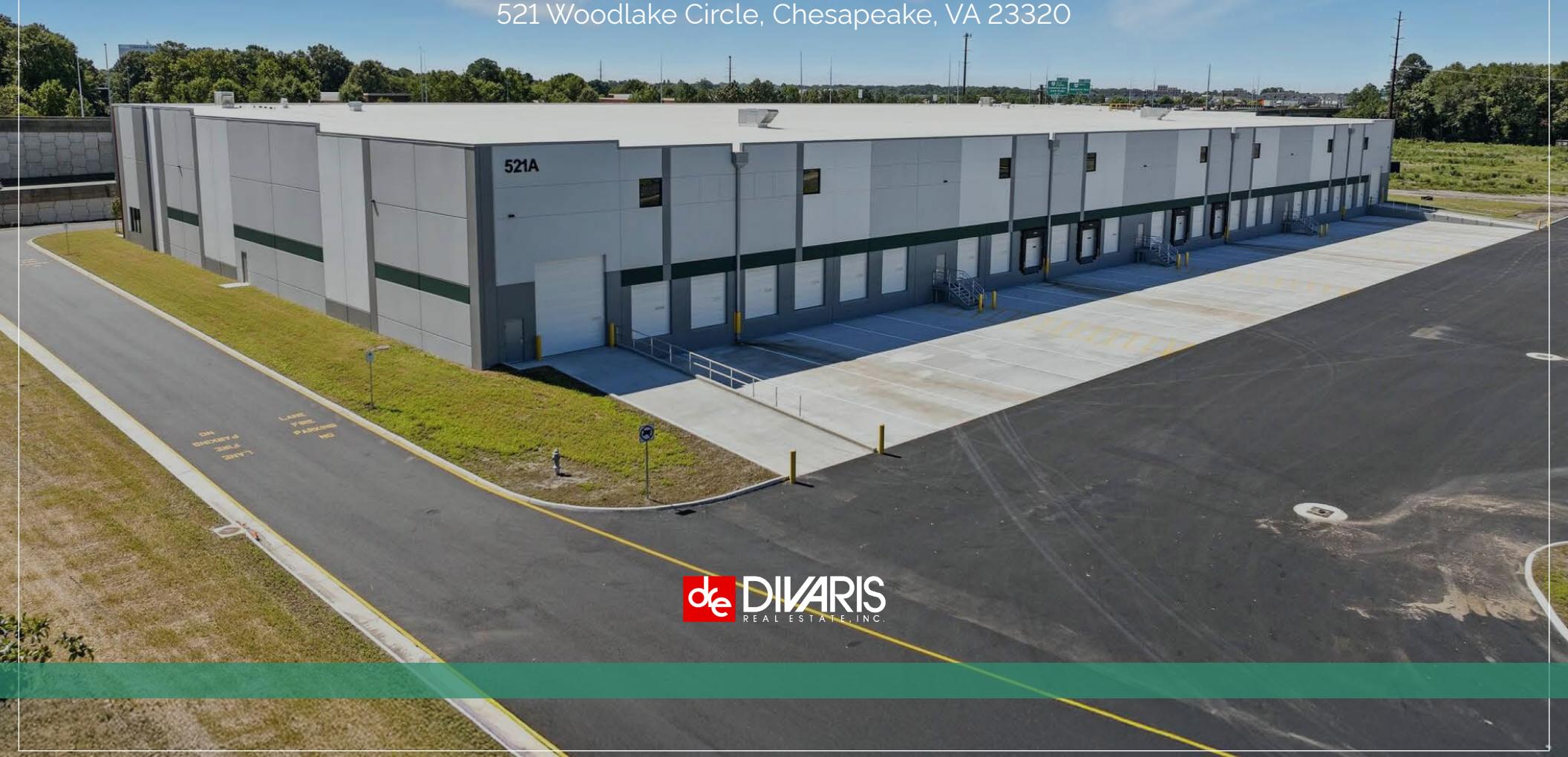


CLASS A INDUSTRIAL DEVELOPMENT FOR LEASE

GREENBRIER COMMERCE CENTER

521 Woodlake Circle, Chesapeake, VA 23320



divaris
REAL ESTATE, INC.

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Greenbrier Commerce Center **Overview**

Greenbrier Commerce Center is a premier Class A industrial development strategically located at 521 Woodlake Circle in Chesapeake, Virginia. Offering immediate occupancy, the project features flexible space ranging from $\pm 34,020$ to 189,000 square feet with office build-outs of $\pm 1,500$ –3,000 square feet. Designed with functionality and efficiency in mind, the property includes 51 dock doors, 4 drive-ins, 64 trailer spaces, and 85 vehicle parking spots, along with the ability to add 5+ acres of paved, lit, and fenced outdoor storage.

The buildings are constructed with durable concrete tilt-wall, 32' clear heights, and 60' speed bays, ensuring modern design standards for high-volume distribution and manufacturing users. State-of-the-art infrastructure includes ESFR fire suppression, LED lighting, dock packages with pit levelers and seals, and 2,000AMP, 480V, 3-phase power. Building A is fully complete and available, while Building B will deliver in the near future, allowing for scalable solutions tailored to tenant needs.

