



809

PRINCIPAL COURT
CHESAPEAKE, VA

**FULLY CONDITIONED
WAREHOUSE**

For Lease
Up to 64,060 SF

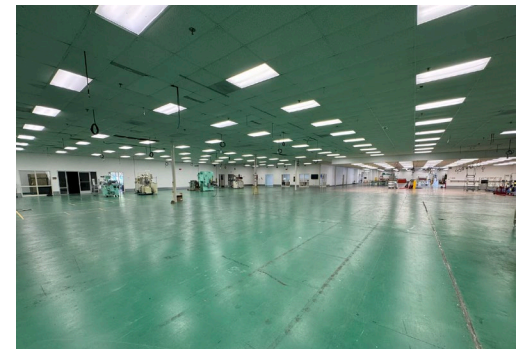
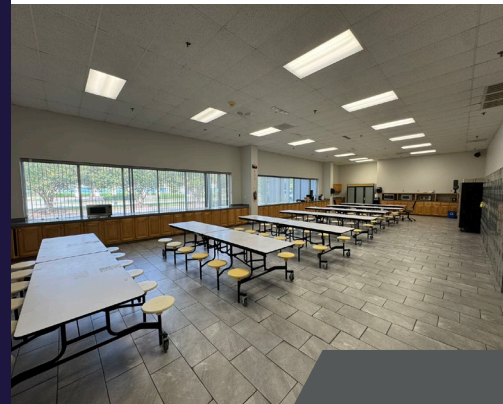


