



+20,000 SF INDUSTRIAL AVAILABLE

CAVALIER INDUSTRIAL PARK

3933 Holland Boulevard, Chesapeake, VA



**CUSHMAN &
WAKEFIELD**

THALHIMER

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3933 HOLLAND BOULEVARD

Chesapeake, VA

Land & Structures

20,000 SF freestanding office and warehouse facility | 3.01 acres

Built in 1992, renovated in 2008|2013

Warehouse is fully insulated and heated with natural gas ceiling mounted heaters

Natural light provided by 28 skylights

Fully wet sprinklered with auxiliary fire hoses | 4 exhaust fans

Steel frame construction, brick front entrance

Standing seam metal roof | Upgraded halogen lighting

Three 8'(w)x10'(h) dock high doors, plus one 12'(w)x14'(h) overhead grade level door for drive-in loading

1,442 SF office renovated in 2019

Showroom and 17' city counter

Under beam minimum clearance is 14'6" at eaves and 17'4" at peak

Location

Minutes from Interstates 64, 664 and 264

Only 9 miles to Greenbrier Parkway and 4 miles to Bowers Hill

Approximately 350' of frontage on Holland Boulevard



3933 HOLLAND BOULEVARD

Chesapeake, VA

Site Improvements & Utilities

Large paved loading area plus 18 parking spaces directly in front of office

Power: Two 200 Amp/120-480V/4 Wire/3 Phase electrical cabinets, plus a 600 Amp/460V/3 Phase service added 10 years ago

Utilities: City water, HRSD sewer, natural gas and Dominion Virginia Beach

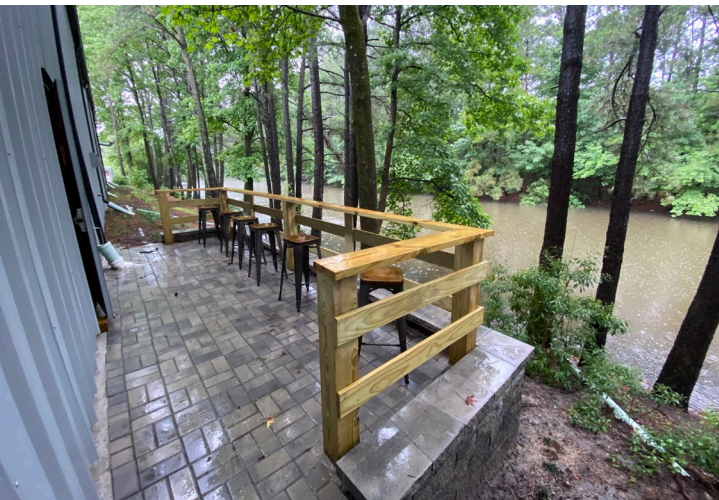
Cat-5 high speed Cox Cable

Terms & Tax Data

\$11.50 PSF, NNN, plus operating expenses and Tenant's own utilities

Actual 2024 operating expenses = \$1.72 PSF per year

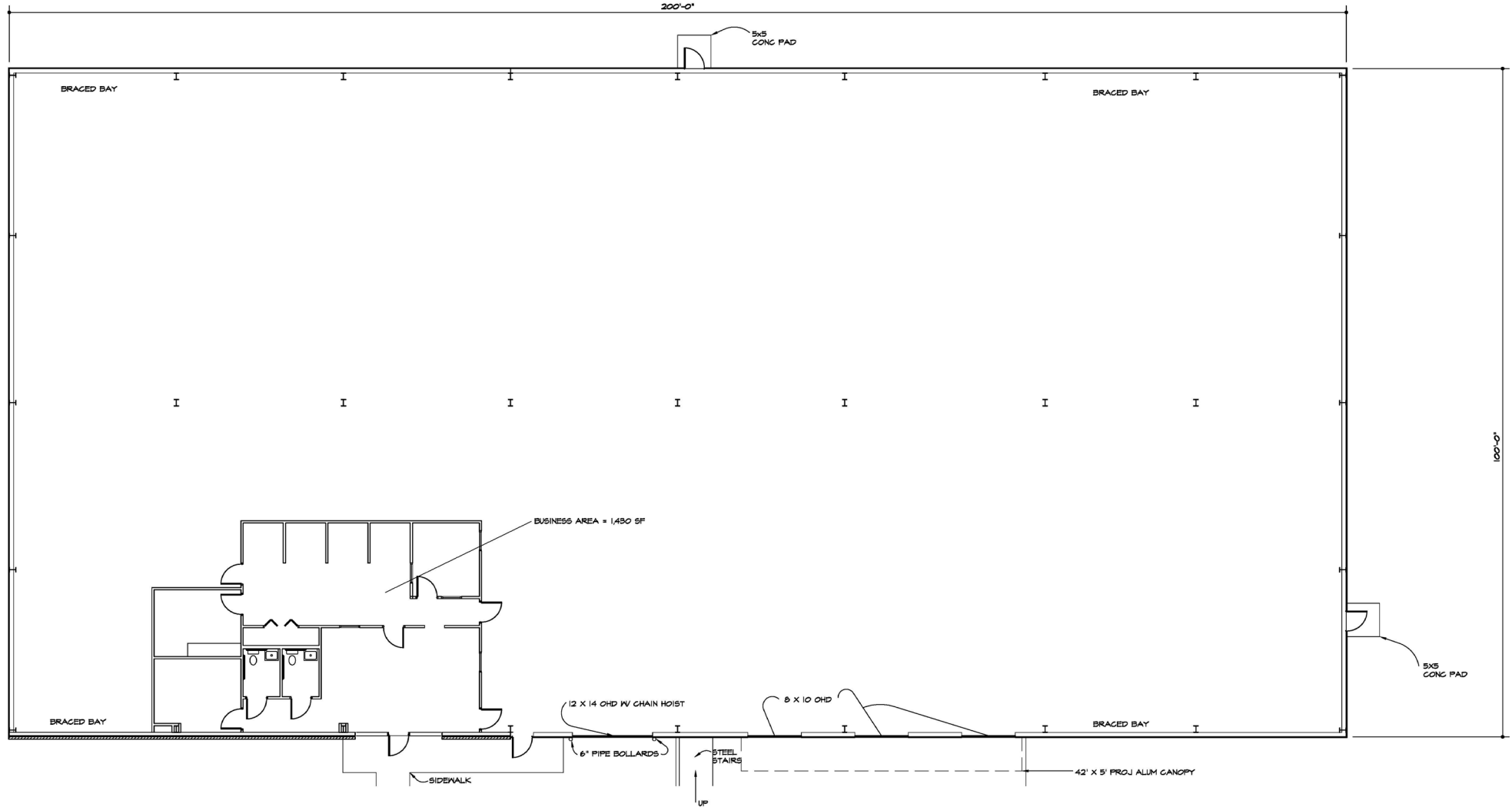
Landlord responsible for roof and structural



