

INDUSTRIAL FOR LEASE

WOODWORKERS COURT

132 WOODWORKERS COURT EAST, CHESAPEAKE, VA 23322



FOR LEASE

KW COMMERCIAL | KW ELITE 757

3207 Churchland Boulevard
Chesapeake, VA 23321



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID TUNNICLIFFE

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY DESCRIPTION

132 WOODWORKERS COURT EAST



OFFERING SUMMARY

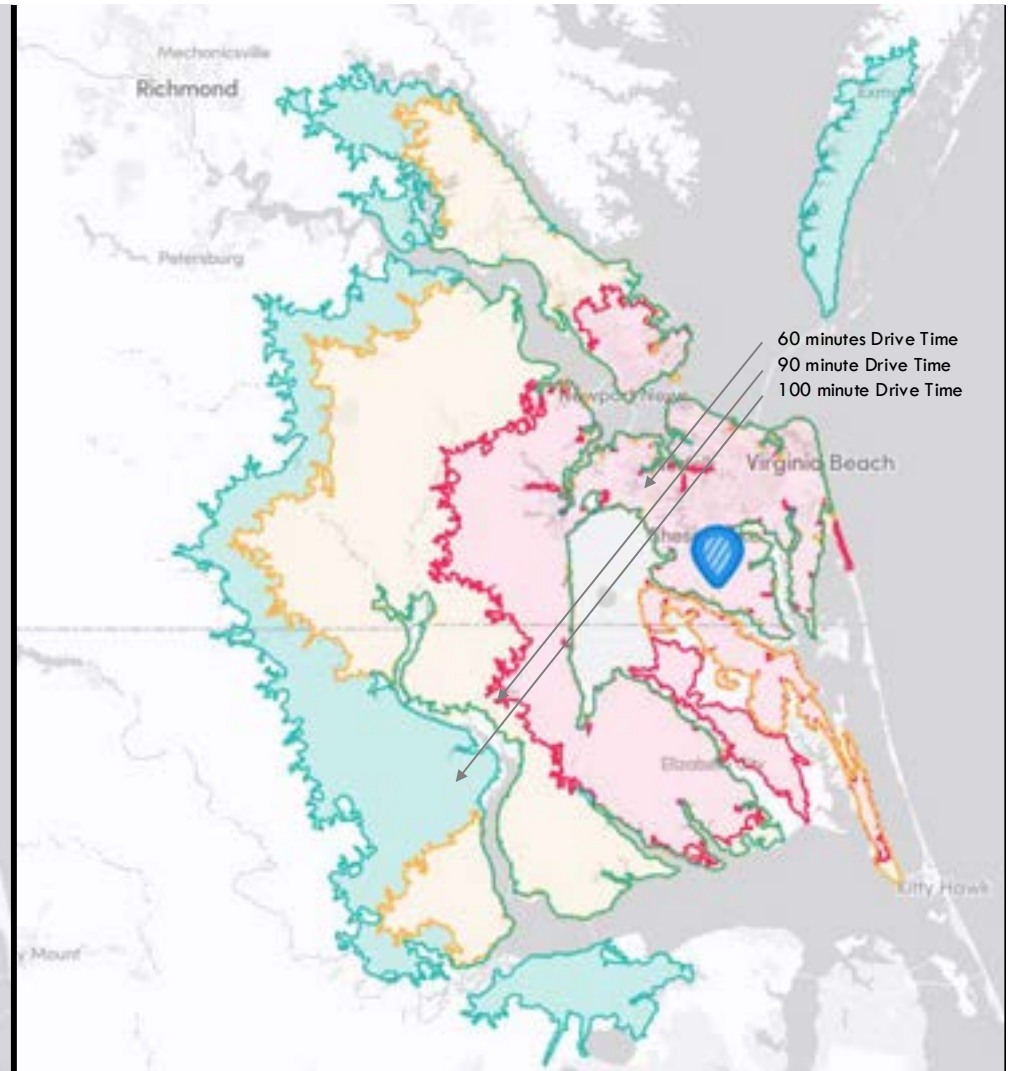
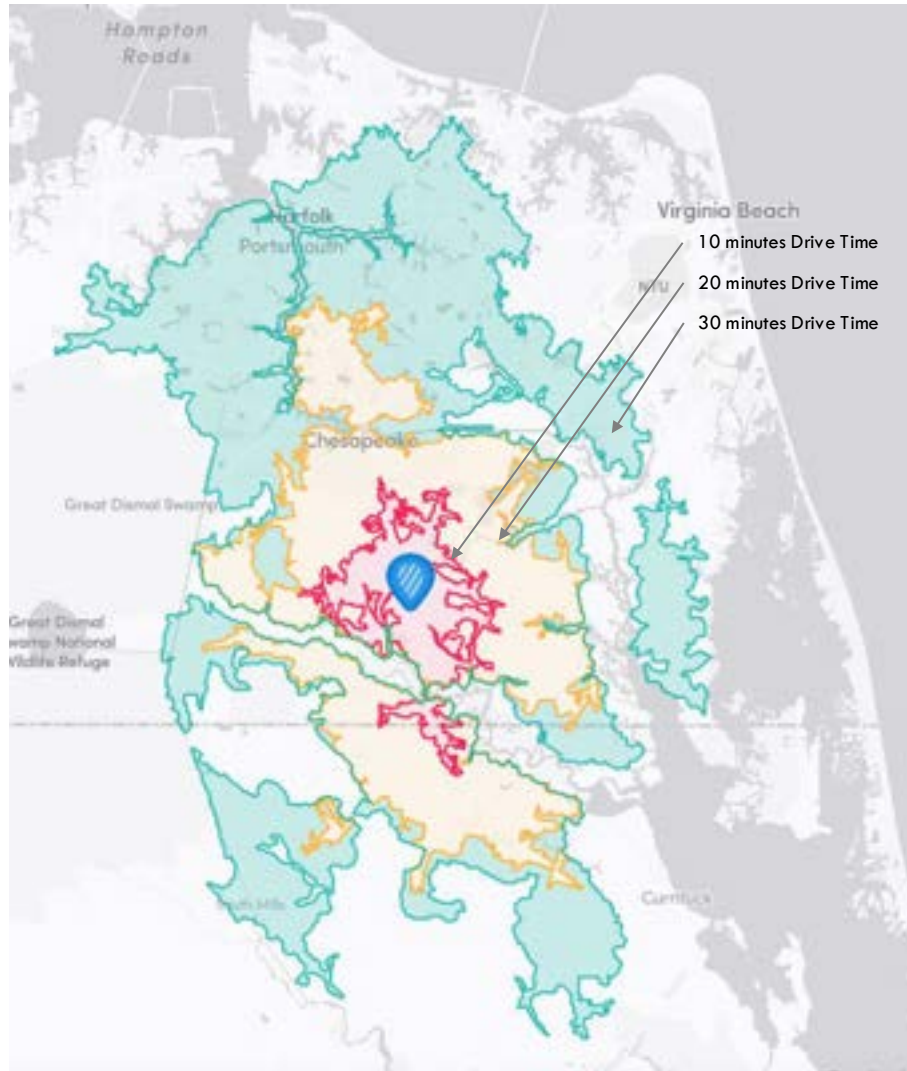
AVAILABLE SF:	11,868 - 23,892 SF
PROPERTY:	84,242 SF
ACREAGE:	40 acres
LEASE RATE:	\$12 PSF NNN
NNN RATE:	\$1.15 PSF
LEASE TERM:	Negotiable
CLEAR HEIGHT:	21-24'
GRADE DOORS:	4 doors in each building
POWER:	3 Phase 480V/3 Phase 230V
YARD:	Available