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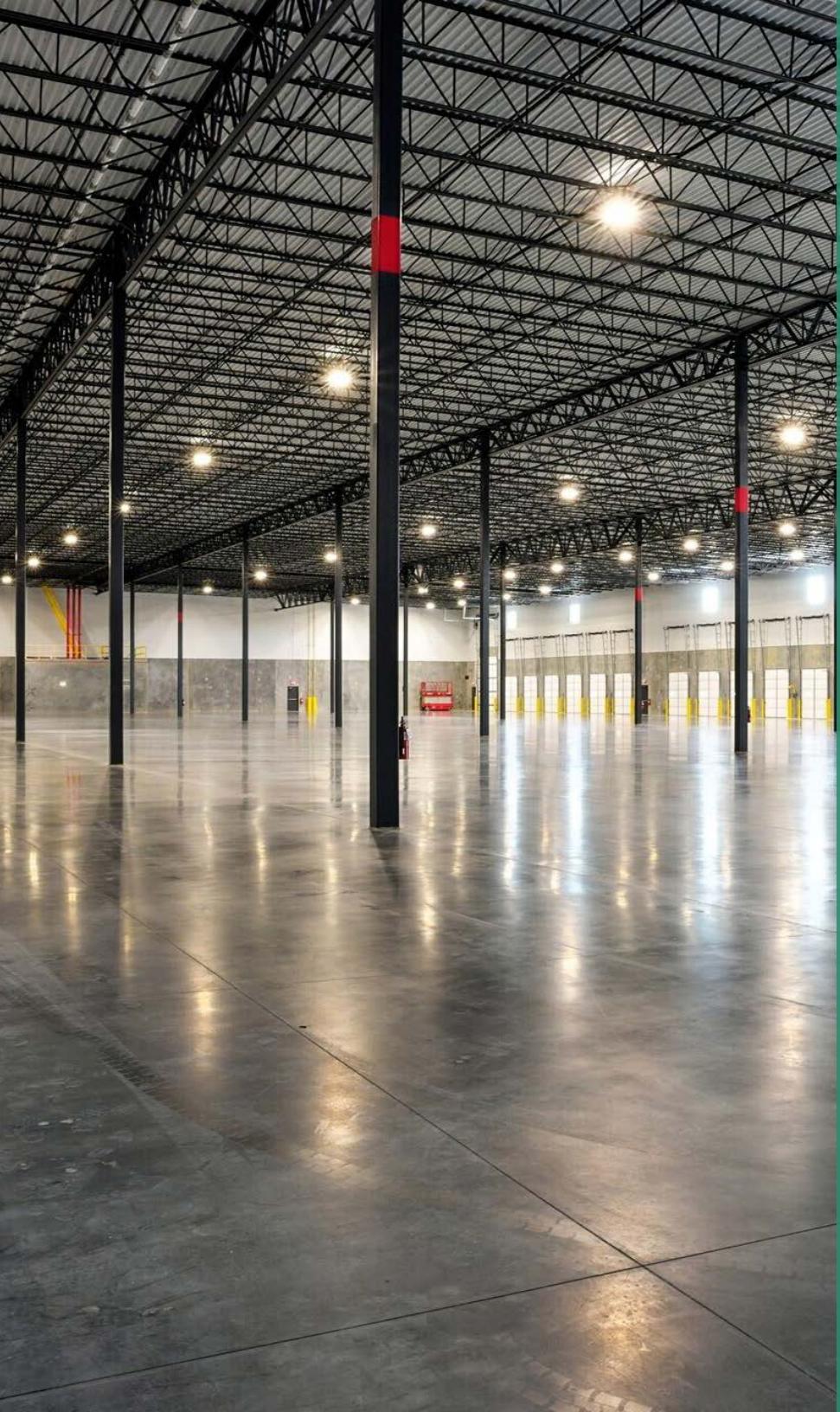
Ideally situated within the Greenbrier submarket, the property provides direct access to I-64, offering exceptional connectivity to the Port of Virginia, regional military bases, and Downtown Norfolk. This central location places tenants within a robust labor market and near Hampton Roads' extensive transportation network, including I-95, I-81, I-85, and I-77, serving more than 130 million consumers within a day's drive. Greenbrier Commerce Center presents an unparalleled opportunity for companies seeking Class A industrial space in one of the region's most sought-after submarkets.

Greenbrier Commerce Center

Highlights

- Class A Industrial Development with ±34,020 – 189,000 SF available, including ±1,500–3,000 SF of office space
- Modern design featuring 32' clear height, 60' speed bays, ESFR sprinklers, and LED lighting
- Excellent loading capabilities with 51 dock doors, 4 drive-ins, 64 trailer spaces, and 85 vehicle parking spaces
- Flexible expansion with 5+ acres available for paved, fenced, and lit outdoor storage or additional parking
- Prime location with direct I-64 frontage and easy access to the Port of Virginia, regional military bases, and Downtown Norfolk
- Ready for occupancy with Building A completed and Building B delivering soon, offering scalable space solutions
- Access to nearby railroad for cargo shipment





Greenbrier Commerce Center

Details

AVAILABLE SF	±34,020 SF – 189,000 SF, Office: ±1,500-3,000
IOS	5+ acres can be paved, fenced, and lit to accommodate additional parking or outdoor storage needs
DOCK DOORS	51 (9' x 10')
DRIVE-INS	4 (12' x 14')
TRAILER PARKING	64
VEHICLE PARKING	85
ZONING	PUD, light industrial (M-1)
CONSTRUCTION	Concrete tilt-wall with textured paint, 6" non-reinforced slab/4,000 PSI, 60 mil TPO mechanical fastened roof
LIGHTING	LED lighting (25 FC)
SPRINKLERS	ESFR fire suppression
DOCK PACKAGES	Pit levelers, edge of dock levelers, bumpers, seals
POWER	2,000 AMP, 480V, 3-Phase

