

SAM SEGAR & ASSOCIATES ®

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

FOR SALE

INDUSTRIAL / AUTOMOTIVE ASSEMBLAGE — CHESAPEAKE, VIRGINIA

1008 Yager Court & Associated Parcels | Bainbridge Boulevard Corridor | M1 & B3 Highway Commercial Zoning

ASKING PRICE
\$1,475,000

TOTAL SITE
±2.04 Acres (5
Parcels)

BUILDINGS
7,200 SF Auto Service
Facility, 2 Single
Family Dwellings, free
standing garages

ZONING
M1 & B3 Highway Commercial



PRIMARY ASSET — 1008 YAGER COURT

- 7,200 SF professional auto service facility — built 2000, very good condition
- Move-in ready — immediate occupancy, no construction timeline
- 10 twin-post automotive lifts convey with sale
- Alignment rack and air compressor systems and more included
- 6 overhead doors — multi-bay configuration (three 14' x 14' and three 12' x 12')
- Left Bay Area 16' ceiling height Right Bay Area 14' ceiling height
- 0.97 acres with municipal sewer / well water (city water available nearby)

FIVE-PARCEL ASSEMBLAGE SUMMARY

ADDRESS	AC.	DESCRIPTION
1008 Yager Court	0.97 ac	7,200 SF Auto Service Facility (Primary Asset)
1009 Yager Court	0.19 ac	Expansion Parcel — Storage / Parking
4306 Bainbridge Blvd	0.31 ac	Single Family Dwelling - Highway Frontage — Full Municipal Utilities – could be used to support the primary business, or leased out for office or retail use
802 Yager Court	0.38 ac	Single Family Dwelling - Development Parcel (Teardown, Demo Offset Applied in valuation of assemblage) Could be repaired and used as offices to support primary business
800 Yager Court	0.19 ac	Garage

Note: Potential vacation of Yager Court (private street) could add 0.15–0.25 additional acres to the consolidated site.

LOCATION & SUBMARKET

- Bainbridge Boulevard corridor — established industrial/automotive district, Chesapeake, Virginia
- High-traffic arterial with excellent highway visibility for customer-facing operations
- Proximity to residential communities provides strong workforce accessibility
- Municipal infrastructure available along Bainbridge Boulevard frontage
- Cost-competitive alternative to premium industrial parks while maintaining broad B3 use flexibility

IDEAL USE TYPES — B3 HIGHWAY COMMERCIAL ZONING

AUTOMOTIVE SERVICES

- Multi-bay repair shops, Fleet Service facility, tire centers, alignment specialists
- Body shops, collision centers, paint operations
- Performance / specialty shops — 10 lifts already in place
- Detail operations, quick lube

CONTRACTOR OPERATIONS

- HVAC, plumbing, electrical, roofing companies
- Covered shop space plus 2+ acres for fleet and equipment
- Outdoor parking for 10–20+ service vehicles
- Customer-facing office potential via 4306 Bainbridge parcel

TOWING & AUTO AUCTION

- Extensive outdoor vehicle storage capacity (50–100+ vehicles)
- Highway visibility on Bainbridge Boulevard for retail auction traffic
- Covered building for high-value vehicle storage / office
- Outdoor storage areas require no utilities — cost advantage

CONTRACTOR SUPPLY / WHOLESALE DISTRIBUTION

- Electrical, plumbing, HVAC supply houses
- Warehouse with integrated counter / showroom
- High-visibility location attracting contractor customer base
- Expansion land for bulk material / outdoor display

WAREHOUSE & EQUIPMENT RENTAL

- Building supply, equipment rental, industrial distributors
- Immediate occupancy advantage — no construction timeline

- Outdoor display and storage for rental fleet or equipment
- Below-replacement-cost pricing provides built-in equity

INVESTOR / VALUE-ADD / DEVELOPER

- Tenant placement in turnkey industrial building
- 1031 exchange replacement property
- 4306 Bainbridge parcel — full utilities, redevelopment potential
- Phased site development matching capital deployment

