

CLASS A INDUSTRIAL DEVELOPMENT FOR LEASE

# GREENBRIER COMMERCE CENTER

521 Woodlake Circle, Chesapeake, VA 23320





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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 ±34,020 to 189,000 square feet with office build-outs of ±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.

1 8 9 0 0 0  
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.

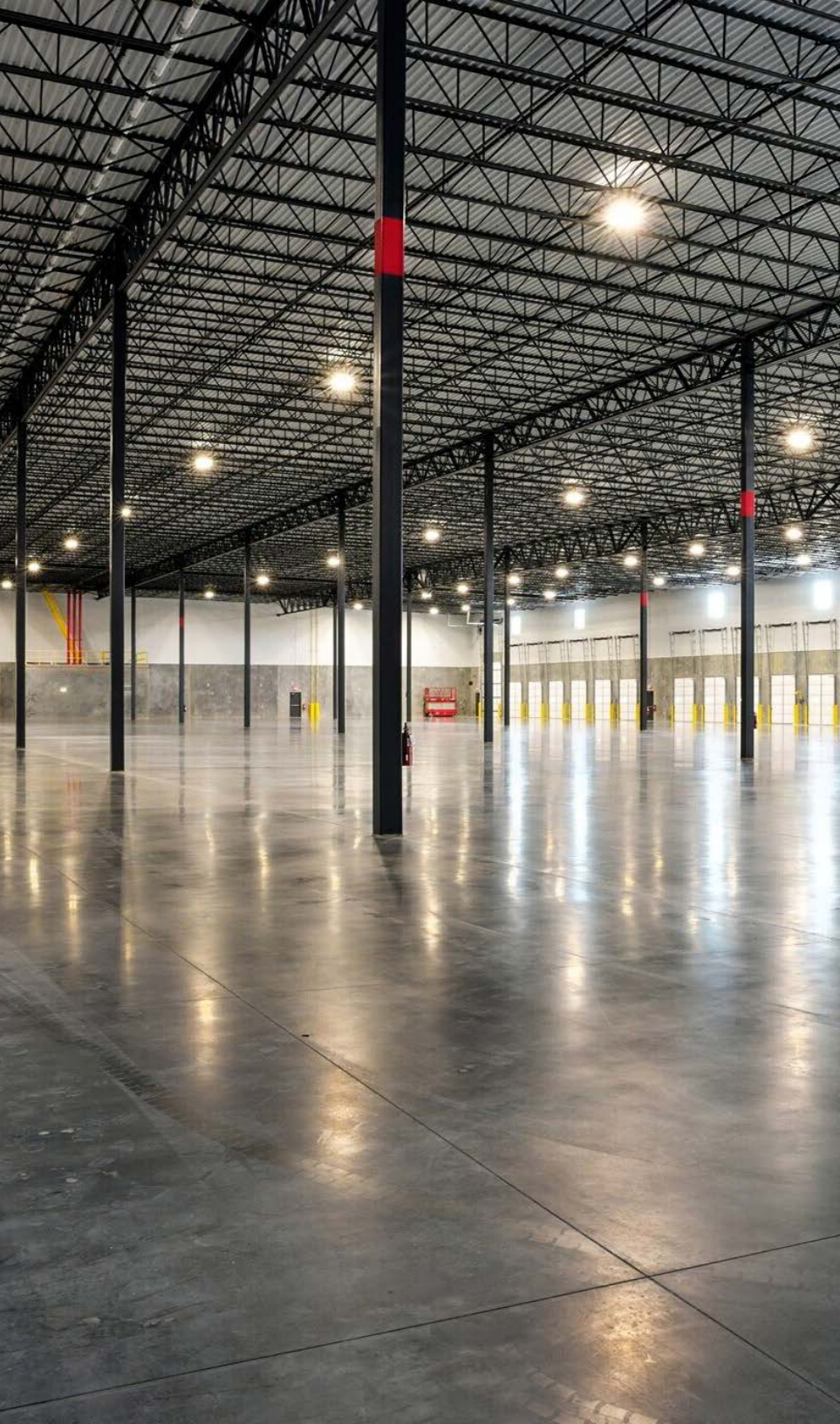




## Greenbrier Commerce Center **Highlights**

- ✖ 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

