

# OFFICE / WAREHOUSE FOR LEASE

## 805 Tluchak Lane, Chesapeake, VA



- Total Available: 7,000 SF
  - Warehouse: 6,280 SF
  - Office: 720 SF
- Site: 1.14 Acres
- Fenced Yard (128' x 50' with 10' wide gate)
- Zoning: PUD - Office/Institutional and M-1 Industrial
- Electrical: 3 Phase, 400 Amp 120/208 Volt
- Ceiling Height: 18'
- Building Dimensions: 70' wide x 100' deep
- Floor: 5" Reinforced Concrete
- 16 paved parking spaces in front
- Office Lighting: T-5
- Warehouse Lighting: T-5
- Loading Doors: (2) 12' x 14' Grade Level
- Exterior Walls: Brick and metal panels
- 1 Office restroom
- 1 Warehouse restroom
- Building Constructed 2026
- Outside Lighting
- Natural gas heat in warehouse
- Excellent access to 1-64, I-664, & Military Hwy.
- Occupancy: April 1, 2026
- LEASE RATE: \$12.95 PSF, NNN (\$2.50 PSF)

CONTACT:

**CHIP WORLEY**  
**(757) 640-8218**

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**HARVEY LINDSAY**

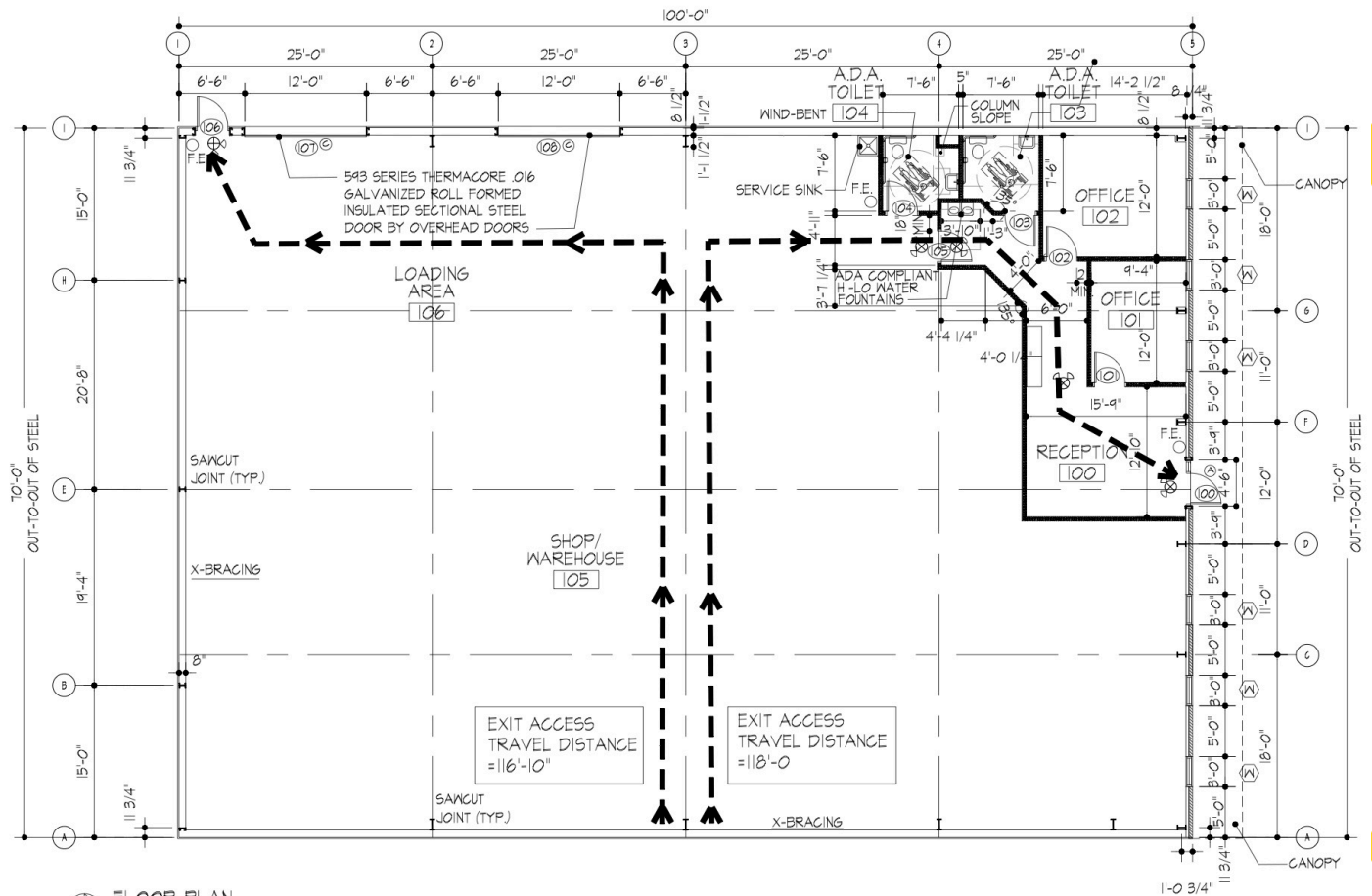
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FLOOR PLAN  
3/16" = 1'-0"

