

**RIDDLE
ASSOCIATES Inc.**
Commercial Real Estate

INDUSTRIAL SPACE FOR SALE

801 Butler Street, Suites 19-21
Chesapeake, VA 23323



3 Contiguous Condo Units
Cannot be sold individually

Property Details:

- 4,890 total square feet
- 3 two-story units with an open concept 2nd story
- 3 separate electrical panels
- 3-phase power option
- Zoned- M-1 (Light Industrial)
- Owner Occupy or Investment Opportunity with the option for 3 individual units.
- Offered at \$ 420K
- Condo Fees are \$250.00 per month per unit

EXCLUSIVELY OFFERED BY:

SHANNON A. STIDHAM | SStidham@riddleassociates.com | 757.256.7420

**CALL TODAY PRICE ALREADY INCLUDED AND TO SCHEDULE YOUR
PRIVATE TOUR!**

RIDDLE ASSOCIATES, INC.
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

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1st Floor:

- 1,300 +/- open concept warehouse space between units 19 & 20.
- 800 sf +/- warehouse space in unit 21, accessed individually.
- 3 10' x 10' grade level garage doors with (3) additional entry doors for access.
- 3 Restrooms between the three units.
- Storage closets, storage cabinets, and 1st floor break room area.
- Ample space for individual offices

2nd Floor:

- Generous upstairs spacing comprised of ample storage built out over the warehouse space of unit 19.
- 2 full restrooms.
- Kitchen, office space, utility closet, and bonus mezzanine.

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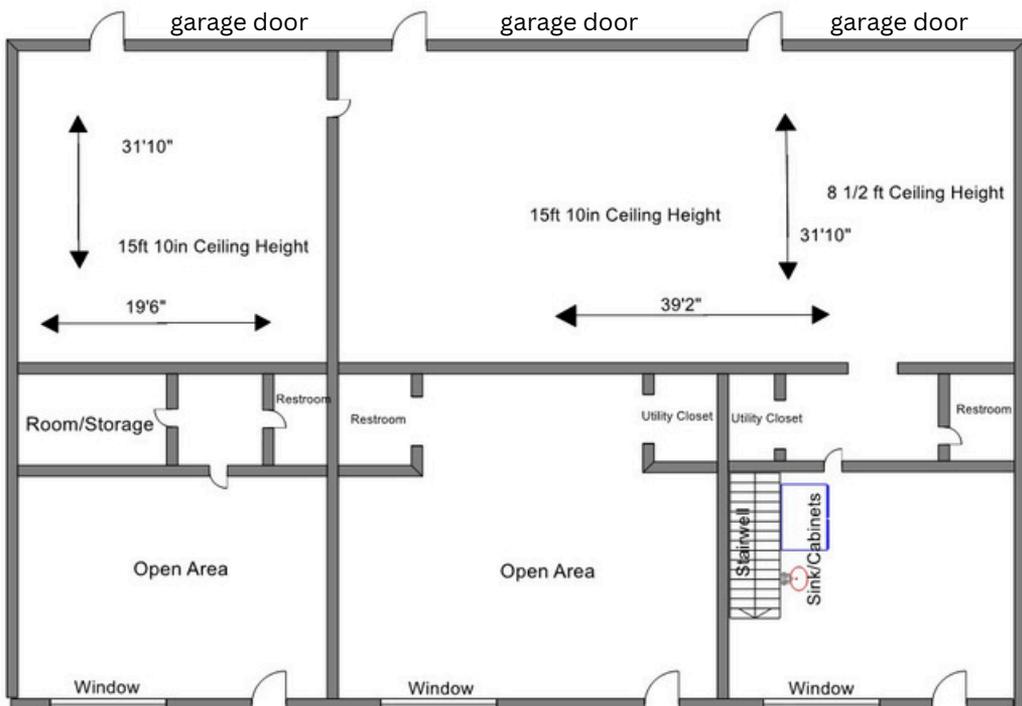
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1st Floor



