

For Lease

Available for Immediate Occupancy

1005 Obici Industrial Boulevard Suffolk, Virginia
A 101,847 SF Industrial Facility located on 11.40 acres



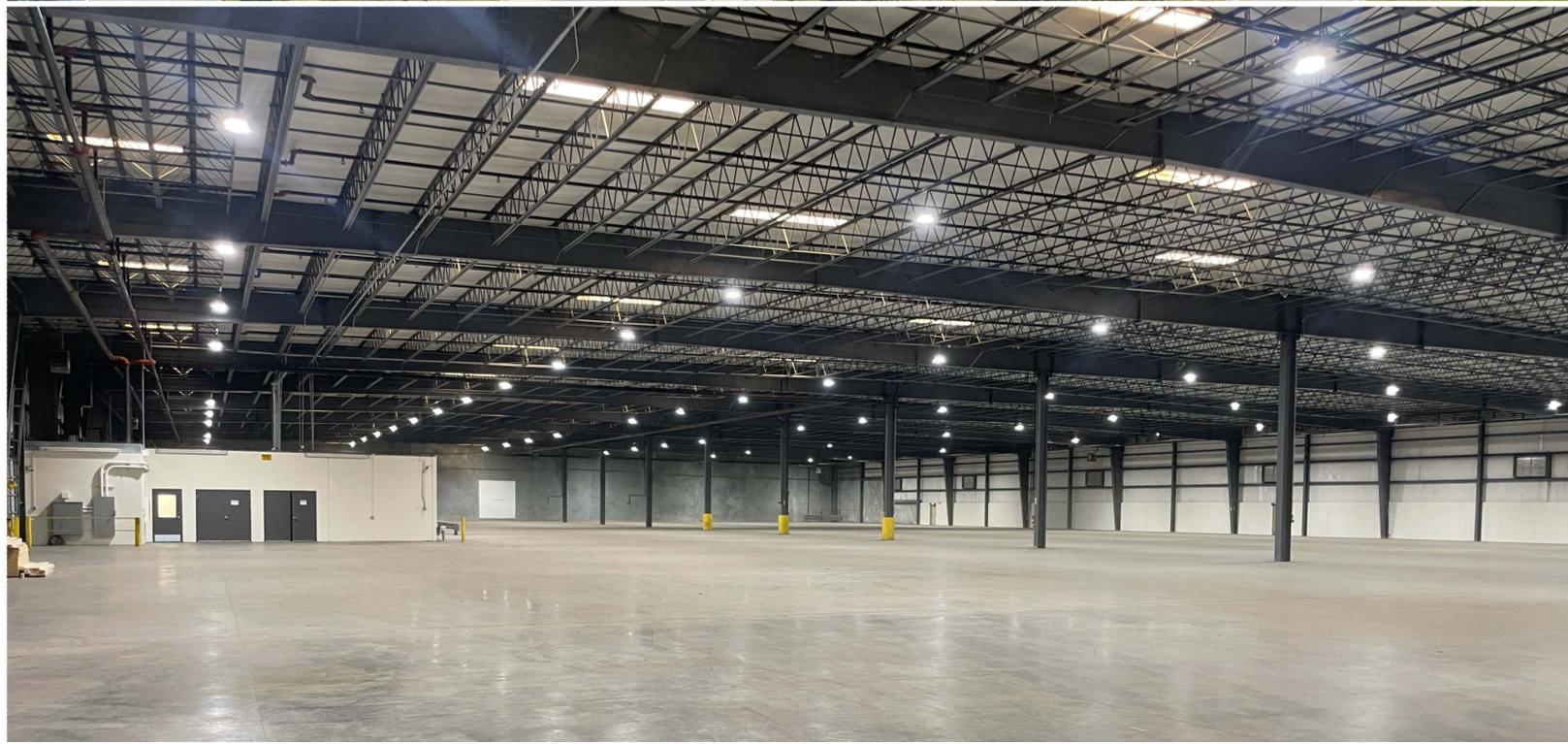
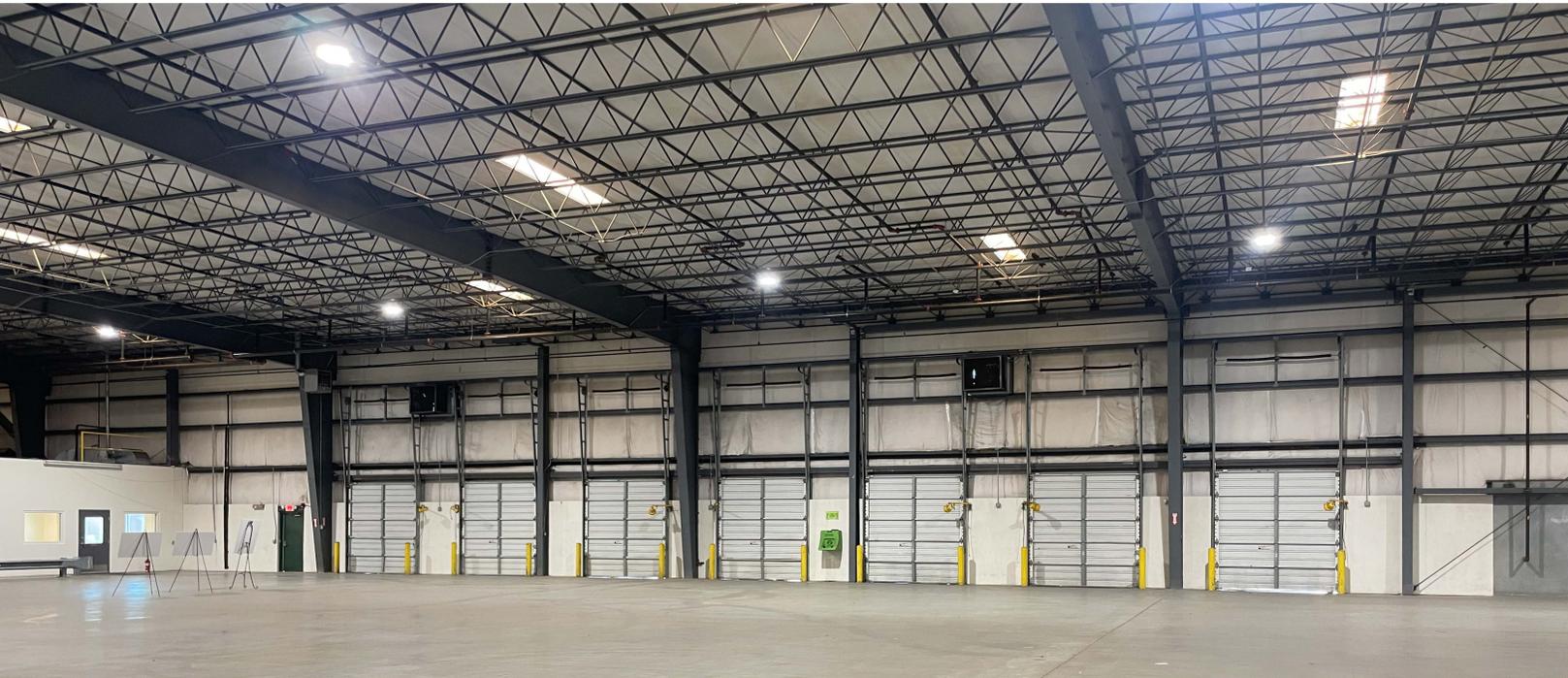
1005 Obici Industrial Boulevard is located in the Suffolk Industrial Park in Suffolk, Virginia, and is easily accessed from Carolina Road near the Route 13 Bypass which is a main connector to U.S. Route 58 and the regional interstate system serving the Hampton Roads Region.