Building A | Available

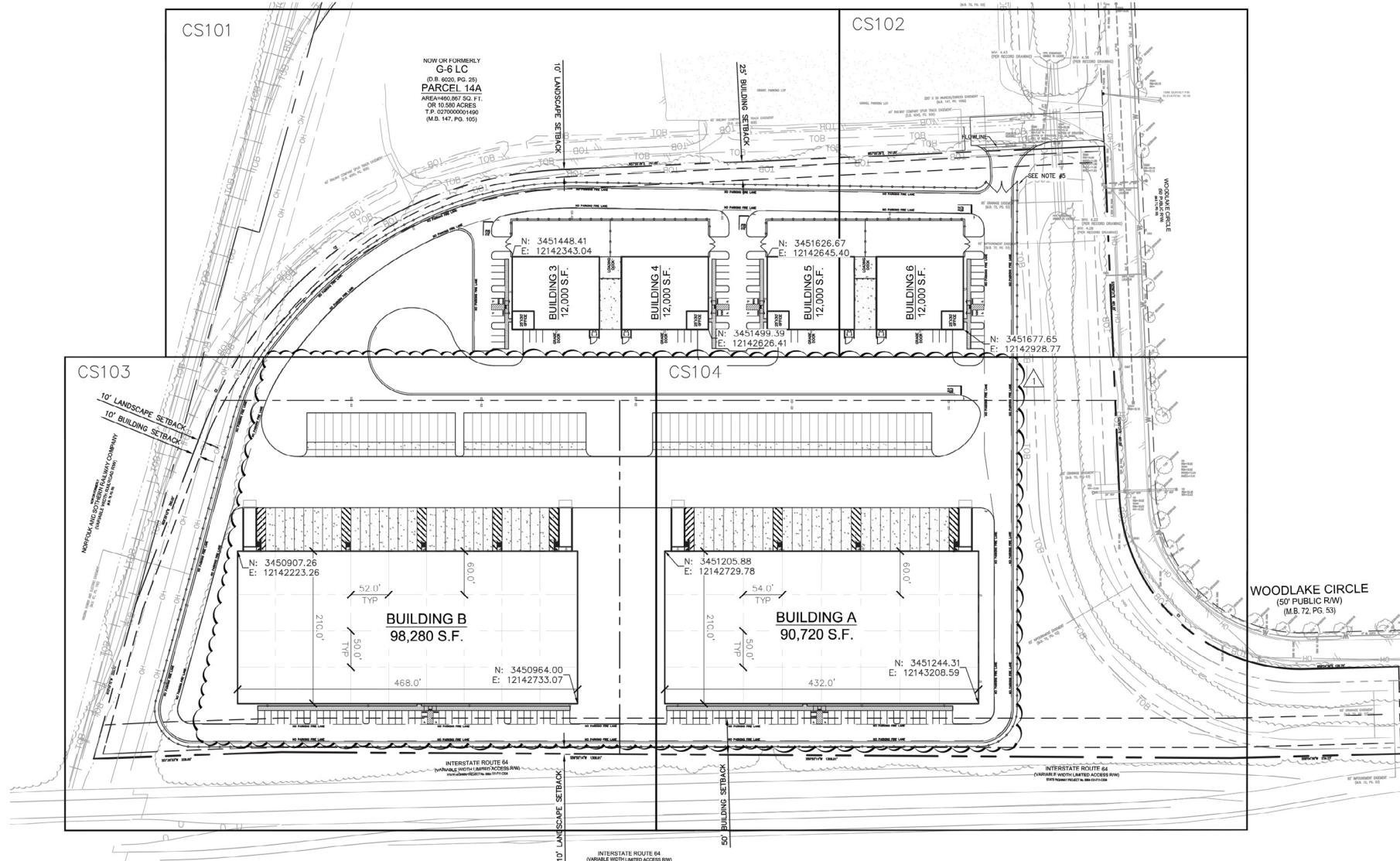
SIZE	±34,020 SF – 90,720 SF
DIMENSIONS	432' x 210'
CLEAR HEIGHT	32'
COLUMN SPACE	54' x 50', 60' speed bay
DOCK DOORS	25 (9' x 10')
DRIVE-IN DOORS	2 (12' x 14')
TRUCK COUNT	140'
TRAILER PARKING	32
EMPLOYEE PARKING	41
LEASE RATE	Contact broker for pricing