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



## Building A | Available

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

## Building B | Delivery TBD

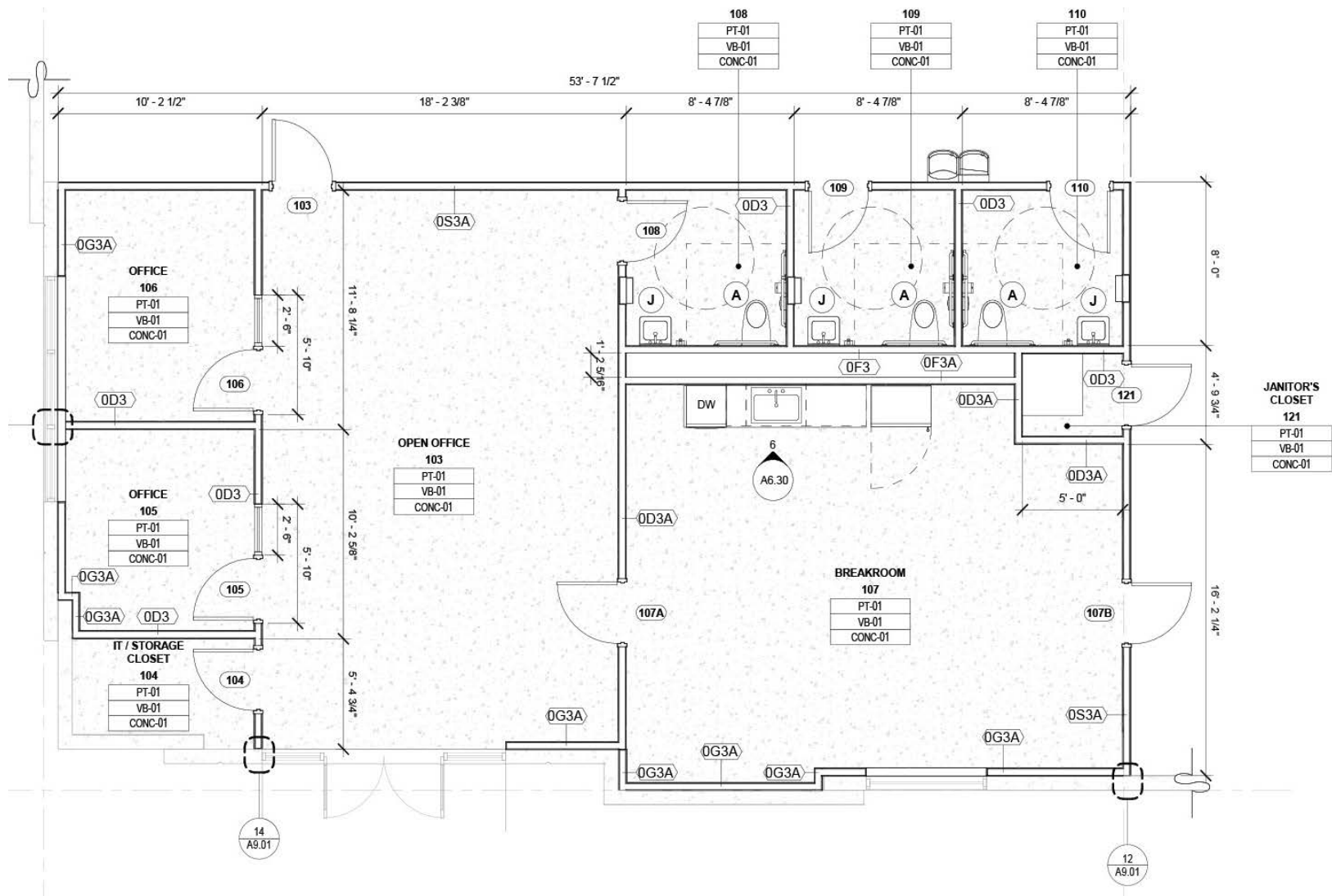
<b>SIZE</b>	98,280 SF
<b>DIMENSIONS</b>	468' x 210'
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACE</b>	52' x 50', 60' speed bay
<b>DOCK DOORS</b>	27 (9' x 10')
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>TRUCK COUNT</b>	140'
<b>TRAILER PARKING</b>	32
<b>EMPLOYEE PARKING</b>	44
<b>LEASE RATE</b>	Contact broker for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