PROPERTY HIGHLIGHTS

- 40 Acres
- Zoning M-1 Light Industrial
- 2 Spaces Available
- 11,868 SF: Ceiling Heights: 21-24' with no columns
- 12,024 SF: Ceiling Heights: 14-16' with columns: column spacing is 35'x23.5'
- 1-2 Ton cranes available
- Power varies by space; see plan for specifics
- Septic System
- Quick Access to Route 168

DRIVE TIME MAP

132 WOODWORKERS COURT EAST



PROPERTY PHOTOS

132 WOODWORKERS COURT EAST



*Measurements and SF is estimated.

PROPERTY PHOTOS

132 WOODWORKERS COURT EAST



PROPERTY PHOTOS

132 WOODWORKERS COURT EAST

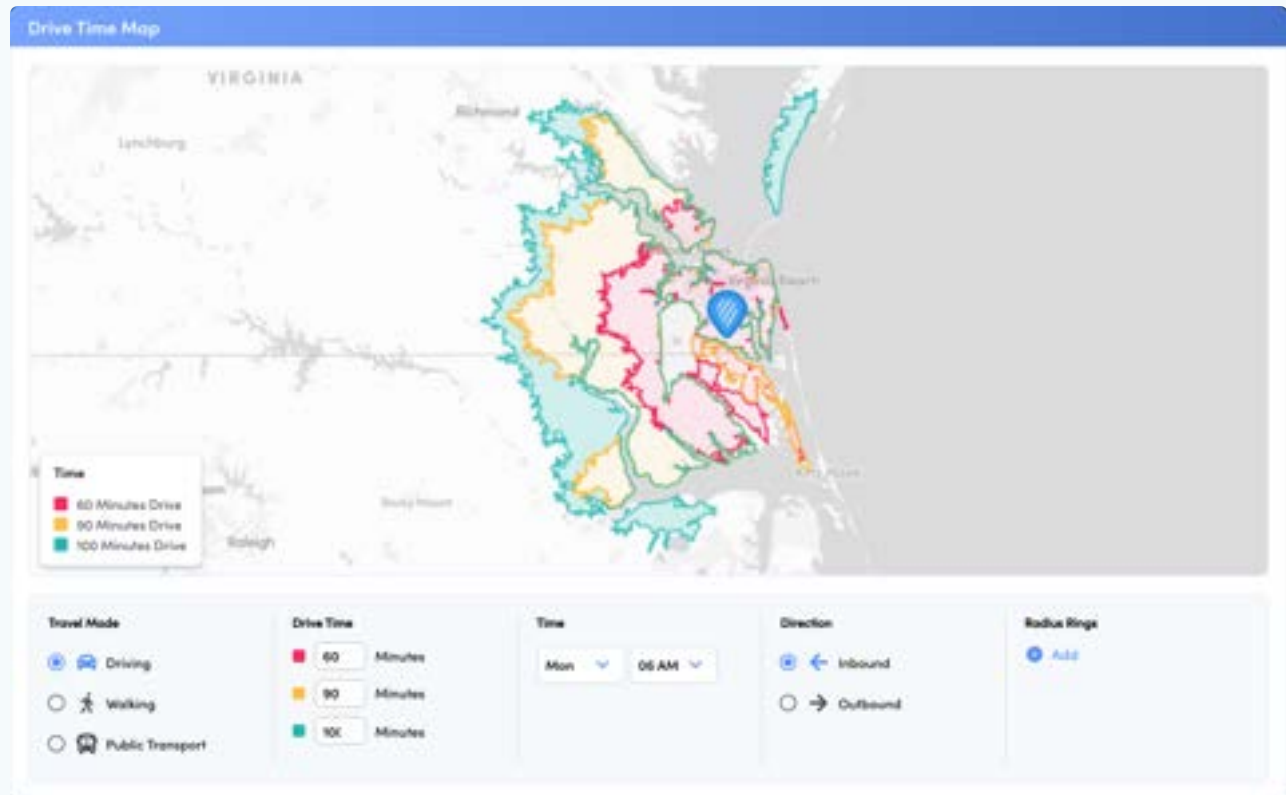


DEMOGRAPHICS

132 WOODWORKERS COURT EAST

Drive Time Trade Area

132 Woodworkers Ct E · 132 Woodworkers Ct E, Chesapeake, VA 23322, USA



Driving

60 Minute Drive

90 Minute Drive

100 Minute Drive

Trade Area Size

Square Miles

1775.2

3596.2

4906.5

Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	1,081,403	1,103,265	1,428,121	1,460,666	1,427,065	1,457,348
Workday Population	1,800,671	---	1,866,436	---	1,906,987	---
Total Households	432,992	444,431	570,831	587,465	570,271	586,004
Avg. Household Income	\$103.8k	\$115.3k	\$102.7k	\$113.7k	\$102.6k	\$113.8k
Total Consumer Spend	\$34b	\$36.5b	\$38.6b	\$41.3b	\$39.9b	\$42.7b

ZONING

132 WOODWORKERS COURT EAST

Zoning

132 Woodworkers Ct E · 132 Woodworkers Ct E, Chesapeake, VA 23322, USA



Zoning Details



Zone Code	M-1
Zone Name	Light Industrial District
Zone SubType	Light Industrial
Zone Type	Industrial

Zoning Codes

Side Yard Min Ft.	STF
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Conditional Uses

