🚩 **LEASE:** \$10.95 psf NNN
- 🚩 **NNN:** TBD
- 🚩 **SALE:** Contact Broker

For more information:

CHARLES L. DICKINSON, SIOR
757.640.9468

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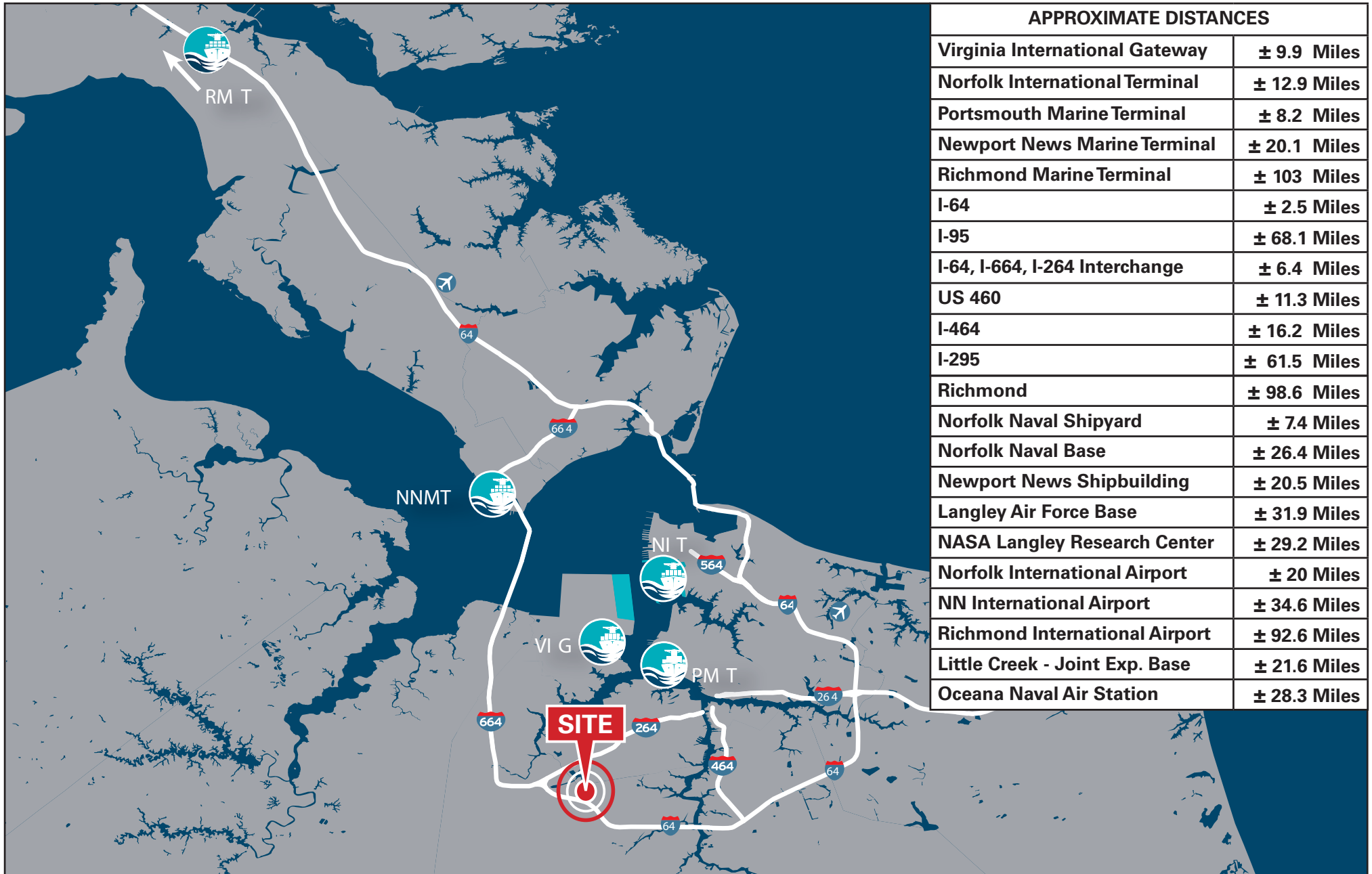
AVAILABLE - 3944 Holland Blvd, Chesapeake, VA

AERIAL



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APPROXIMATE DISTANCES	
Virginia International Gateway	± 9.9 Miles
Norfolk International Terminal	± 12.9 Miles
Portsmouth Marine Terminal	± 8.2 Miles
Newport News Marine Terminal	± 20.1 Miles
Richmond Marine Terminal	± 103 Miles
I-64	± 2.5 Miles
I-95	± 68.1 Miles
I-64, I-664, I-264 Interchange	± 6.4 Miles
US 460	± 11.3 Miles
I-464	± 16.2 Miles
I-295	± 61.5 Miles
Richmond	± 98.6 Miles
Norfolk Naval Shipyard	± 7.4 Miles
Norfolk Naval Base	± 26.4 Miles
Newport News Shipbuilding	± 20.5 Miles
Langley Air Force Base	± 31.9 Miles
NASA Langley Research Center	± 29.2 Miles
Norfolk International Airport	± 20 Miles
NN International Airport	± 34.6 Miles
Richmond International Airport	± 92.6 Miles
Little Creek - Joint Exp. Base	± 21.6 Miles
Oceana Naval Air Station	± 28.3 Miles

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