# Floor Plan

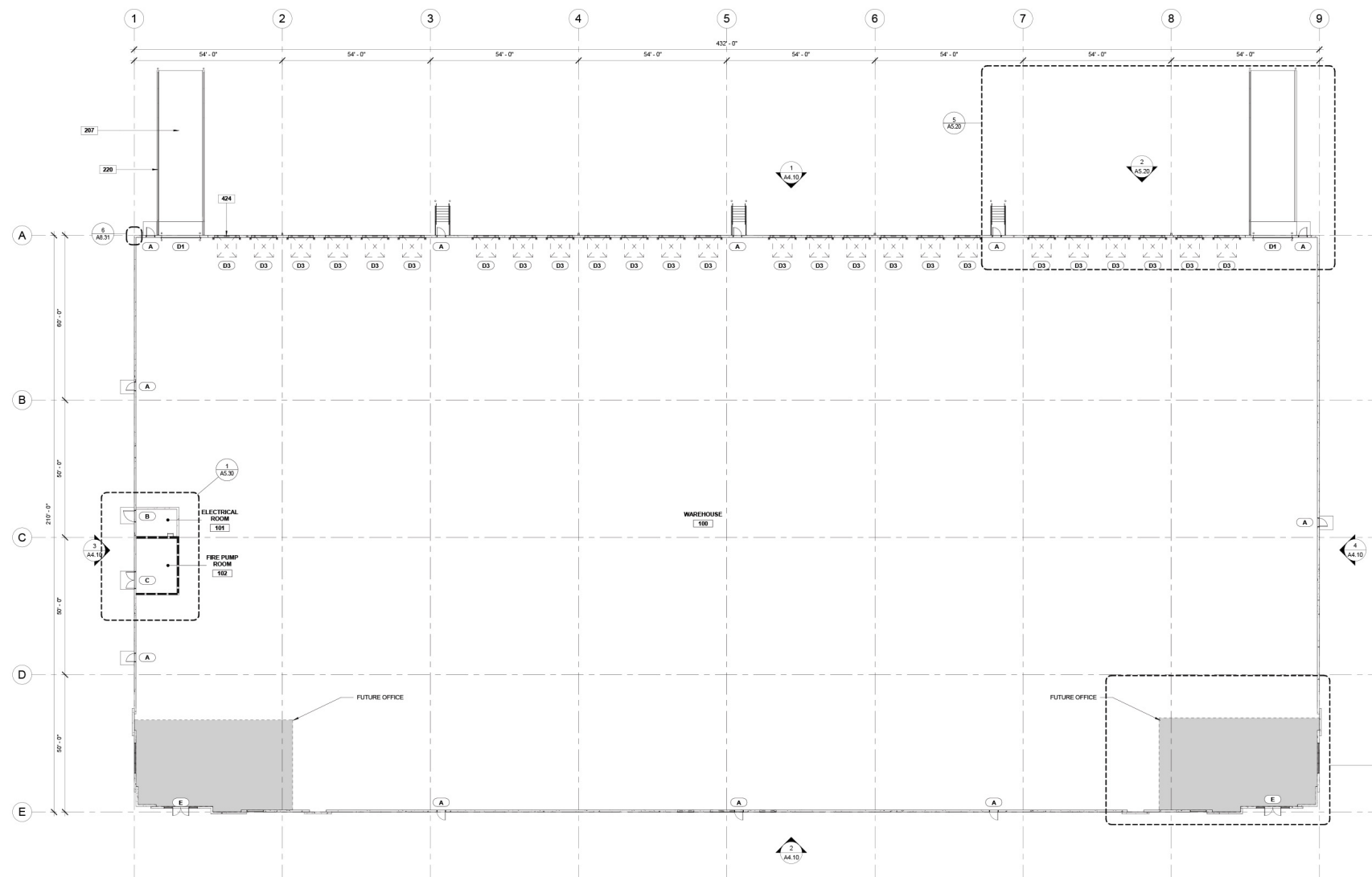




# Floor Plan

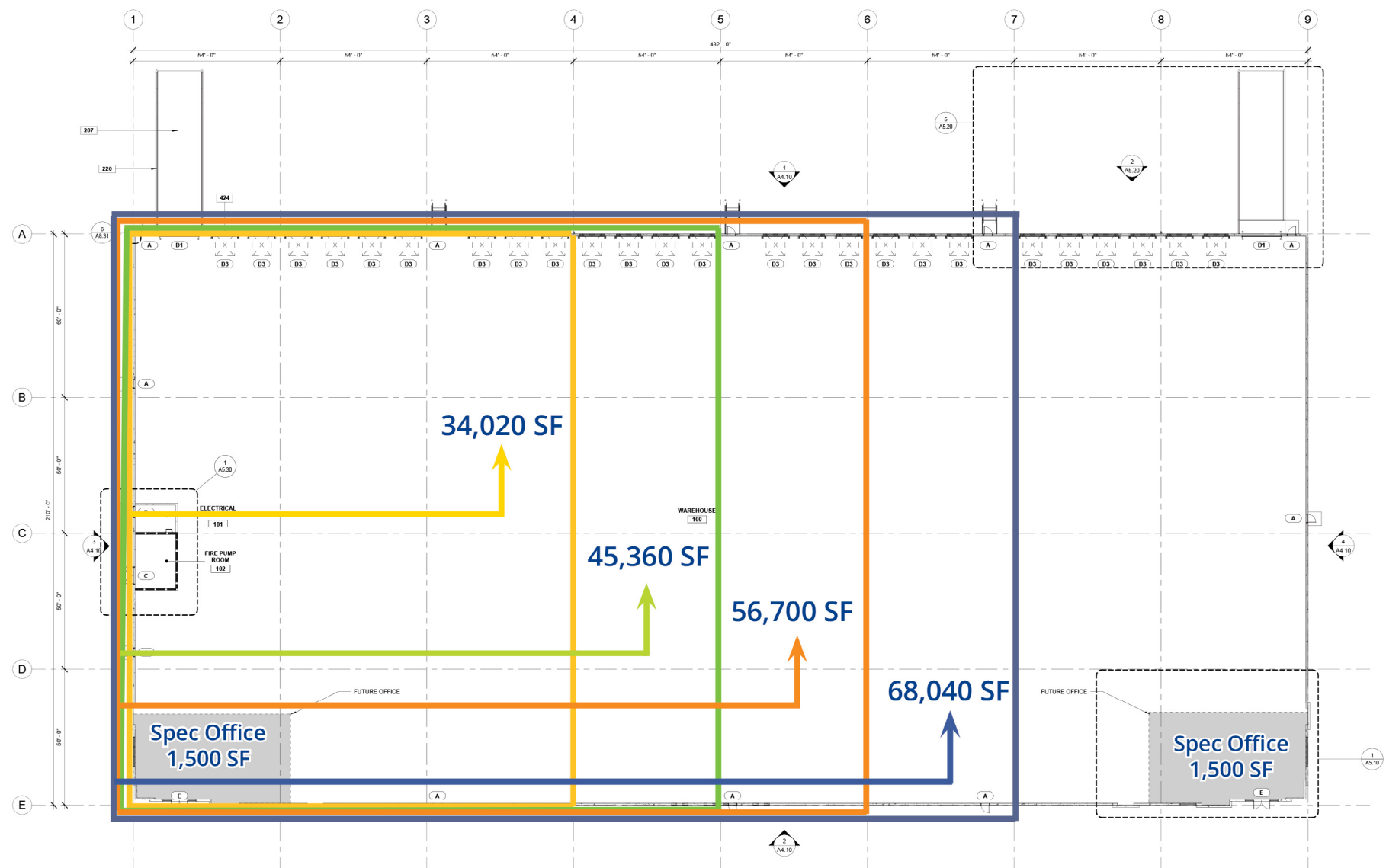


# Floor Plan





# Demising Concept



## Why Greenbrier?

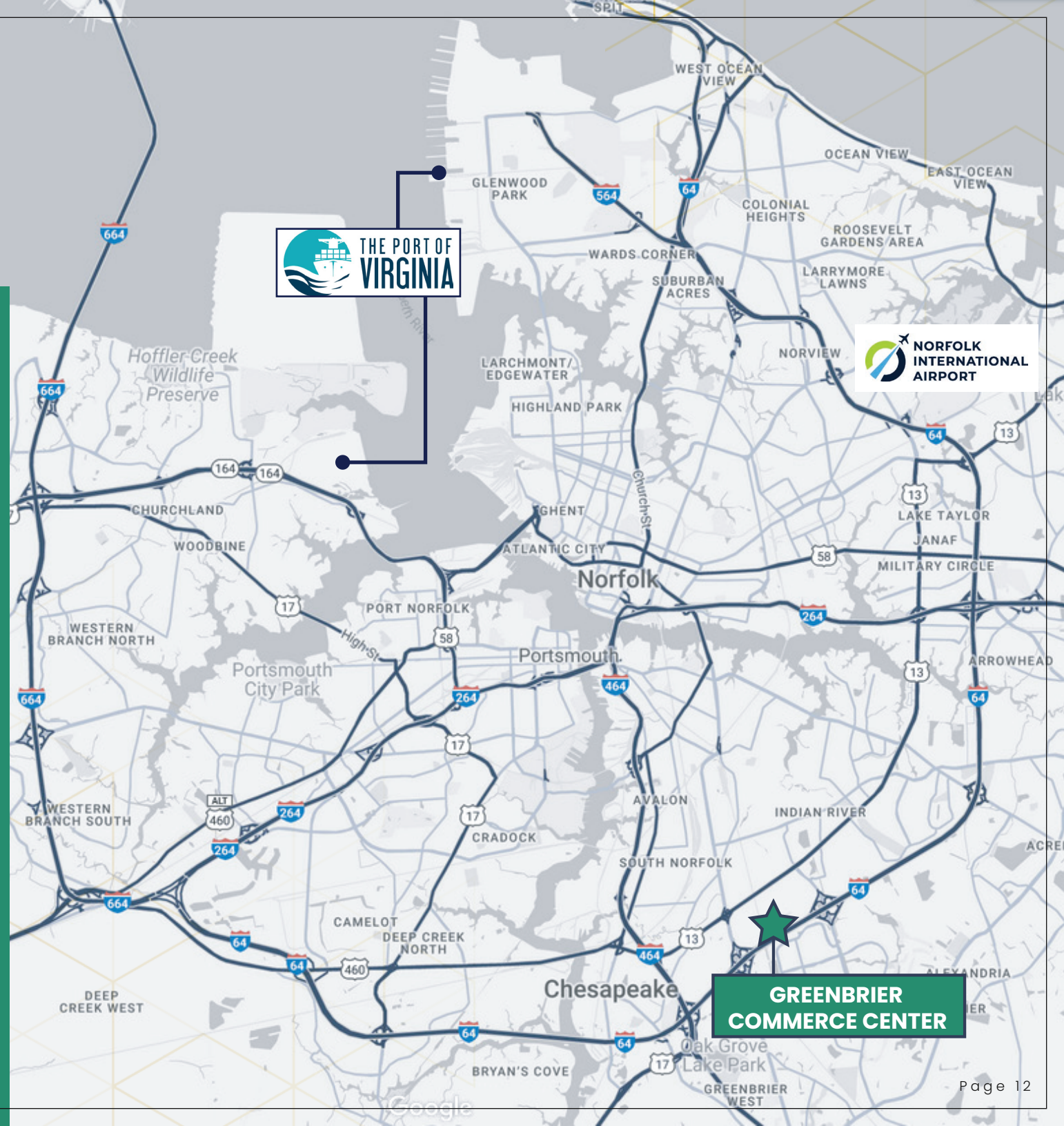
Located within one of the most desirable submarkets in Hampton Roads, Greenbrier Commerce Center provides a unique location inside the beltway with direct frontage and access to I-64. Given its close proximity to the Port of Virginia, the region's military facilities, and Downtown Norfolk, Greenbrier boasts the largest employee base in the area and continues to attract top talent for a variety of industries.