Building B | Delivery TBD

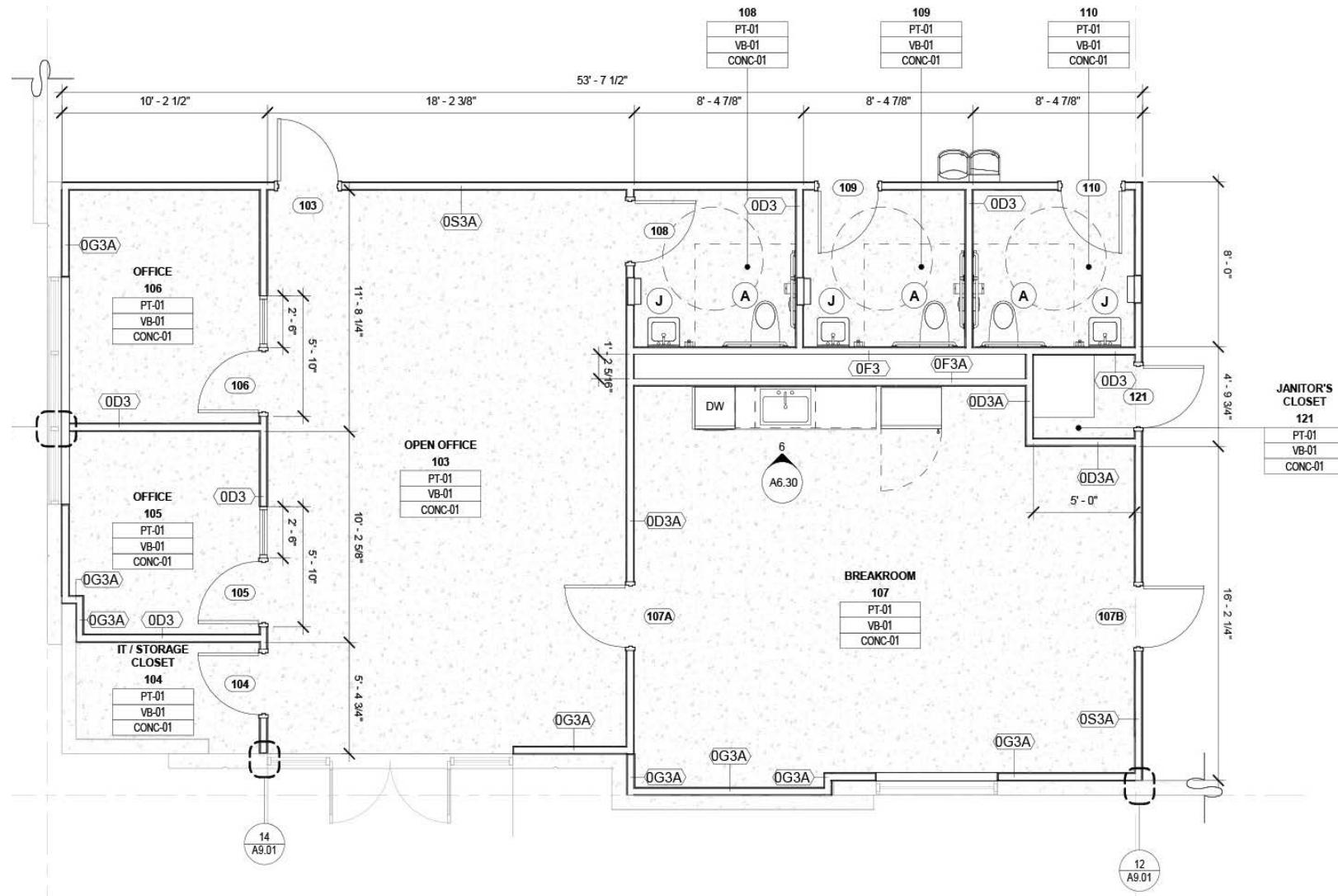
SIZE	98,280 SF
DIMENSIONS	468' x 210'
CLEAR HEIGHT	32'
COLUMN SPACE	52' x 50', 60' speed bay
DOCK DOORS	27 (9' x 10')
DRIVE-IN DOORS	2 (12' x 14')
TRUCK COUNT	140'
TRAILER PARKING	32
EMPLOYEE PARKING	44
LEASE RATE	Contact broker for pricing



