

**FOR LEASE**

## 13,000 SF on 10+ Acres (IOS)

- Zoned M-1 (Light Industrial)
- Can demise down to 0.25 acres
- Immediate access to I-664
- Fully-fenced perimeter with level surface ready for use
- Located in Western Branch submarket in Chesapeake, Virginia
- Central location with connectivity to both the Peninsula and Southside
- Potential uses include drayage & trucking operations, building material supply, equipment/heavy machinery, other Industrial Outdoor Storage (IOS) related needs
- Lease Rate: \$4,500 per acre / per month, NNN

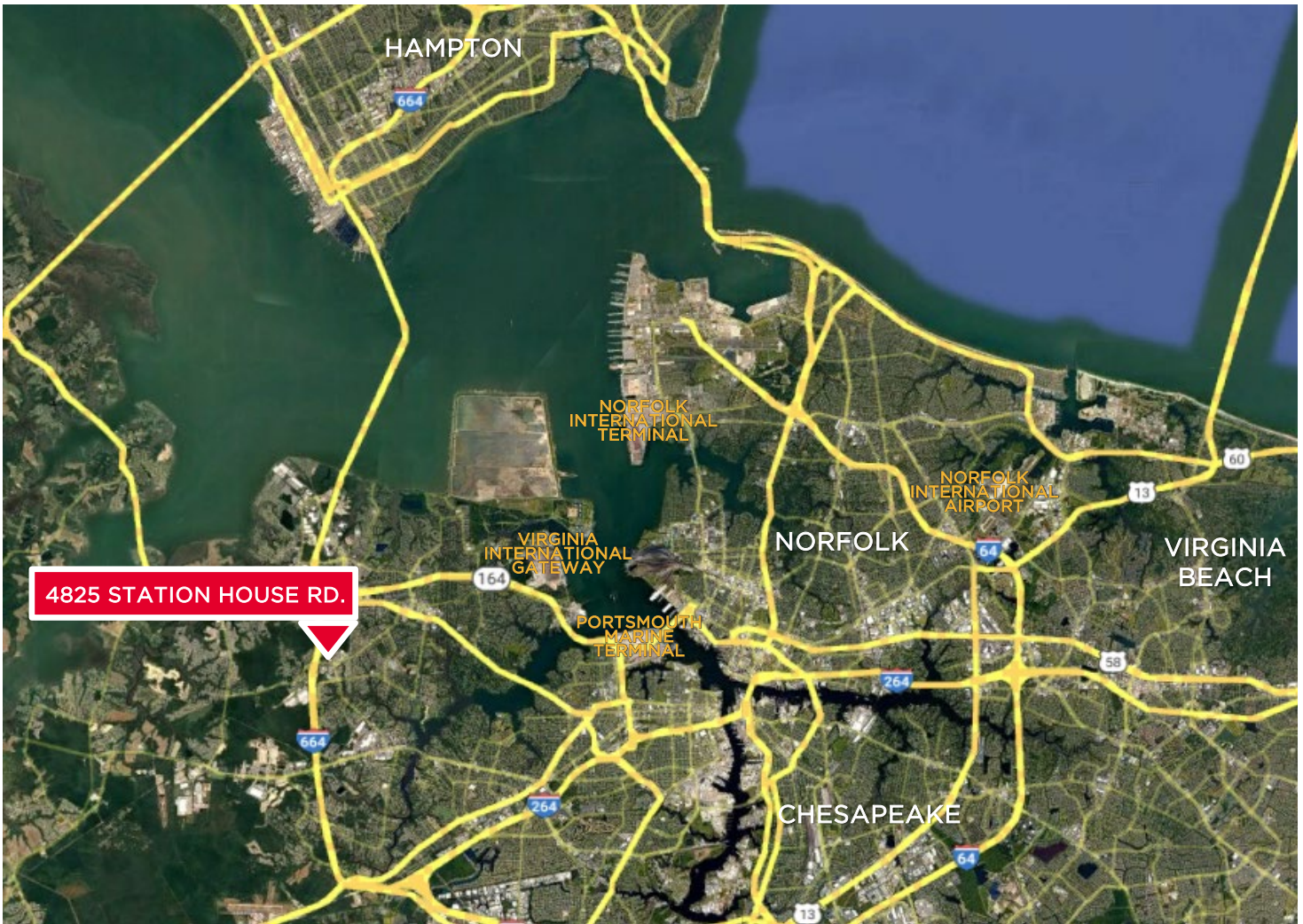
### DRIVE TIMES:

- 6 Miles to Virginia International Gateway (VIG)
- 9.2 Miles to Portsmouth Marine Terminal (PMT)
- 13.7 Miles to Norfolk International Terminal (NIT)
- 15.8 Miles to Newport News Shipbuilding

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**INDUSTRIAL OUTSIDE STORAGE**



**CONTACT**

**BRETT SAIN, SIOR**  
First Vice President  
+1 757 213 4153  
brett.sain@thalhimer.com

**GEOFF POSTON, SIOR**  
Senior Vice President  
+1 757 650 8437  
geoff.poston@thalhimer.com