



INDUSTRIAL PROPERTY FOR SUBLEASE

BATTLEFIELD LAKES TECH CENTER III

521 BYRON STREET, CHESAPEAKE, VA 23320



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	8,230 SF
Lease Rate:	\$8.25 SF/yr (NNN)
Building Size:	17,580 SF

PROPERTY OVERVIEW

Sublease opportunity in immaculately maintained development in the Greenbrier Market.

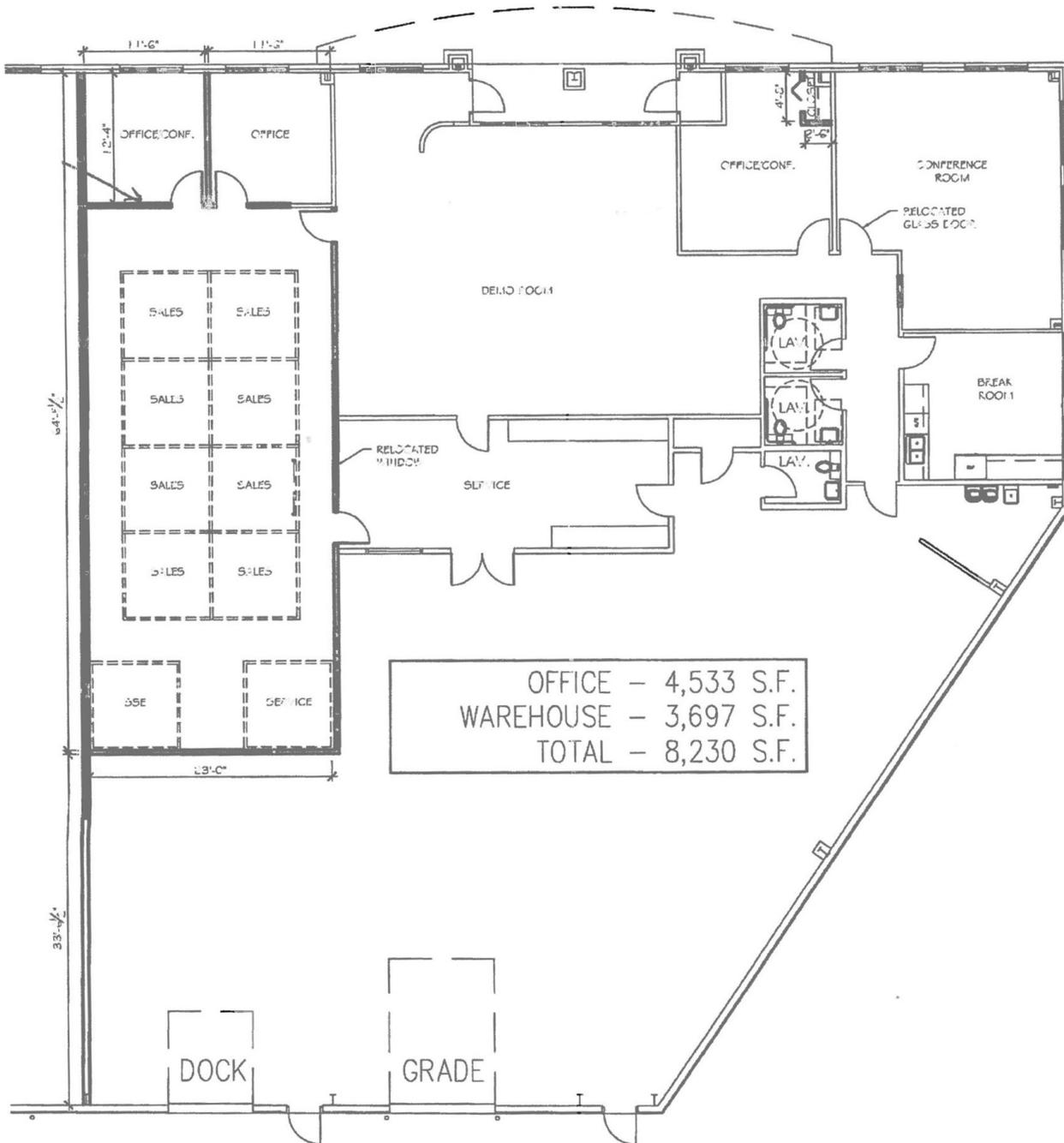