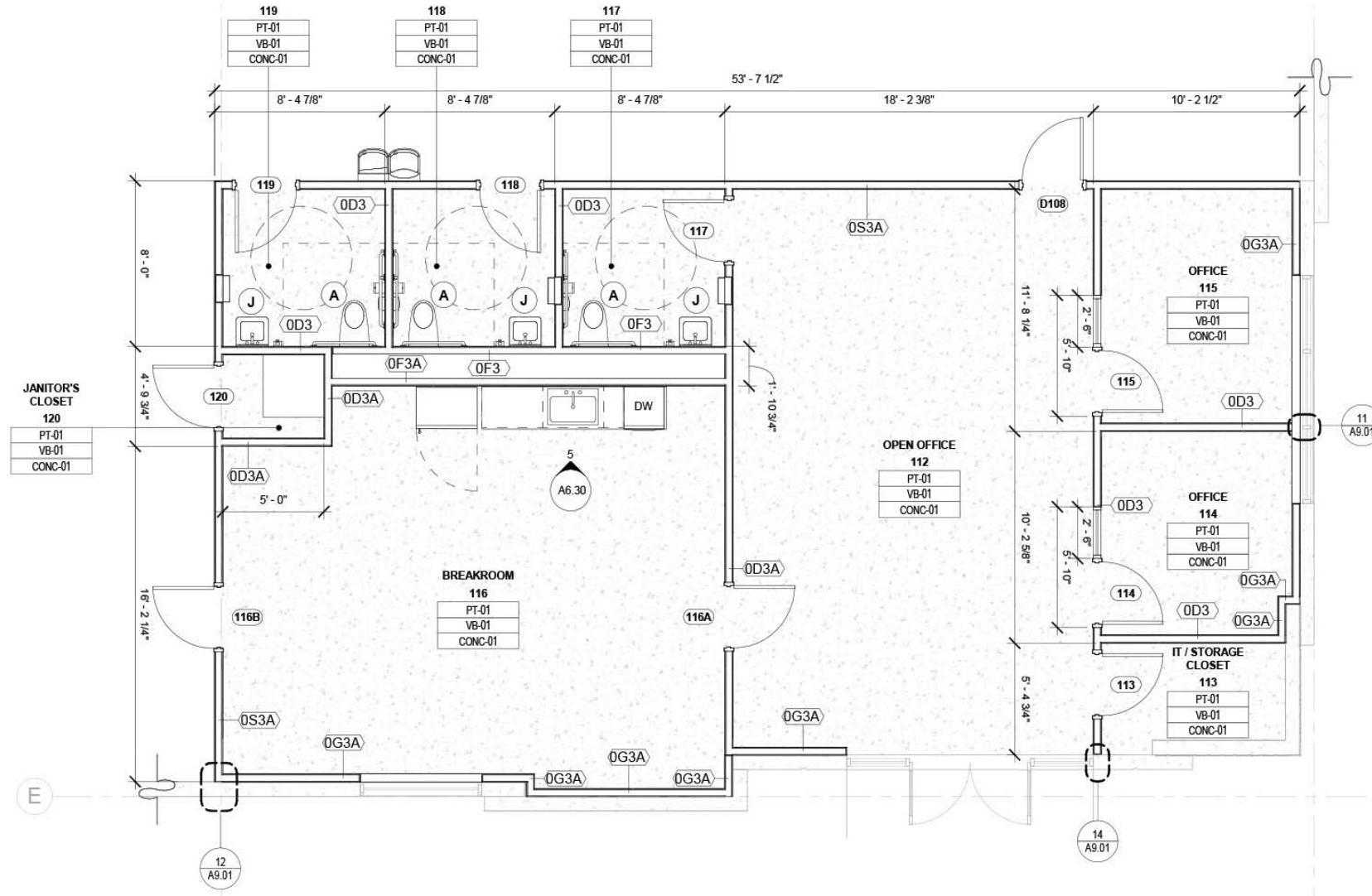
Site Plan



Floor Plan

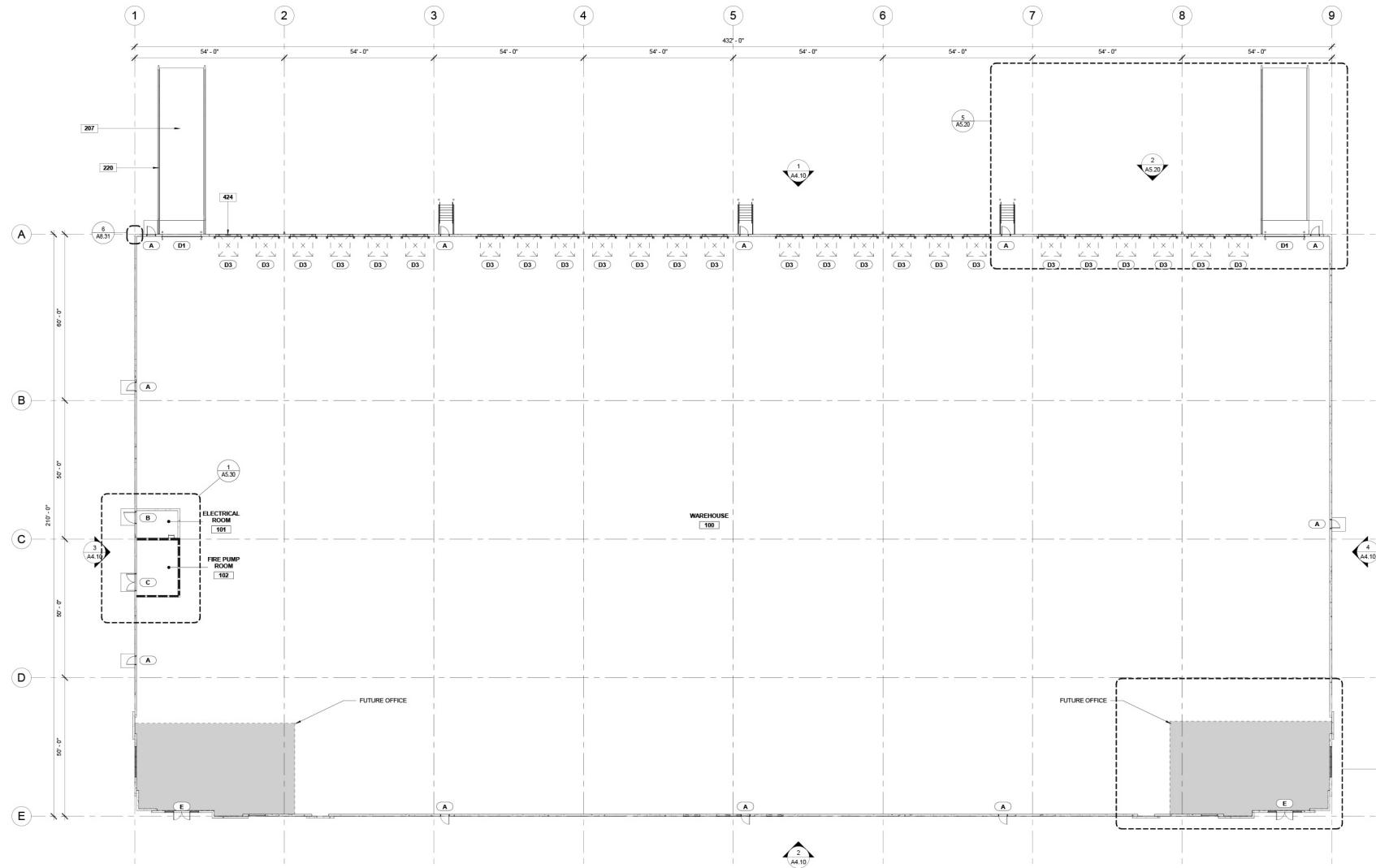


Floor Plan



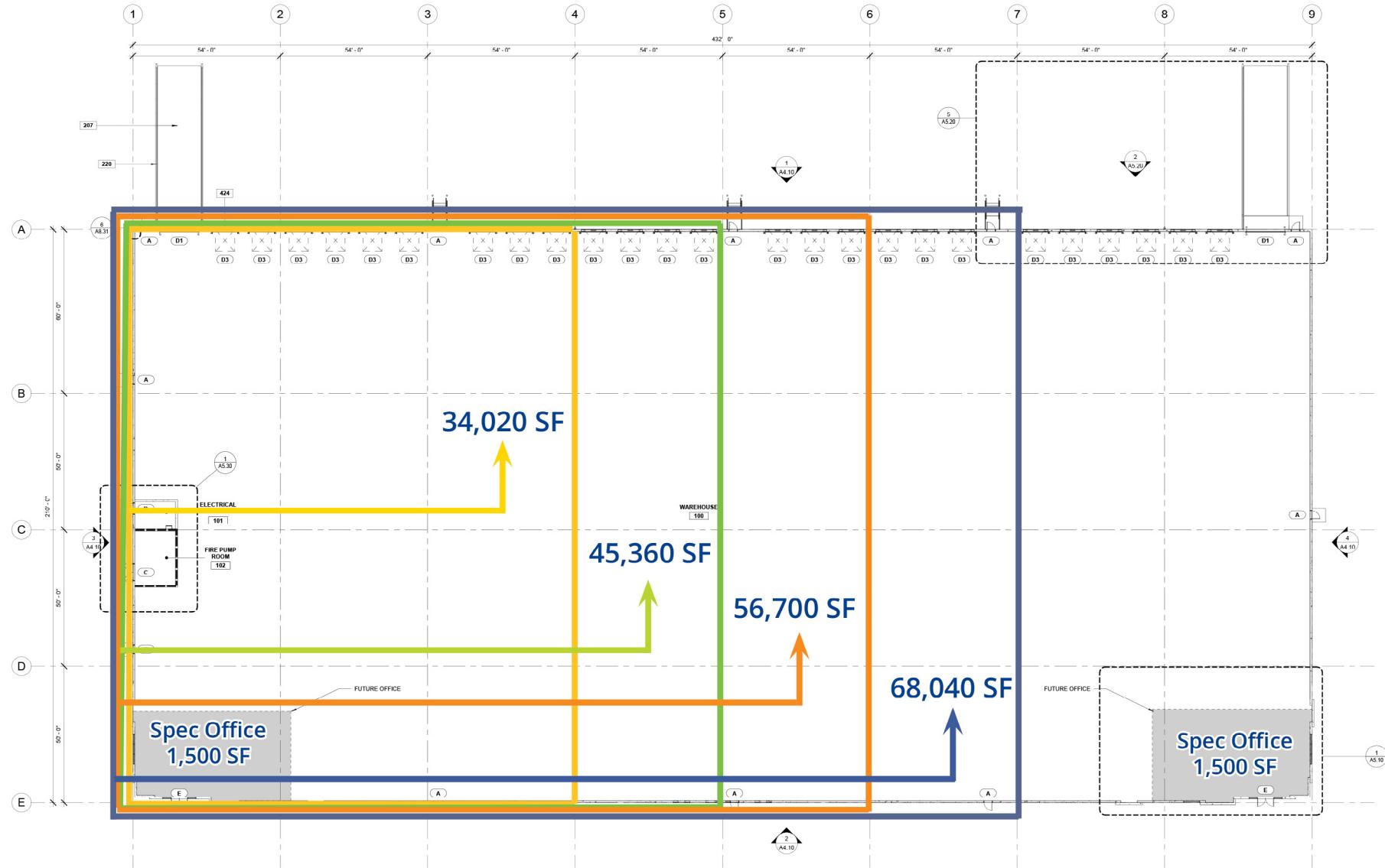
Building A

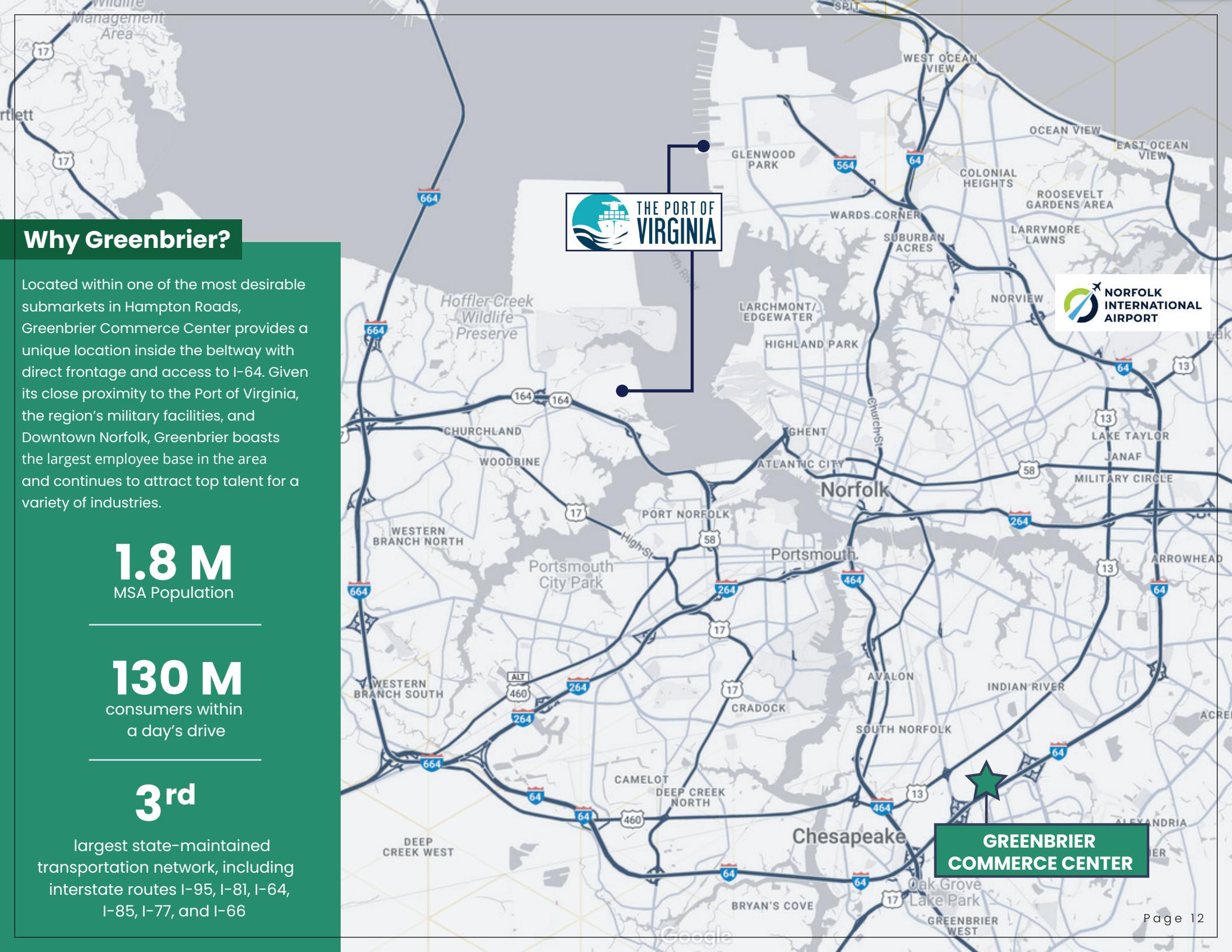
Floor Plan

