

# FOR LEASE

## INDUSTRIAL FLEX SPACE AVAILABLE

441 Network Station, Suite B | Chesapeake, VA 23320



**S.L. NUSBAUM**  
REALTY CO.



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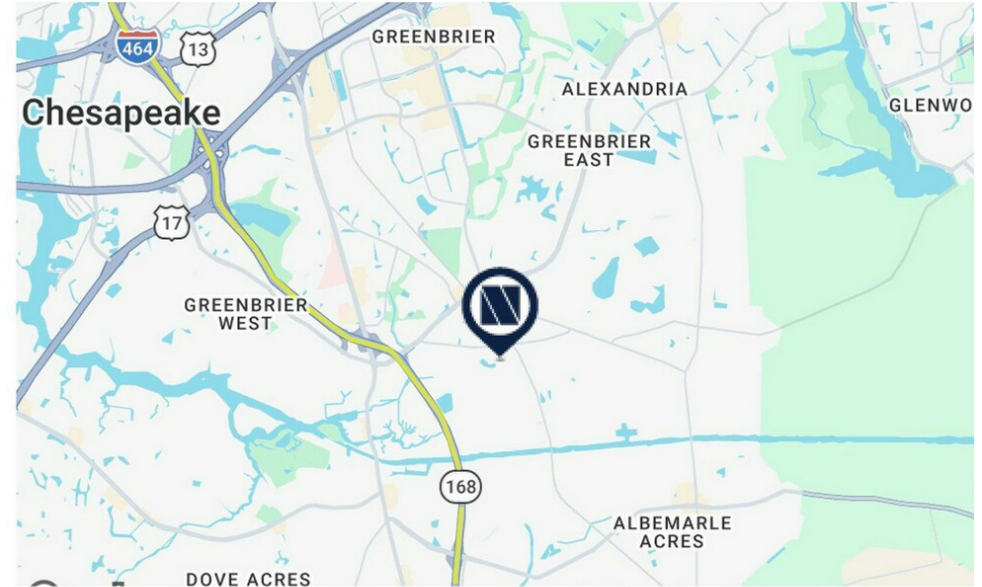
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Available On: June 1<sup>st</sup>, 2026

Lease Rate: \$14.00 SF/yr NNN

**Available SF: 2,200 SF**

Building Size: 6,600 SF

Zoning: PUD

Clear Height: ±18'

### PROPERTY OVERVIEW

441 Network Station, Suite B offers 2,200 SF of functional flex space ideal for office, warehouse, or service users. The property is centrally located in Chesapeake with convenient access to the Chesapeake Expressway, Norfolk International Terminal, and Virginia International Gateway, making it well-positioned for regional operations.

### PROPERTY HIGHLIGHTS

- ± **900 SF** Warehouse, ± **1,300 SF** Office space includes receptionist area, with a large open workspace, one private office, ADA-compliant restroom, and kitchenette
- One (1) **10' x 12'** grade-level door
- Warehouse dims: **38' L x 24' W x 22' H**
- Monument signage available
- Front and rear parking with potential for outdoor space
- Approximately **3** minutes to the Chesapeake Expressway
- Approximately **20** Miles to the Port Terminals
- Approximately **15** miles to the North Carolina border

# LOCATION MAP

INDUSTRIAL FLEX SPACE AVAILABLE

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

INDUSTRIAL FLEX SPACE AVAILABLE

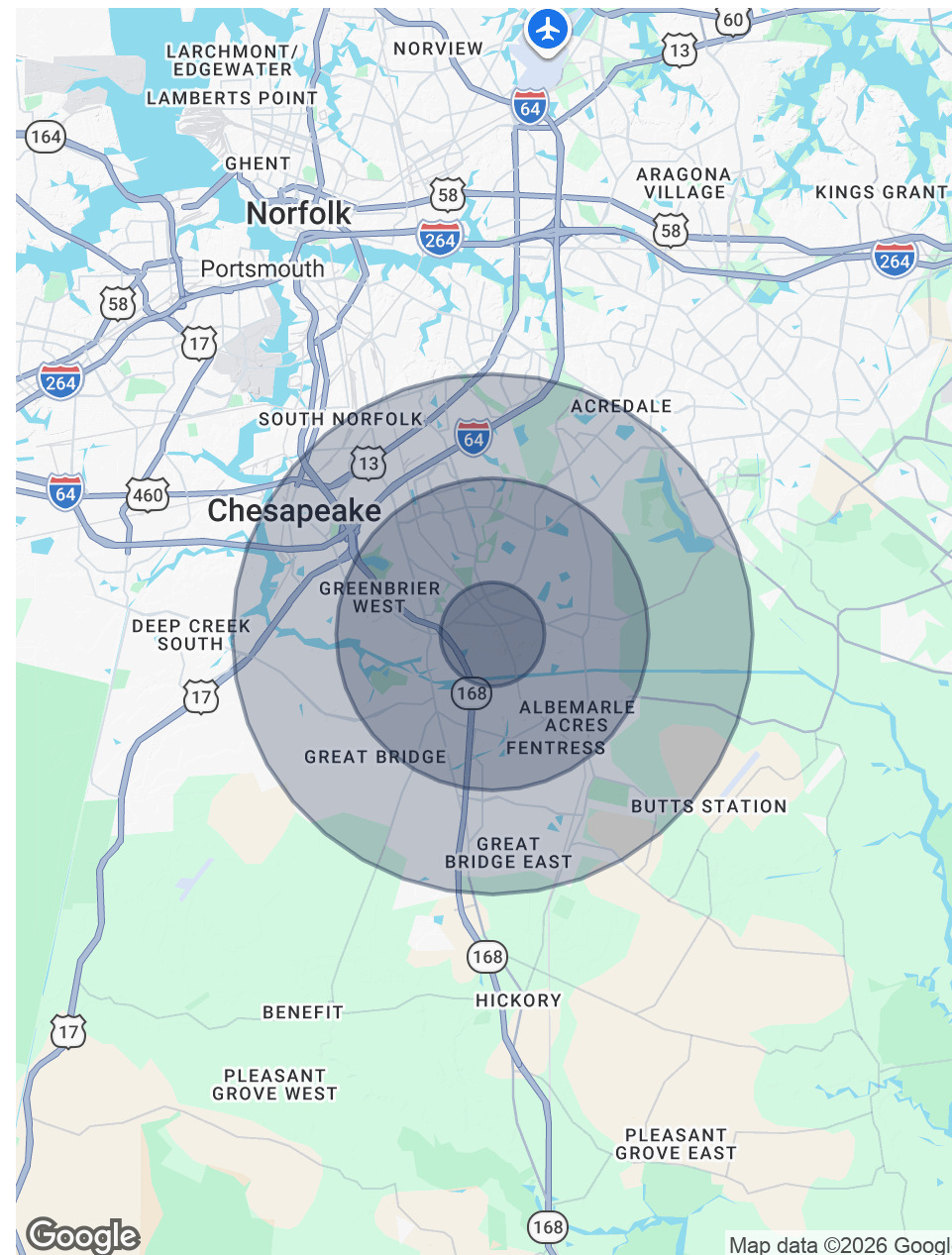
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,858	66,198	156,780
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,183	25,714	58,958
# Of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$121,815	\$125,194	\$126,910
Average House Value	\$422,906	\$407,595	\$400,798

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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