Search for a use: X

- Animal crematories
- Automobiles and other vehicles
- Automotive dealers not elsewhere classified
- Battery energy storage system
- Boat dealers
- Cemeteries
- Child day care services
- Communication towers
- Concrete and material crushing
- Concrete gypsum and plaster
- Correctional institutions
- Engines and turbines
- Excavation
- Farm and garden machinery and equipment
- Flat glass
- Freestanding mobile homes for security personnel
- Gasoline service stations
- Glass and glassware pressed
- Guided missiles and space vehicles and parts
- Hazardous chemicals and allied products not elsewhere classified
- Hydraulic cement
- Junk and salvage yards
- Leather and leather products
- Linoleum asphalt felt base and other hard surface floor coverings
- Manufacturing of chemicals and allied products except pharmaceutical
- Medical care facility
- Metal forgings and stampings
- Mining
- Mobile home dealers
- Motor vehicle dealers (new and used)
- Motor vehicle dealers (used)
- Motor vehicle parts used
- Motorcycle dealers
- Other sewerage systems
- Probation parole and similar correction or penal services
- Racing including track operation
- Recreational vehicle dealers
- Rubber
- Satellite wagering facilities
- Scrap and waste material
- Sewerage treatment plants
- Sexually oriented businesses
- Solid waste management facilities
- Structural clay cement
- Tattoo parlors
- Textile mill products
- Tires and tubes (with outside storage)
- Tobacco products
- Towing service with outside storage yard
- Transportation by air
- Transportation equipment
- Utility solar energy facility

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ZONING

132 WOODWORKERS COURT EAST

Zoning

132 Woodworkers Ct E · 132 Woodworkers Ct E, Chesapeake, VA 23322, USA



Prohibited Use Cases

Search for a use:

Search

X

- Animal and marine fats and oils
- Asbestos and miscellaneous non metallic mineral products
- Canned and cured fish and seafood
- Coal and other minerals and ores
- Construction mining and materials handling machinery
- Fats and oils except animal and marine
- Livestock including horses mules and poultry
- Meat product processing
- Mixed manufactured or liquefied petroleum gas production and distribution
- Ordnance and accessories except vehicles and guided missiles
- Paper mills
- Paperboard mills
- Petroleum and petroleum products
- Petroleum bulk stations and terminals for hire
- Petroleum gas and products in bulk storage
- Petroleum refining and related industries
- Prepared fresh and frozen fish and seafood
- Primary metal industries
- Pulp mills
- Railroad switching
- Sawmills and planing mills
- Steam and air conditioning supply
- Water transportation
- Wood preserving

PROFESSIONAL BIO

132 WOODWORKERS COURT EAST



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David Tunncliffe has partnered with KW Elite 757 in Chesapeake to launch the KW Commercial division in SE Virginia and NE North Carolina. In the past David was the Vice President of Commercial Leasing and Sales with Cushman & Wakefield | Thalhimer has served as Principal Broker with AFO Realty.

David's expertise spans over 13 years and focuses on leasing and sales, having represented national, regional, and local tenants, landlords, and developers in finding prime locations across Virginia and northeast North Carolina. David's industry leadership includes his role as the HRRR Commercial Director. He leverages his in-depth knowledge of commercial real estate markets from Richmond to Virginia Beach and beyond, ensuring optimal outcomes for his clients.

David graduated with honors from Old Dominion University in 2007, earning a double major in Business Management and Decision Science, along with a minor in Music Performance. Outside of real estate, David is an accomplished endurance athlete, having competed in marathons, ultra-marathons, and half-ironman races, as well as competitive sailing and stand-up paddle board racing. A resident of southeast Virginia since 2003, he has been married for over 17 years and is a dedicated father to four children and is an active member of his local community church.

ABOUT KW COMMERCIAL

KW Commercial is a rapidly growing division of Keller Williams Realty, leveraging the parent company's global reach and vast agent network to compete in the commercial real estate space. With more than 1,800 commercial agents across over 800 offices, KW Commercial is uniquely positioned to provide localized expertise with the backing of a powerful international brand. Their business model emphasizes technology-driven solutions, extensive agent training, and a focus on fostering relationships, allowing agents to meet the needs of clients across various property types, including office, retail, industrial, and multifamily assets. This large-scale infrastructure enables KW Commercial to deliver both boutique-level service and the resources of a global firm.