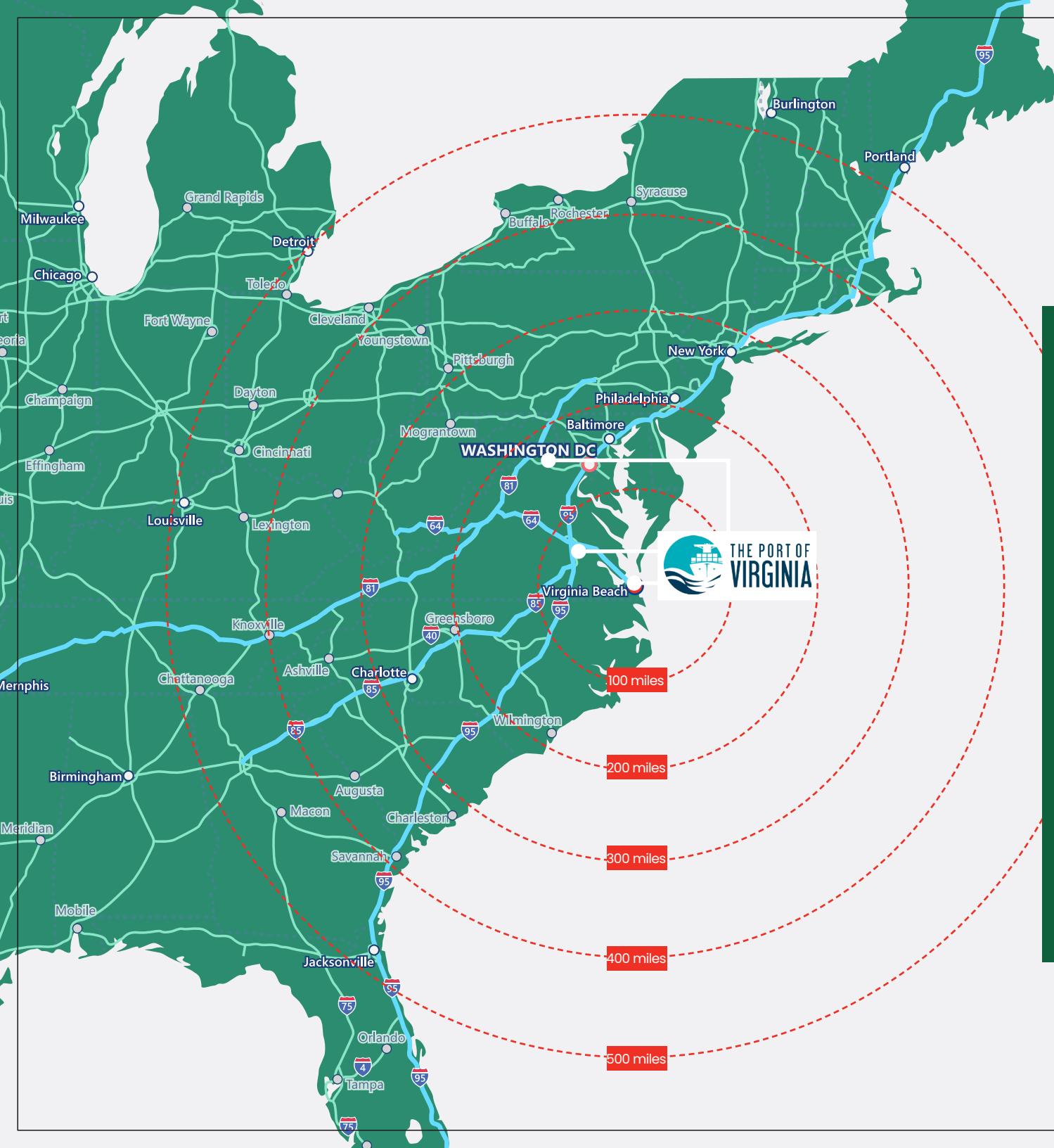


Building A

Demising Concept







Major Transportation Routes

Chesapeake, Virginia offers one of the best locations for the transportation of goods thanks to its proximity to two major transportation hubs: the Port of Virginia and Norfolk International Airport. The Port of Virginia is one of the most advanced and efficient deepwater ports on the East Coast, providing direct global shipping connections and the capacity to handle large volumes of containerized cargo.

