

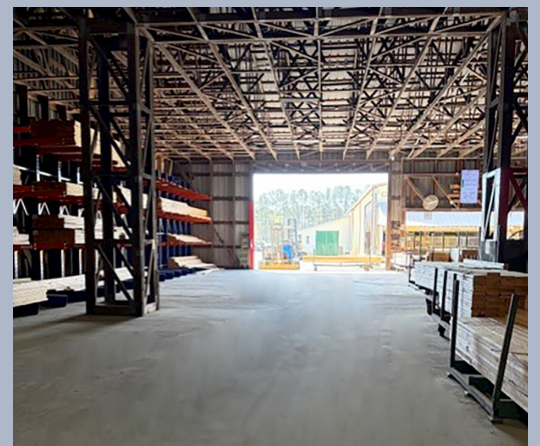
CHESAPEAKE INDUSTRIAL FACILITY | SALE



Opportunity

- 57,606 SF
- 8.277 Acres
- Building 1) 31,776 SF
Building 2) 25,830 SF
- Power: 480/277v.
400 amps in each building
- Ceiling Height 16'-18'
- Dominion Energy
- Remodeled Office
- Roof recently replaced
- IOS/Laydown yard
- Fully fenced
- Situated in the Cavalier Industrial Park
- Close proximity to the Port of Virginia, I-64, I-264, and I-664
- Property is subject to a deed restriction; please contact broker for full details.

3812 Cook Boulevard
Chesapeake, VA



John R. Stump, SIOR
Broker

704-231-3110 cell
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The Stump Corporation
1300 Baxter Street, Suite 365
Charlotte, NC 28204



3812 Cook Boulevard
Chesapeake, VA

Storage Shed
50'-150' - 7500 SF

BUILDING 2
Warehouse
25,830 SF
126' - 205' -

BUILDING 1
Manufacturing
Warehouse
31,776 SF
228' - 128' -

Canopy
78' - 58' -

Office
108' - 24' -



Highlights:

Building Size	57,606 SF	Condition	Good
Acreage	8.277 Acres	Walls	Metal
Office Space	2,592 SF	Floors	Concrete
Ceiling Height	16'-18'	Roof	Metal
Dimensions	196' X 153' & 189' X 130'	Water	Municipal
Bay Spacing	Primarily 51' X 31' & Primarily 27' X 65'	Sewer	Municipal
Parking	40 Paved Spaces (Expandable)	Electric	Dominion Energy
Zoning	M1: Light Industrial	Gas	None (Available in the industrial park)
Date Available	Q2 2026	Heat	None
Selling Price	\$4,608,480	Sprinkler	None
Age	1983/2021	Lighting	LED
		A/C	Office

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