CUSHMAN &
WAKEFIELD

THALHIMER

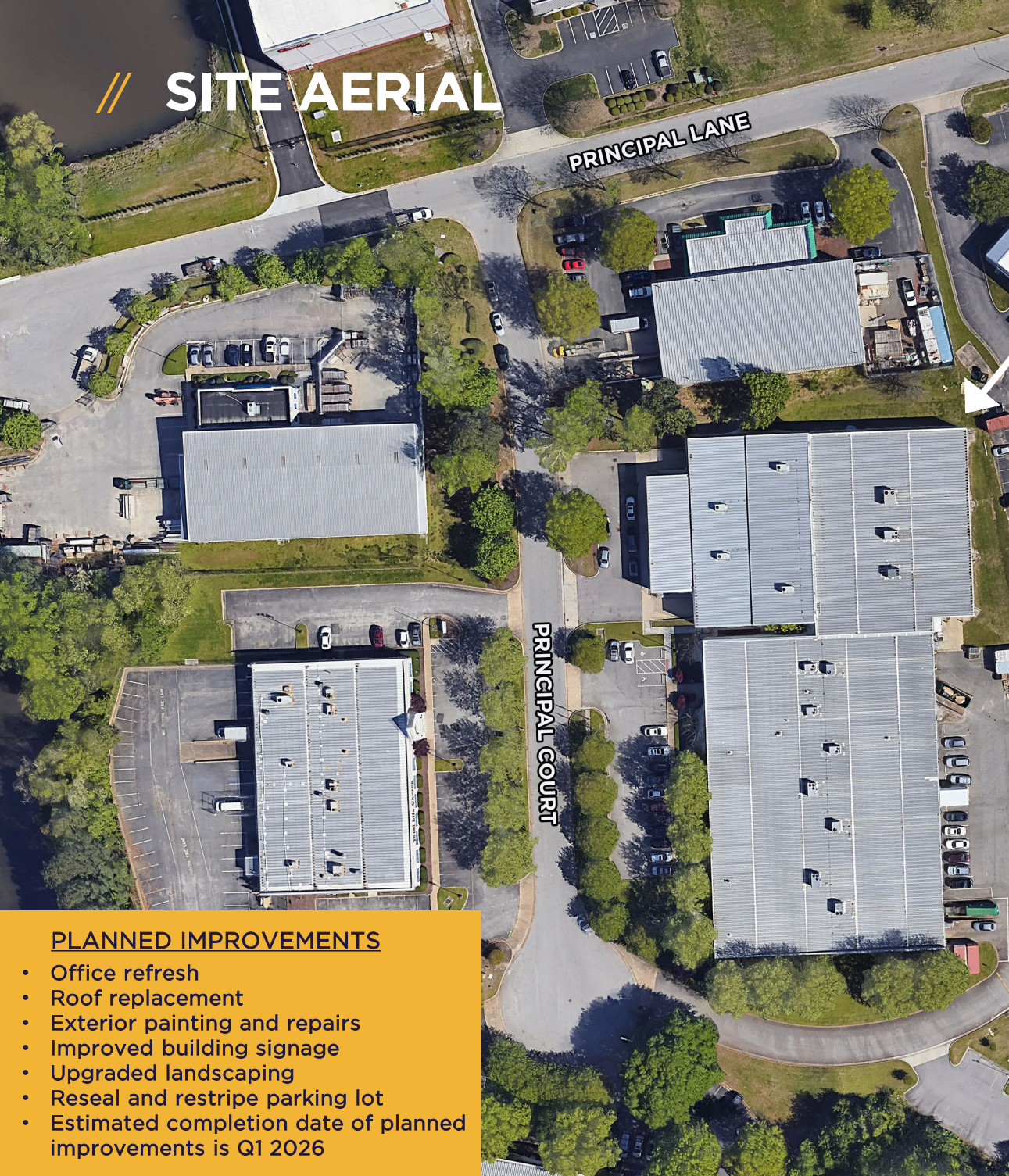
// PROPERTY HIGHLIGHTS

Total Building:	±64,060 SF Suites divisible down to 25,000/27,000 SF
Zoning:	PUD (M-1 - Light Industrial)
Year Built/Expanded:	1989/1997/2015
Construction:	Metal
Loading:	Four (4) docks Three (3) drive-ins Ability to add oversized doors
Clear Height:	17'9" to 24'
Roof	Metal standing seam *New TPO roof with warranty being installed in 2026
Power:	Dominion Energy - 3 Phase, 208/480V, 1200A and 1000A with 1600 KVA transformer
Sprinkler:	Wet system
Parking:	107 spaces
Lease Rate:	\$11.50 PSF, NNN (\$1.95 SF)



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// SITE AERIAL



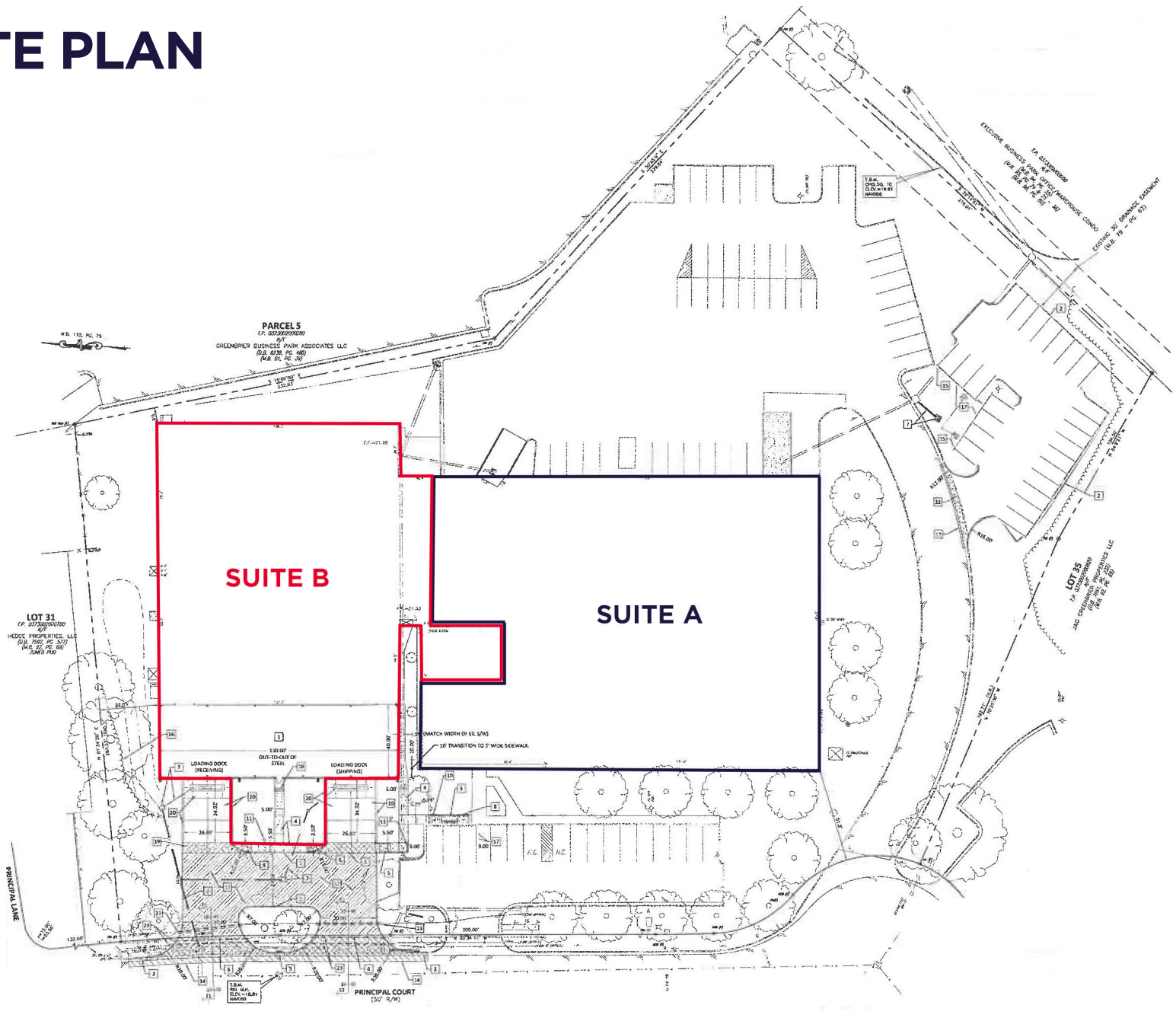
PLANNED IMPROVEMENTS

- Office refresh
- Roof replacement
- Exterior painting and repairs
- Improved building signage
- Upgraded landscaping
- Reseal and restripe parking lot
- Estimated completion date of planned improvements is Q1 2026