PROPERTY HIGHLIGHTS

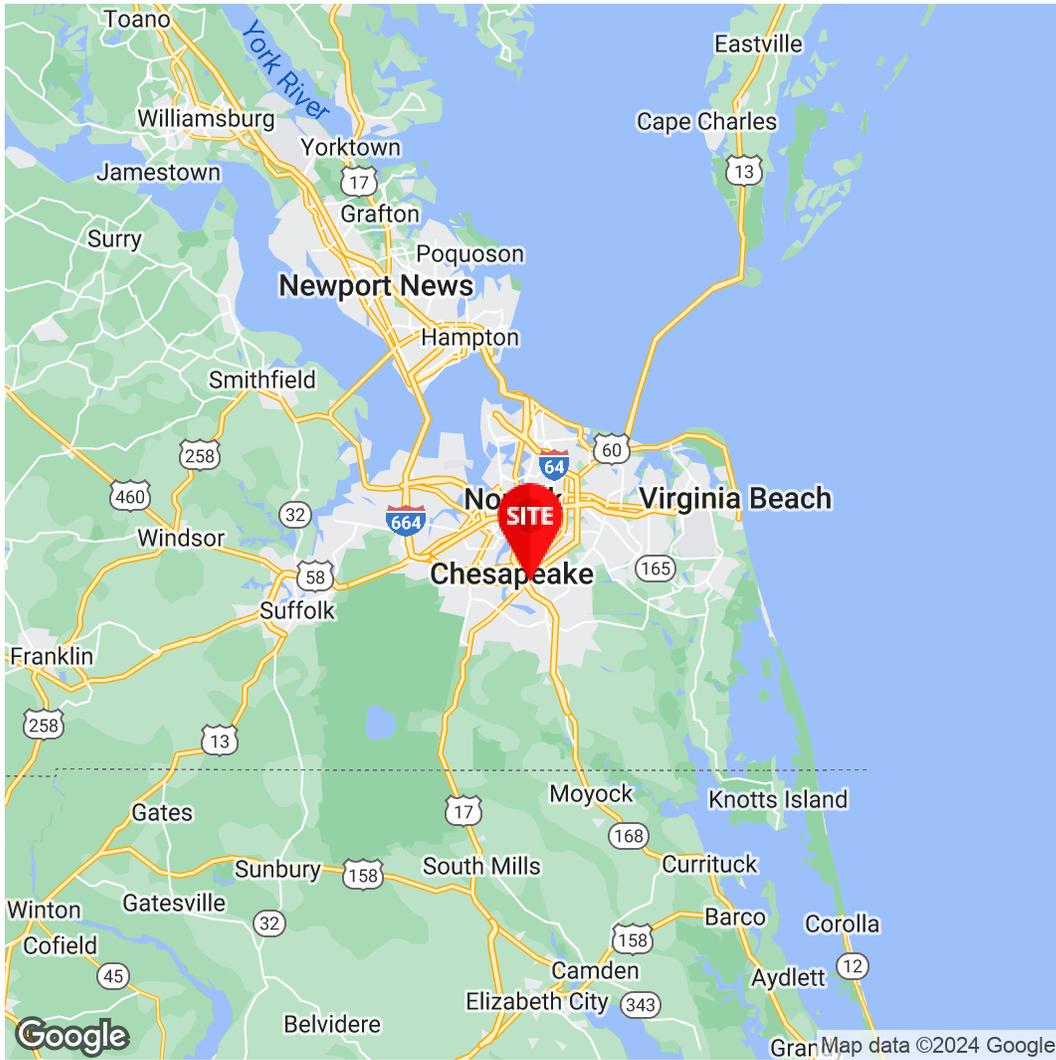
- Office / Flex / Warehouse space. 4,533 SF office and 3,697 SF warehouse
- Ceiling Height 24' clear
- 3-Phase power and 100% fire suppression
- M-1 Zoning
- Located in the heart of Greenbrier in Battlefield Corporate Park
- Centrally Located- 1/2 mile to I-64 and I-464, 1/2 mile to Oak Grove Connector
- Sublease expires April 30, 2025

