

FOR LEASE

# 4825 STATION HOUSE ROAD

CHESAPEAKE, VA



# Offering Summary

**4825 Station House Road** presents a rare commercial leasing opportunity in the highly desirable Western Branch area of Chesapeake, VA. The property encompasses 9.73 acres of flat, usable land, offering exceptional flexibility for a variety of commercial users looking for Industrial Outdoor Storage (IOS). The parcel is subdividable. An existing 11,025 SF industrial building, historically utilized for automotive service operations, provides immediate functional space.

Strategically positioned within the Hampton Roads region, the site benefits from convenient access to I-664 and major transportation corridors, connecting seamlessly to Norfolk, Portsmouth, and Virginia Beach. Its location is well-suited for logistics, industrial, service, and commercial operations needing IOS, with proximity to regional ports, freight infrastructure, and Norfolk International Airport enhancing operational efficiency.

Surrounded by a mix of established businesses and growing residential communities, the property offers both strong visibility and practical accessibility. Whether for industrial operations, service-based businesses, fleet or contractor use, or other commercial applications, 4825 Station House Road represents a compelling leasing opportunity in one of Southeastern Virginia's most dynamic and steadily expanding markets.



## PROPERTY HIGHLIGHTS

- **±9.73 Acres of Commercial Land:** Rare large parcel ideal for IOS
- **±11,025 SF Existing Industrial Building:** Immediate operational potential
- **Prime Chesapeake Location:** In the heart of the Hampton Roads region
- **Easy Access to I-664 & Major Highways:** Strong regional connectivity
- **Flexible Commercial/Industrial Use:** Ideal for redevelopment or expansion
- **Established Business Corridor:** Surrounded by growing residential & commercial development



**4825 Station House Rd, Chesapeake, VA 23321**



**11,025**  
Building SF



**1973**  
Year Built



**AE**  
Zoning



**9.73**  
Acres



**Chesapeake**  
Virginia



# Property Outline



# Surrounding Area

Walmart  
Chick-fil-A  
T.J. Maxx  
FOOD LION  
Kroger



**PORT OF VIRGINIA**  
22 MILES FROM PROPERTY

**\$288,700 MEDIAN HOME VALUE IN 3 MILE RADIUS**

PUGHSVILLE ROAD

STATION HOUSE ROAD

ExtraSpace Storage

**9.73 TOTAL ACRES CAN BE SUBDIVIDED**



## MSA HIGHLIGHTS

**1.78M**  
Residents

**\$81K**  
Avg. HHI

**826K**  
Workforce

**\$127.5B**  
GDP

## The Port of Virginia

Chesapeake is one of the largest cities in Virginia by land area (353 square miles) and home to approximately 255,000 residents, forming a key part of the Hampton Roads metro (population ~1.8 million). The city benefits from steady population growth, a strong median household income base, and direct access to major highways, rail, and the Port of Virginia — positioning it as a strategic hub for logistics and industrial users.



The industrial market in Chesapeake remains active, driven by distribution, warehousing, light manufacturing, and government-related contractors.



Proximity to I-64, I-664, Route 58, and the region's deep-water port system supports regional and East Coast supply chain operations.



Demand for industrial outdoor storage (IOS) and contractor yard space remains strong due to limited coastal industrial land and continued growth in transportation and construction sectors.



## **PORT OF VIRGINIA**

One of the largest ports on the East Coast, known for its deep channels, modern infrastructure, and strategic access to global trade routes.