

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

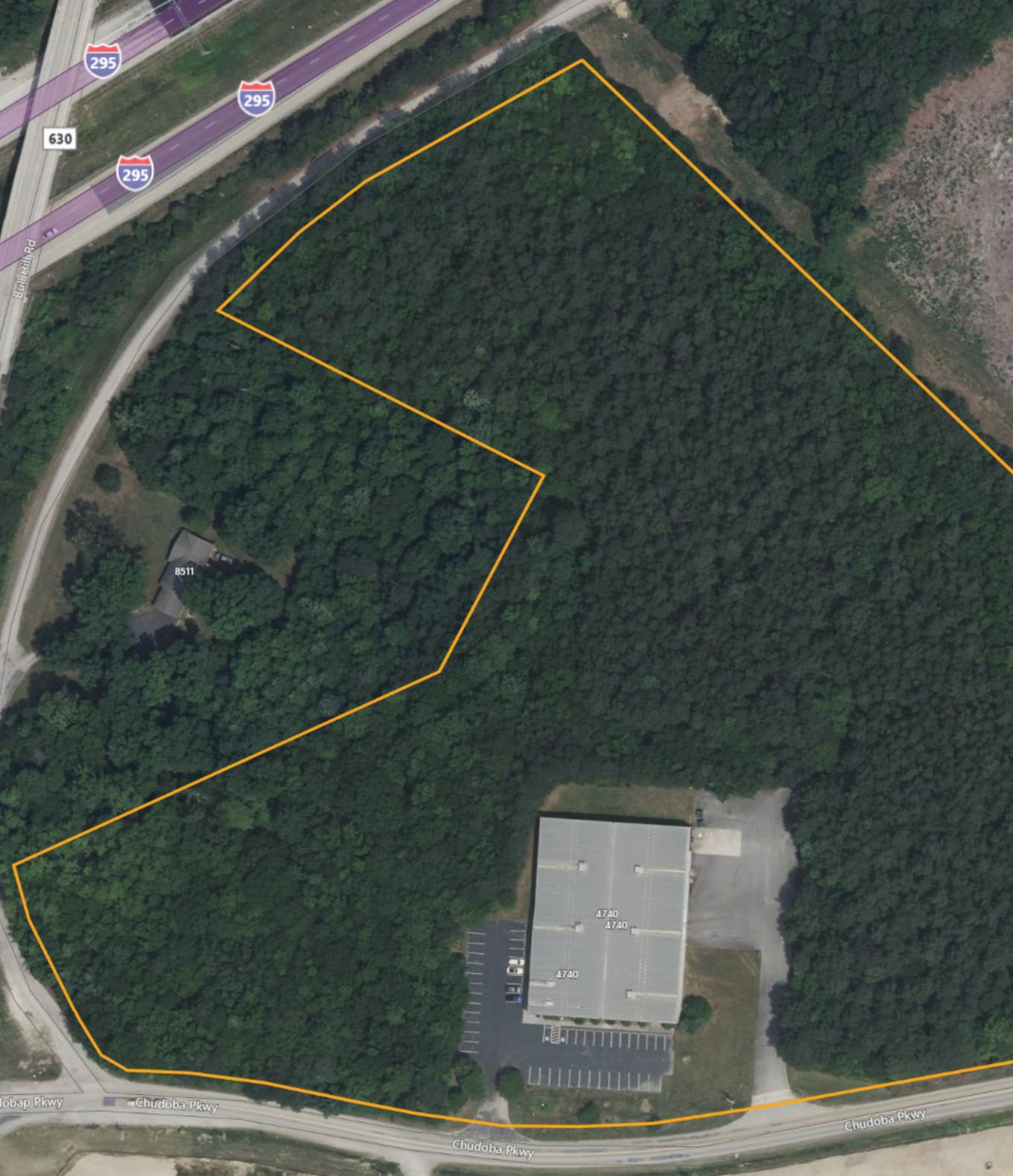
Sprinklers
Fully Sprinklered

Heat
Natural Gas

Electric
Prince George Electrical Cooperative

Year Built
1999

Zoning
Industrial