**1.8 M**  
MSA Population

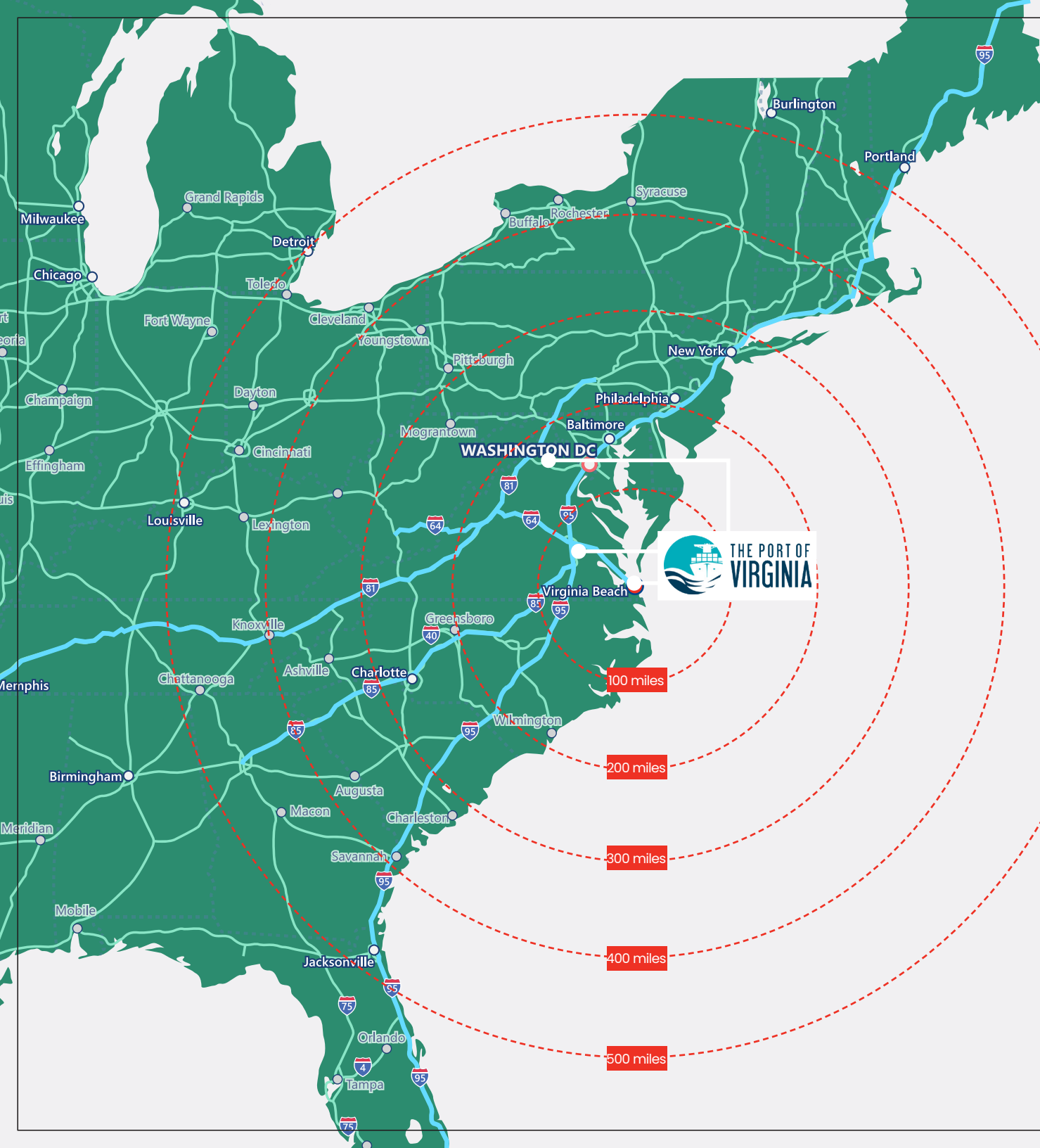
**130 M**  
consumers within  
a day's drive