The building features 26' clear ceilings, heavy power, and an excellent loading profile with a substantial truck court and parking, 15 dock doors and one oversized grade level overhead door. 1005 Obici also has an additional 1.5 acres of land adjacent to the warehouse that can be utilized for a further building expansion or for industrial outside storage.

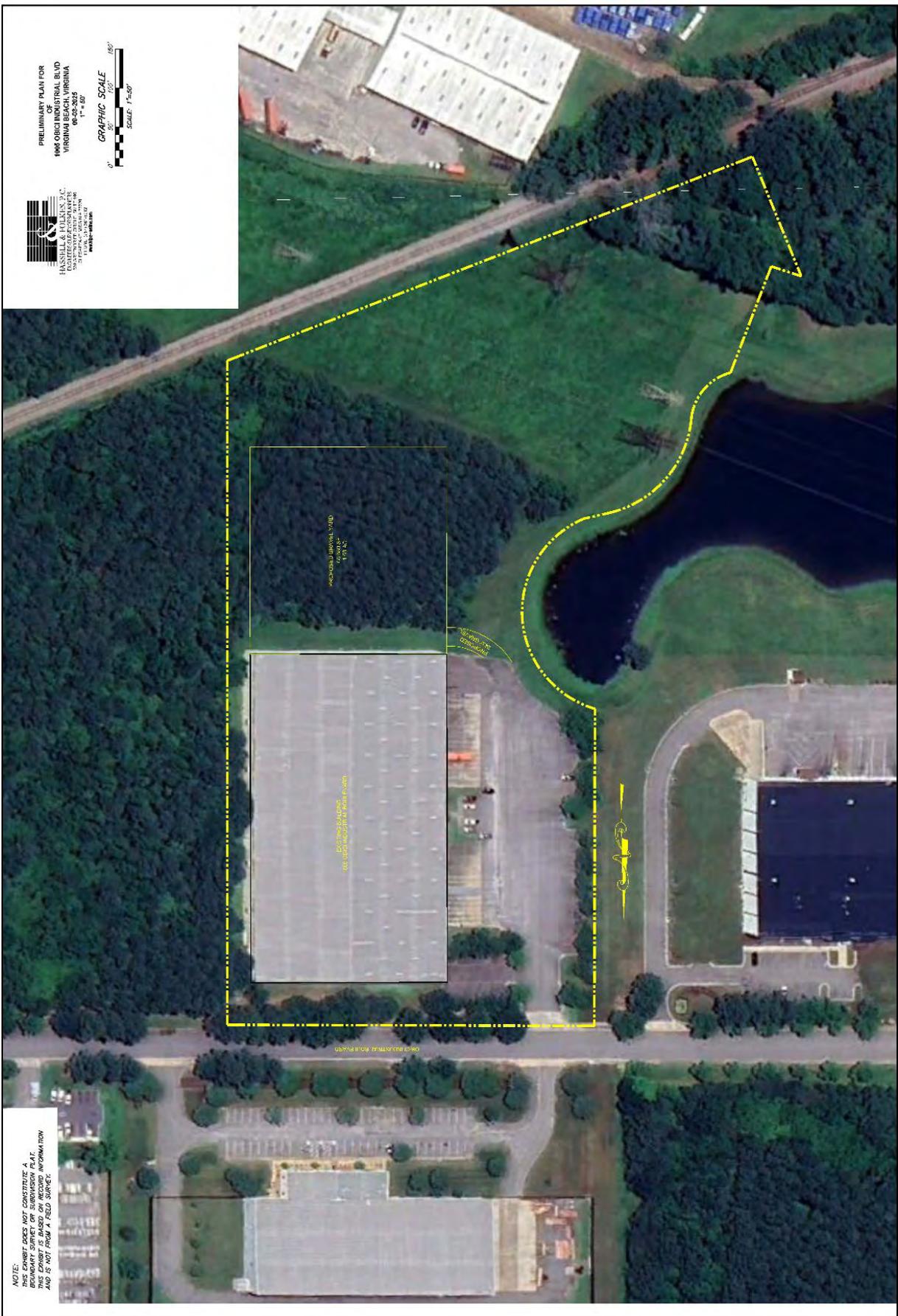
The building and site are owned and professionally managed by B&D Holdings.

Building Profile

Location	1005 Obici Industrial Boulevard, Chesapeake, VA 23434
Submarket:	South Suffolk Submarket, Suffolk Industrial Park
Year Built:	2001
Building area	101,847 square feet
Office Area	3,125 square feet
Land Area	11.40 acres
Construction	Reinforced concrete
Column spacing	40' x 120' single column line
Zoning	Heavy Industrial
Lighting	Motion Activated LED
Power	600-amps, 277/480-volt 3-phase
Sprinklers	Wet-pipe automatic sprinkler system
Slab	Concrete slab on grade
Docks	15 dock doors
Clear height	26'10" - 29'4"
Drive Ins	1 total / 12' w x 14' h
Levelers	5 dock levelers