DEVELOPMENT UPSIDE & FLEXIBILITY

- 2+ acre consolidated assemblage — rare in this size and price range in the Chesapeake submarket
- Phased expansion possible without additional land acquisition
- 4306 Bainbridge Boulevard parcel provides full municipal water and sewer — premium redevelopment site
- Potential vacation of Yager Court could consolidate an additional 0.15–0.25 acres into the development parcel
- Multiple buyer scenarios supported: owner-user, income investor, or ground-up developer

PHOTO GALLERY

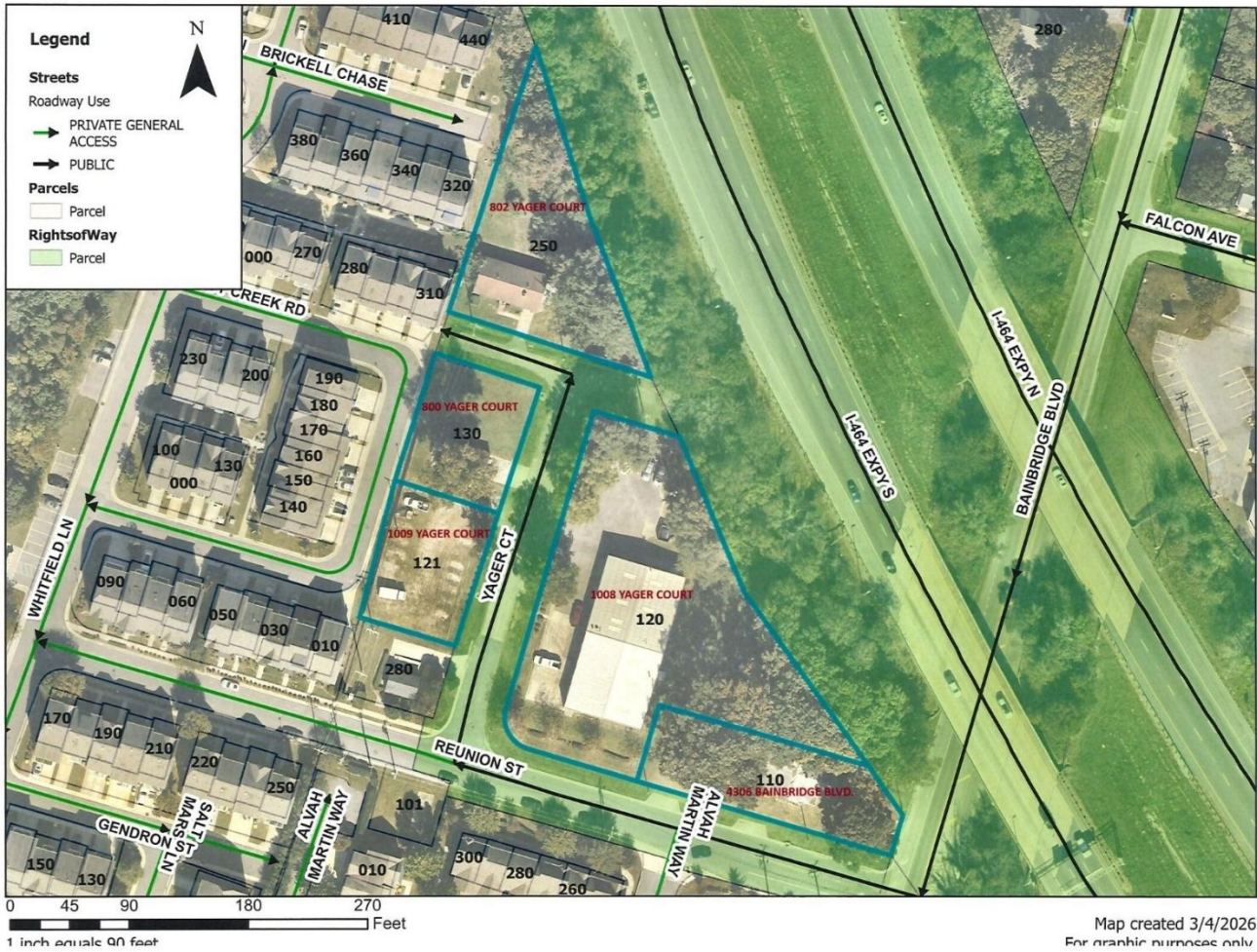








PROPERTY DELINEATION AND TAX MAP



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