**3<sup>rd</sup>**

largest state-maintained  
transportation network, including  
interstate routes I-95, I-81, I-64,  
I-85, I-77, and I-66







## 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.



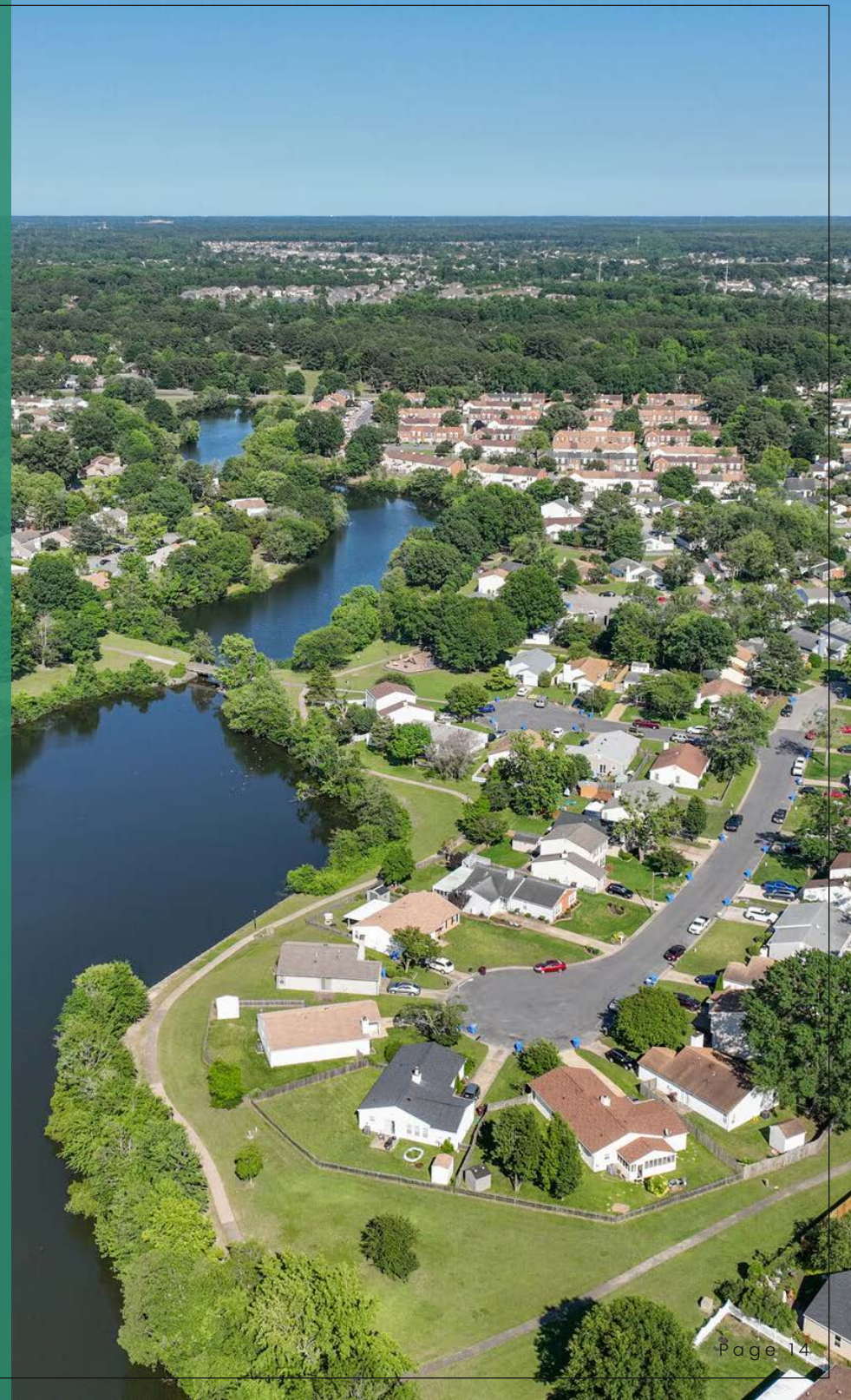
Chesapeake, Virginia

# 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.







PROPERTY GALLERY





521A



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