

CBRE

**Conditioned
Warehouse &
Industrial Land**

32,500 SF | 18.5 AC

FOR SALE

4740 Chudoba Pkwy

PRINCE GEORGE
VA, 23875



Property Highlights

**CONDITIONED WAREHOUSE &
INDUSTRIAL LAND OPPORTUNITY**

Property Size

18.5 Acres (10 - 12 Acres Usable)

Available SF

32,500 SF

Office

5,000 SF (2 Floors)

Clear Height

21' - 22'

Loading Docks

2 Existing

Drive-In Doors

2 Total

Power

3,000 Amps of 480v
3-Phase Electrical

Sprinklers

Fully Sprinklered

Heat

Natural Gas

Electric

Prince George Electrical Cooperative

Year Built

1999

Zoning

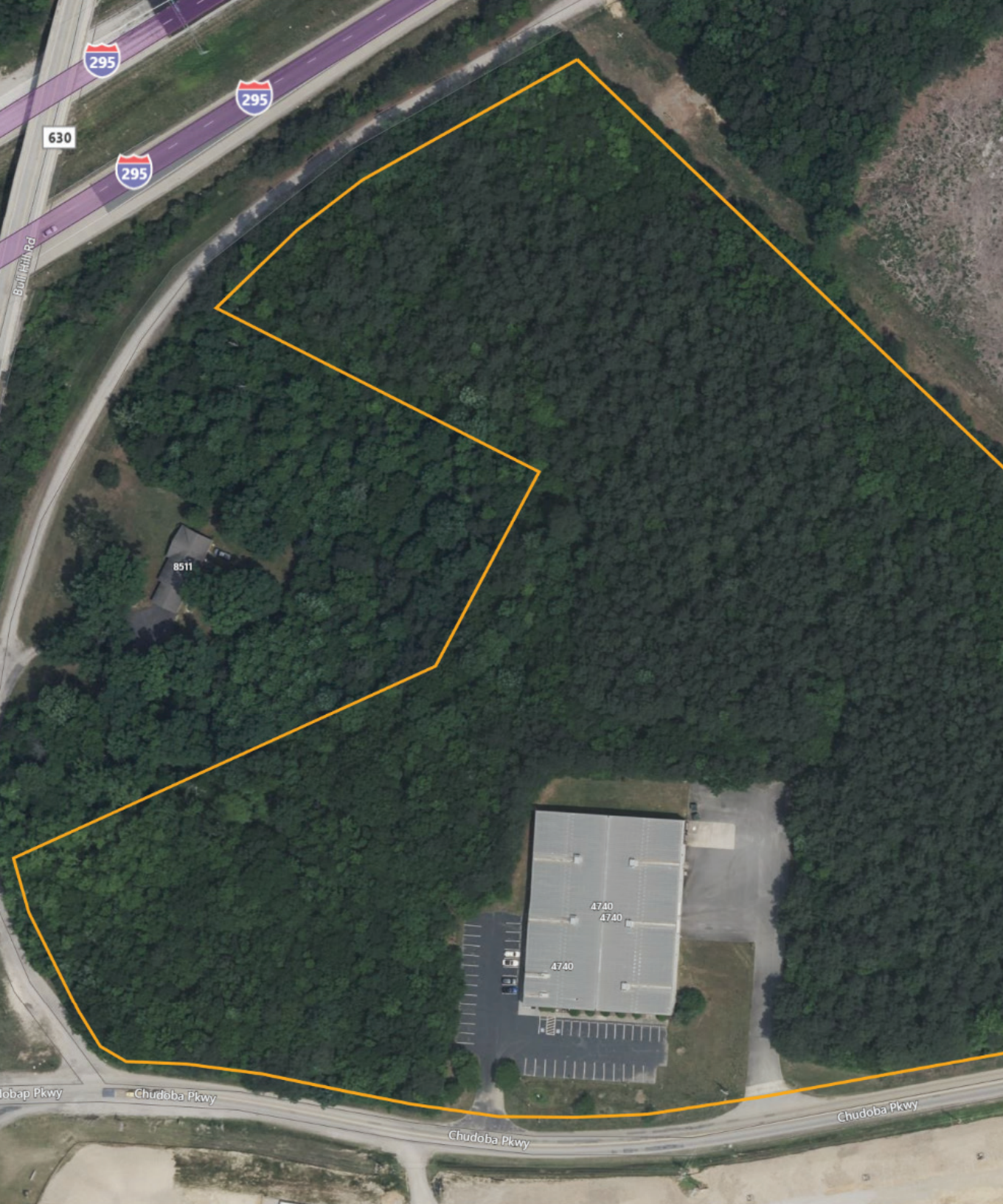
Industrial

Strategic Industrial Opportunity

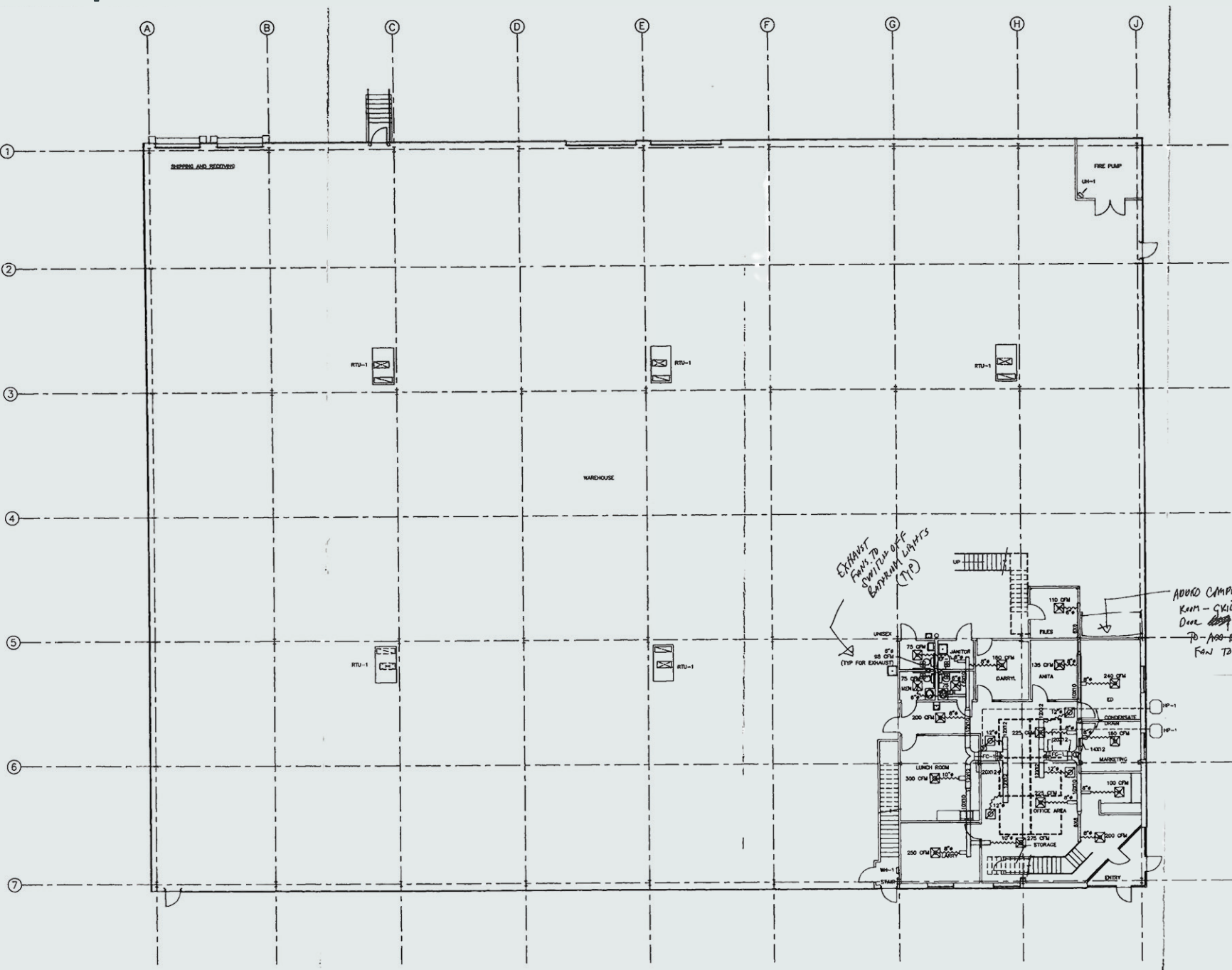
32,500-SF INDUSTRIAL FACILITY ON 18.5 ACRES IN PRINCE GEORGE COUNTY

CBRE is pleased to offer 4740 Chudoba Parkway, a 32,500 SF industrial building on 18.5 acres in Prince George County. Built in 1999, it features 21–22' clear heights, two dock-high and two drive-in doors, 2,000–3,000 amps of power, natural gas, and 5,000 SF of office space.

Zoned Industrial, the site supports a wide range of uses, with significant excess land for storage or expansion. Less than one mile from I-295, the property provides excellent access to I-95 and the Central Virginia industrial market. Offered for sale, it is well-suited for users needing scalable space or investors seeking an well-located industrial asset.



Floorplan





NEARBY TENANTS



DISTANCE TO 460
IMMEDIATE CONNECTION




DISTANCE TO I-295
LESS THAN 1 MILE



DISTANCE TO I-95
LESS THAN 3 MILES



DISTANCE TO PORT OF VIRGINIA
71 MILES - 93 MIN



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ANDREW FERGUSON
Senior Vice President
+1 804 401 4004
andrew.ferguson@cbre.com

JASON HETHERINGTON, SIOR
Senior Vice President
+1 804 401 4003
jason.hetherington@cbre.com

BRAD LOWRY
Senior Associate
+1 804 401 4007
brad.lowry@cbre.com

DOUG TICE, IV
Senior Associate
+1 804 201 2036
doug.tice@cbre.com

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