3933 HOLLAND BOULEVARD

Chesapeake, VA

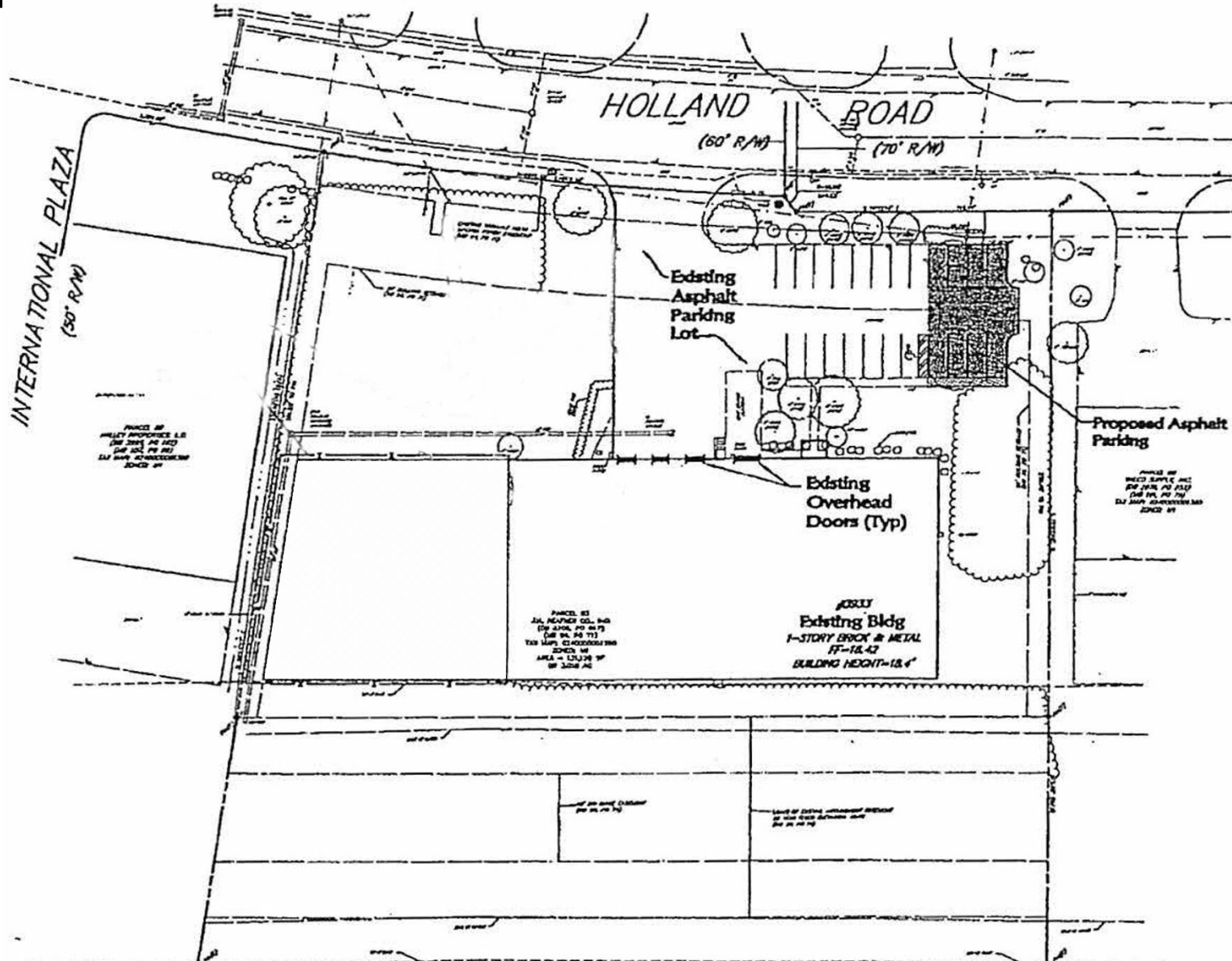
SITE PLAN

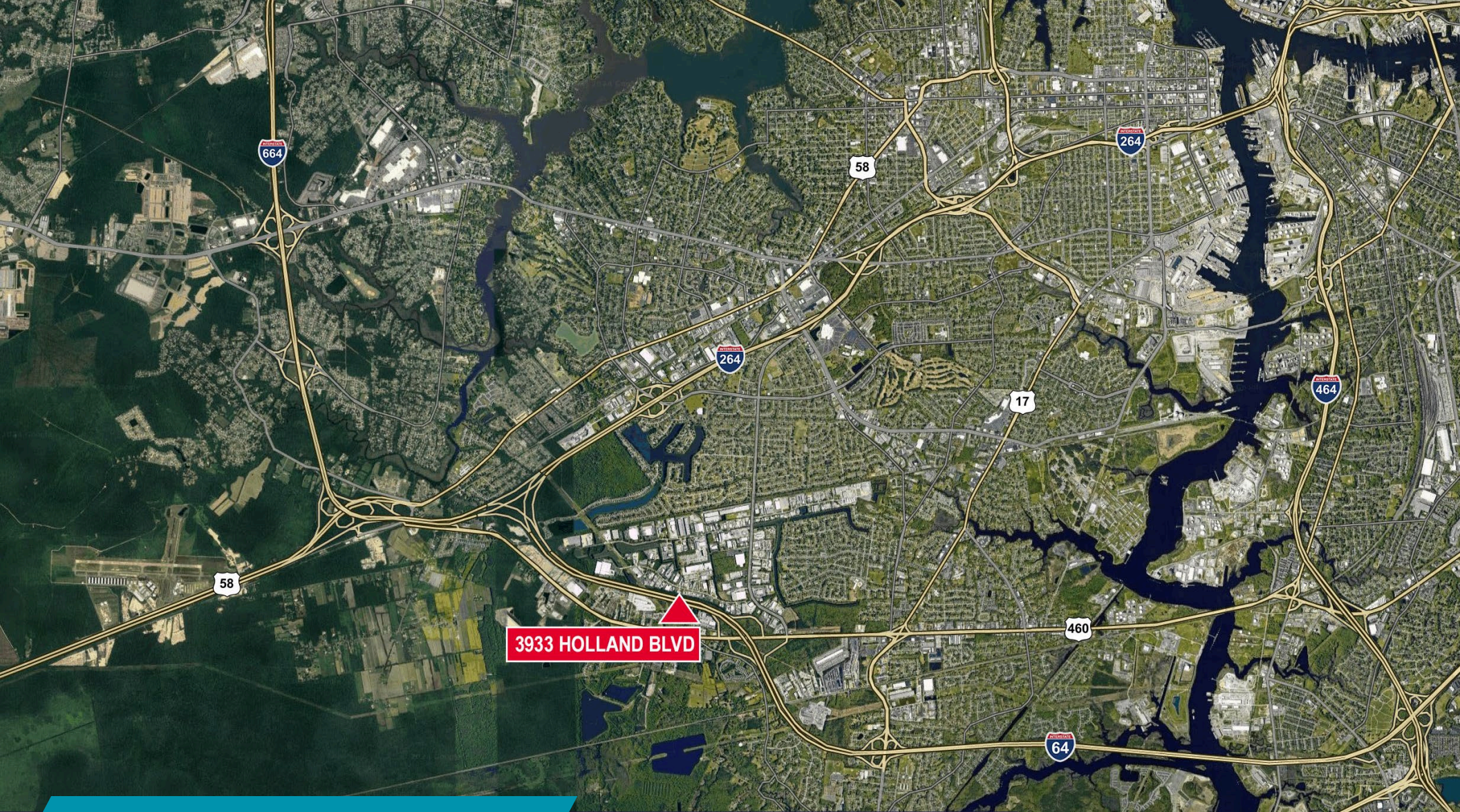


3933 HOLLAND BOULEVARD

Chesapeake, VA

SURVEY





3933 HOLLAND BLVD

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