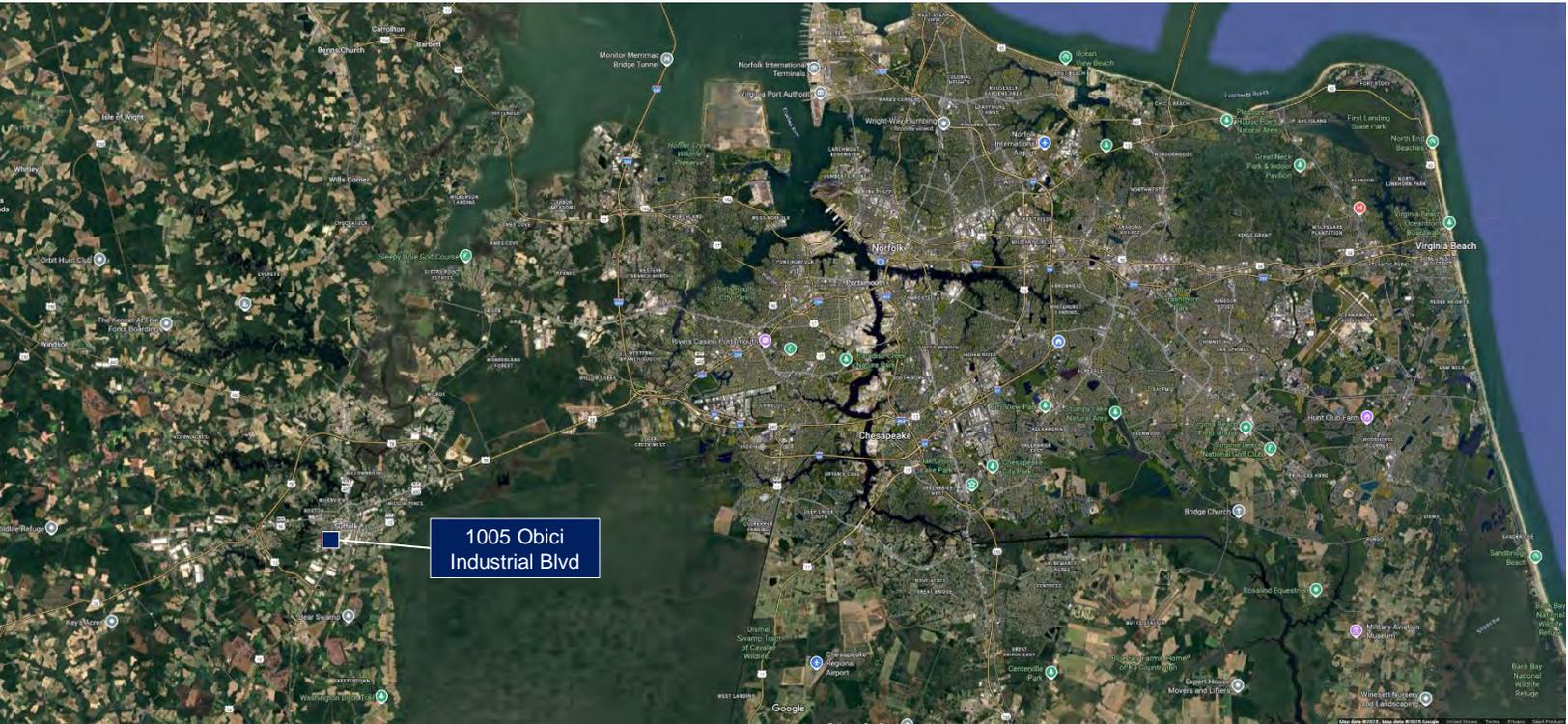
NOTES:
THIS EXHIBIT DOES NOT CONSTITUTE A
BOUNDARY SURVEY OR SUBDIVISION PLAT.
IT IS NOT TO BE USED FOR ANY PURPOSE
AND IS NOT TO BE RELIED UPON FOR ANY



PRELIMINARY PLAN FOR
1948 OBGIG INDUSTRIAL BLVD
VIRGINIA BEACH, VIRGINIA
PROJECT NO. 2017-0001
DATE: 08/20/2017



GRAPHIC SCALE
0' 10' 20' 30' 40' 50'
SCALE: 1"=50'



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