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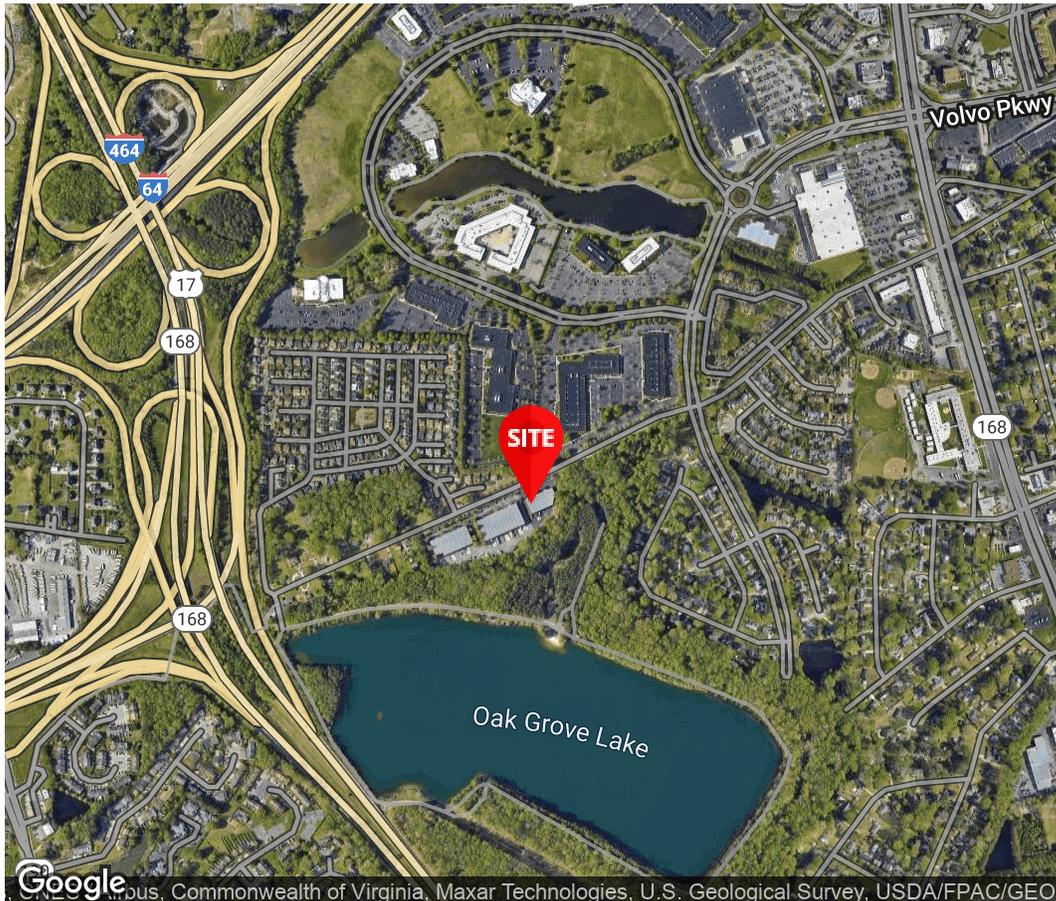
FLOOR PLAN





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