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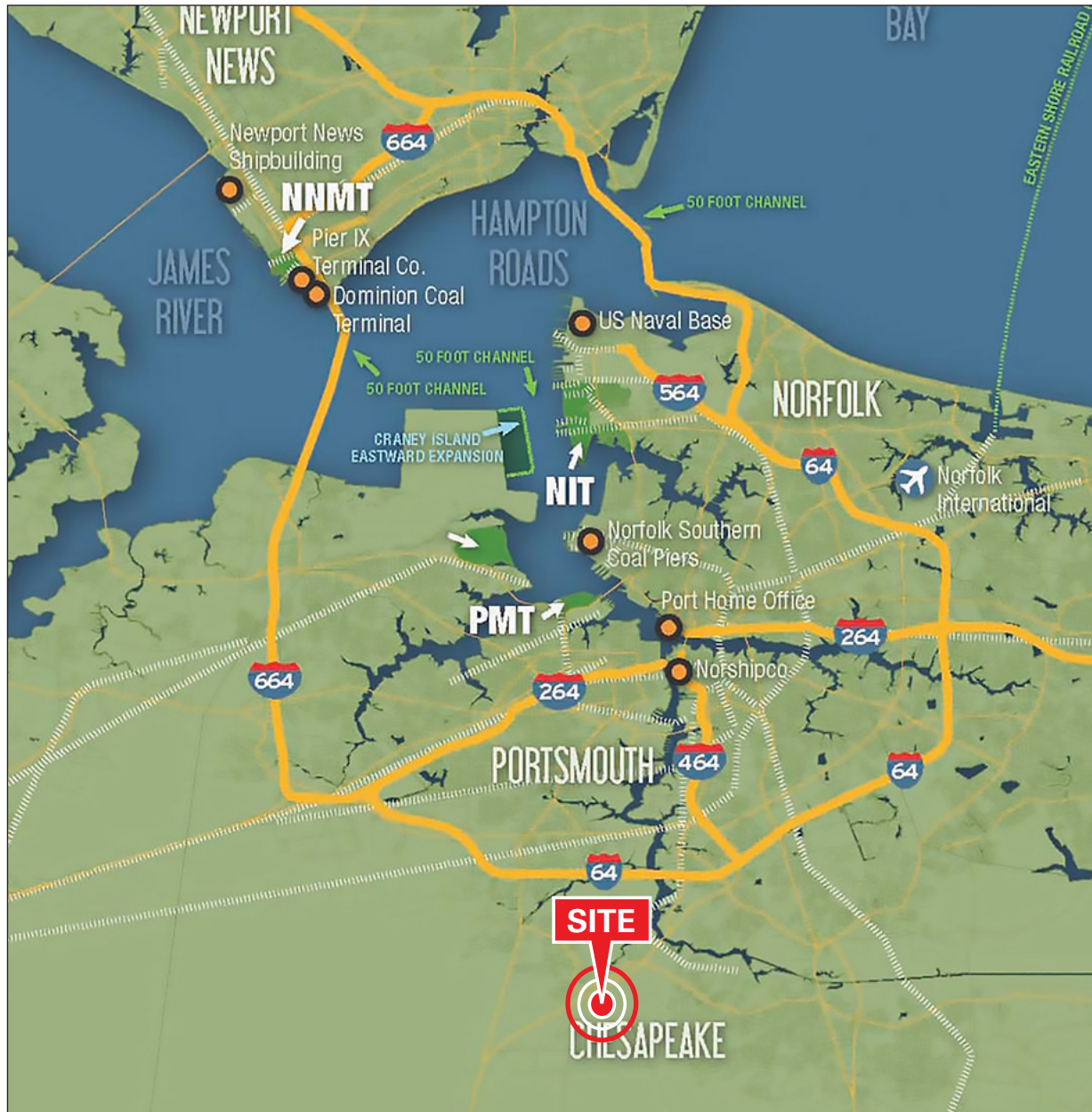
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**DISTANCE TO PORTS (APPROXIMATE)**

Portsmouth Marine Terminal	± 16.1 Miles
Virginia International Gateway (former APM)	± 17.5 Miles
Norfolk International Terminal	± 23.4 Miles
Newport News Marine Terminal	± 25.4 Miles

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