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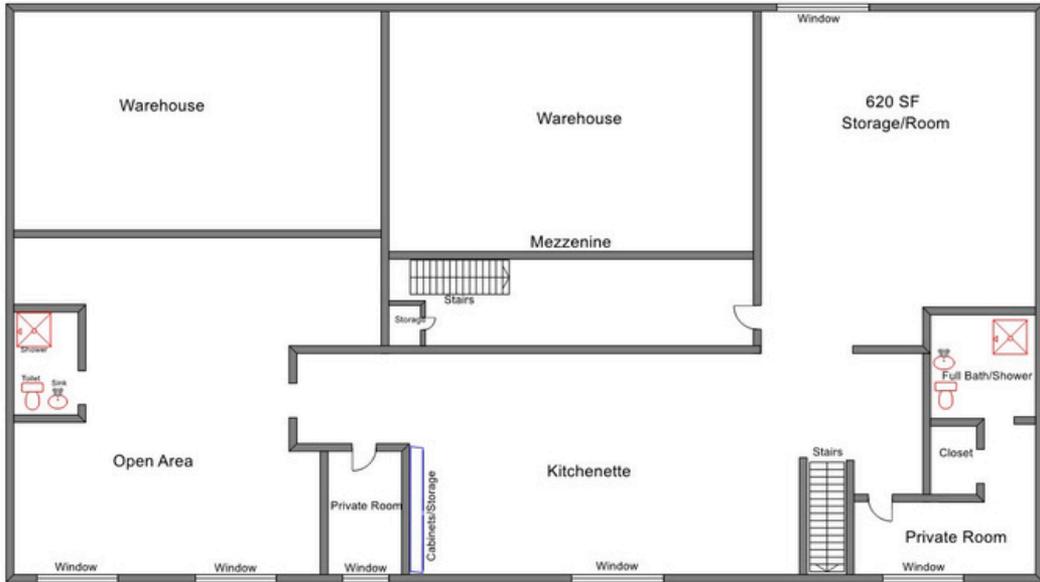
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2nd Floor

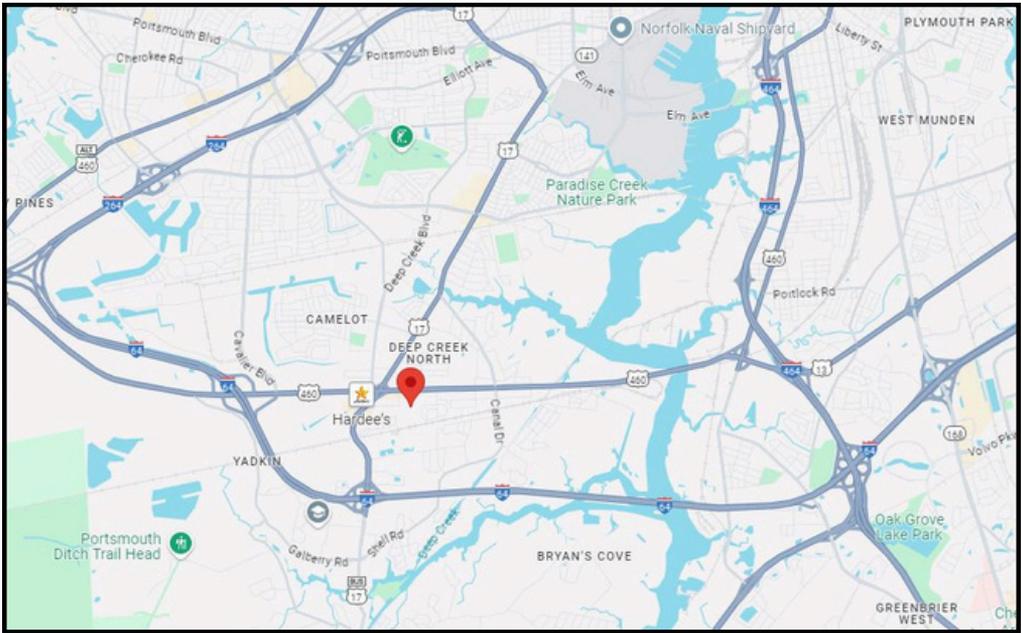


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