Complementing this, Norfolk International airport offers convenient access to national and international air freight services, ensuring fast and flexible logistics options. In addition, the facility has access to the nearby railroad. Together, these assets give businesses in Chesapeake unparalleled connectivity by sea, air, and land, making it a prime location for efficient distribution and supply chain operations.

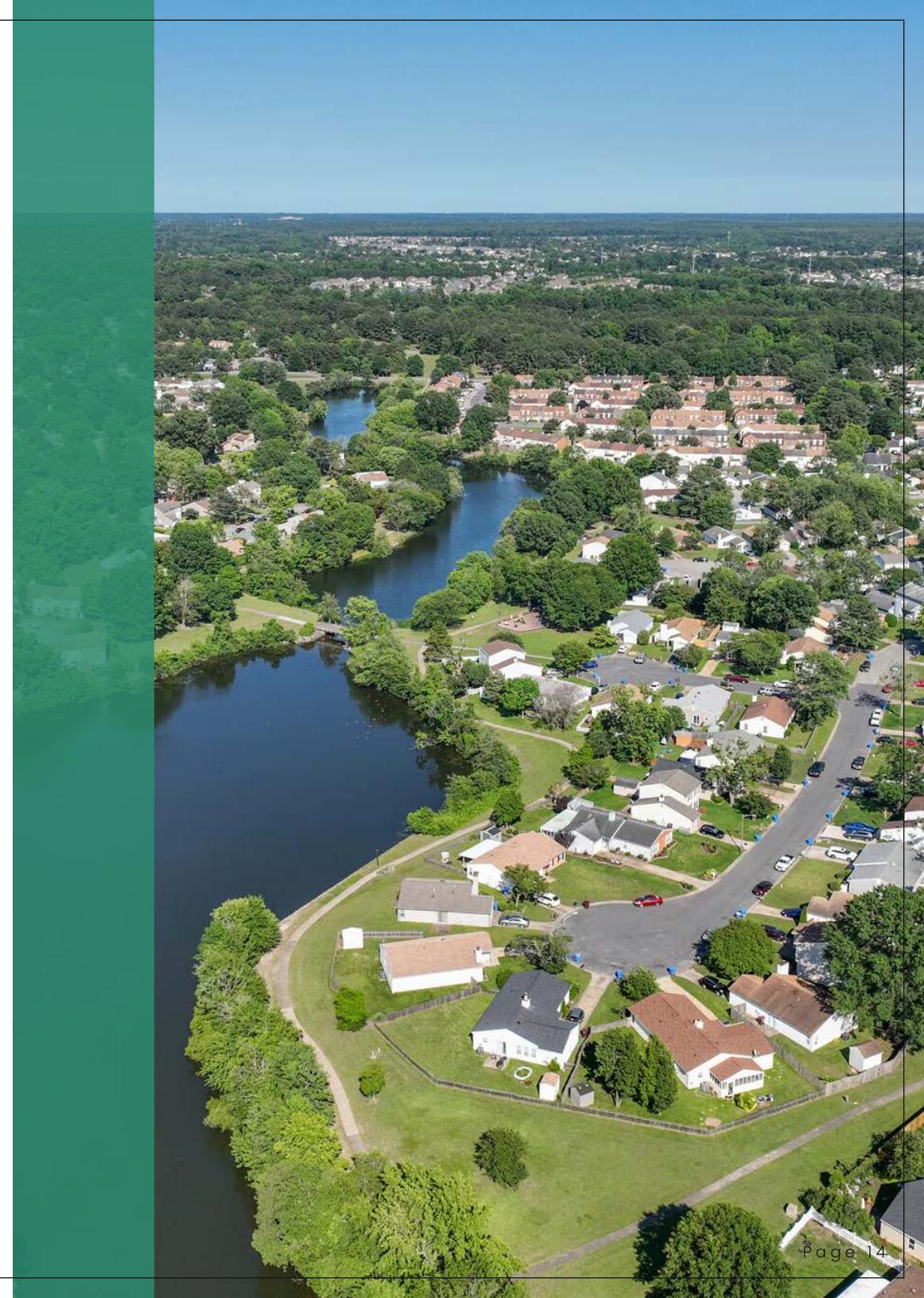
Chesapeake, Virginia

Overview

Chesapeake, Virginia, is one of the largest and fastest-growing cities in the Hampton Roads region, strategically located along the Atlantic Intracoastal Waterway and adjacent to Norfolk, Virginia Beach, and Portsmouth. With a population of nearly 250,000, Chesapeake combines suburban appeal with strong economic vitality, offering an exceptional quality of life supported by top-ranked schools, abundant parks, and diverse housing options. Its central location within Hampton Roads positions it as a gateway to both regional commerce and lifestyle amenities.

The city has a dynamic economy anchored by logistics, defense, advanced manufacturing, and retail. Chesapeake benefits from close proximity to the Port of Virginia, one of the busiest and most modern ports on the East Coast, as well as the region's extensive interstate network, including I-64, I-264, and I-464. Employers are drawn to the area's highly skilled labor force and access to nearly 1.8 million people in the metropolitan region, making Chesapeake an ideal location for companies that require both talent and transportation advantages.

Beyond business, Chesapeake offers a high quality of life with a balance of urban convenience and natural beauty. Residents enjoy over 22 miles of waterways, 70+ public parks, and the Great Dismal Swamp National Wildlife Refuge, making outdoor recreation a defining feature of the community. Combined with its growing population, pro-business environment, and excellent connectivity, Chesapeake continues to thrive as a premier location for commerce, industry, and families alike.





Greenbrier Commerce Center

Gallery



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