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// SITE PLAN

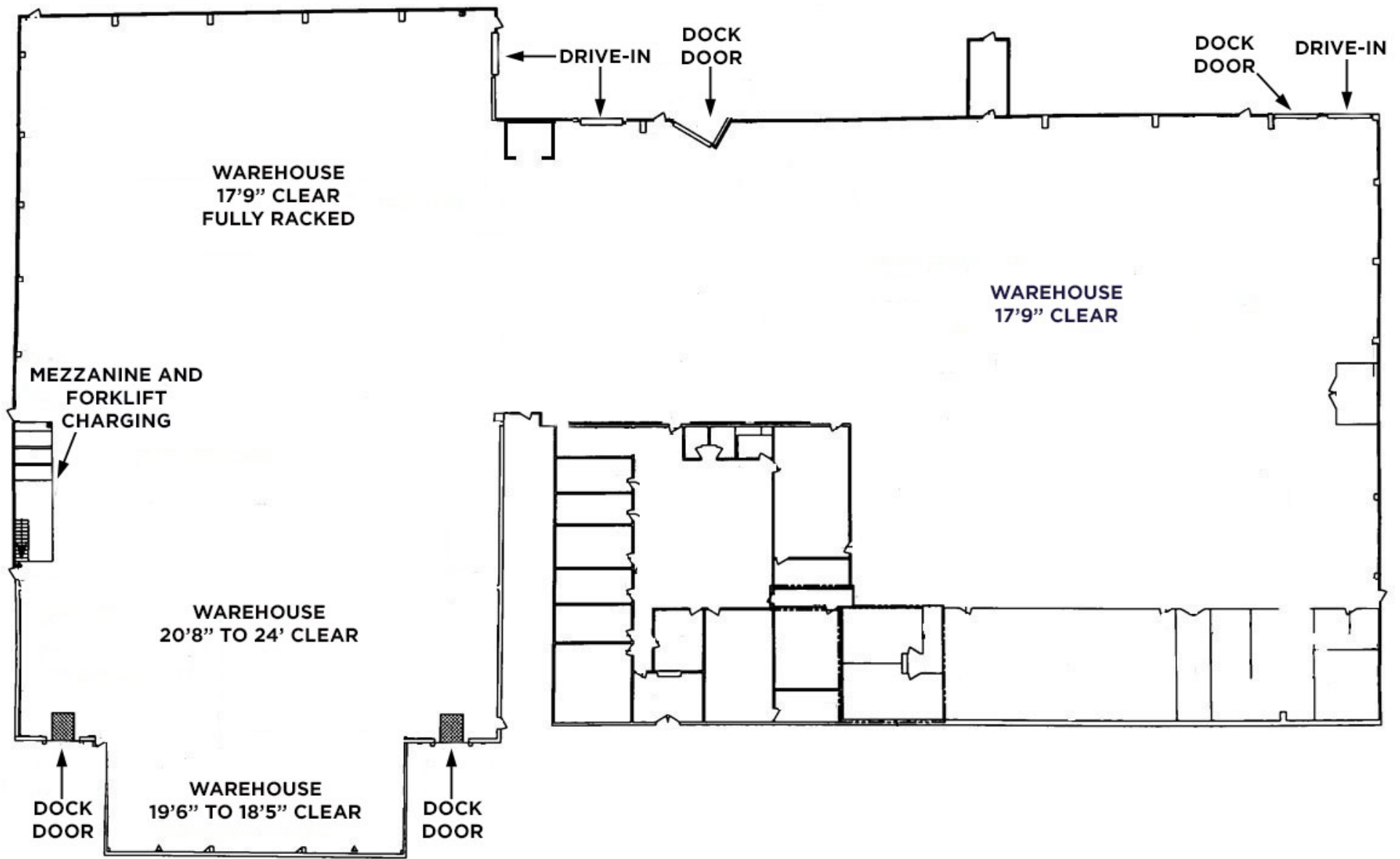


*Plan showing how the premises could be demised



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// BUILDING PLAN





DISTANCE TO:
I-64 - 1.8 MILES
I-464 - 2.9 MILES
I-264 - 6.9 MILES
I-664 - 11.1 MILES
LYNNHAVEN, VB - 14.4 MILES
NORFOLK NAVAL BASE - 18.6 MILES

CONTACT

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