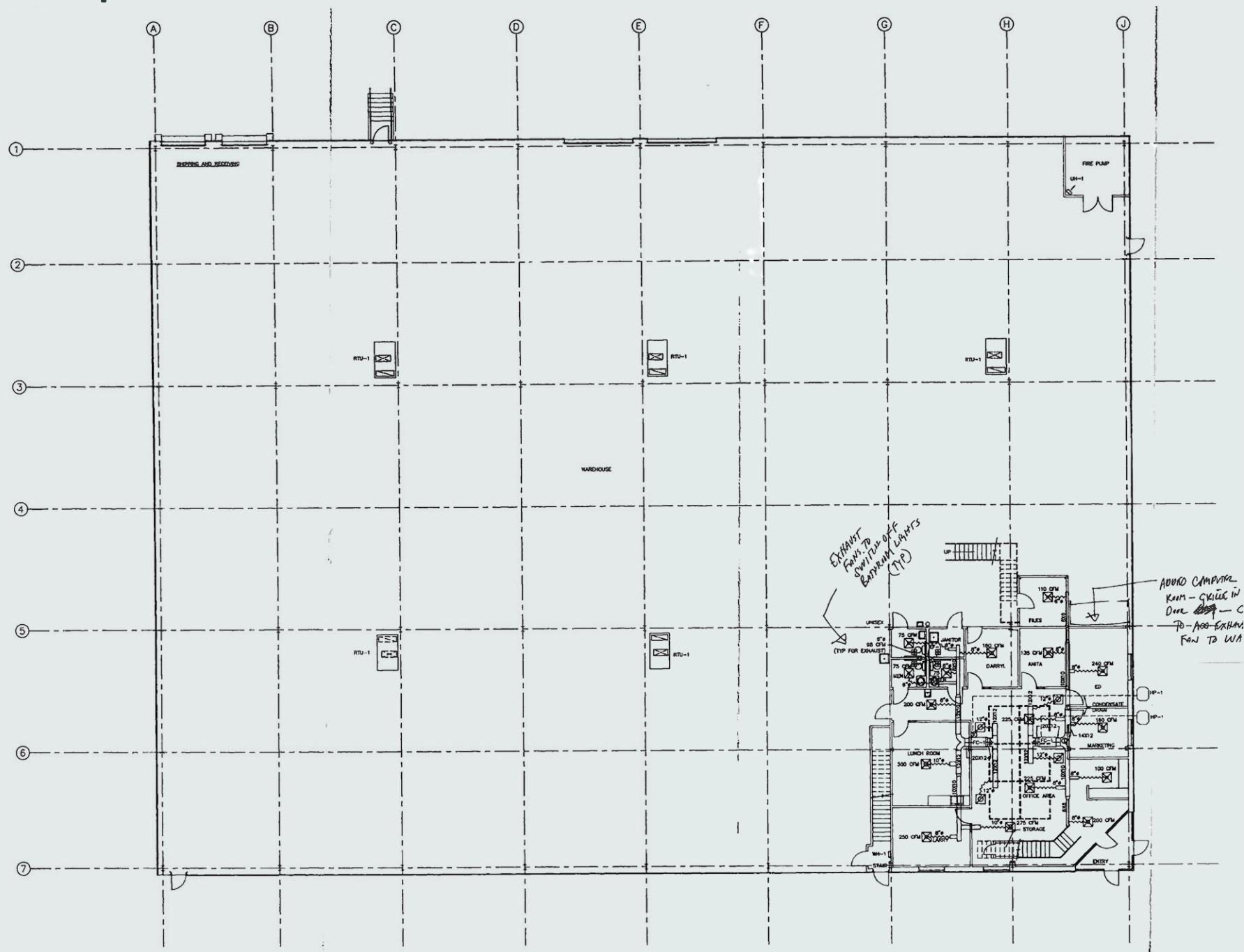
Strategic Industrial Opportunity

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 a 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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