

INDUSTRIAL PROPERTY FOR SALE

1033 CAVALIER BLVD
Chesapeake, VA 23323



PROPERTY DESCRIPTION

Introducing a prime industrial warehouse/manufacturing asset opportunity at 1033 Cavalier Blvd, Chesapeake, VA — perfect for owner-users or investors. This 20,750 SF building is zoned M-1 Light Industrial, and is well-equipped to accommodate various manufacturing and operational needs. Featuring two adjoined structures, the property includes the original 8,750 SF building (built 1985) with 18' clear height and 12,000 SF (built 2016) with 42' clear height.

Significant Added Value: This offering includes over \$1 million in machinery, vehicles, and industrial equipment (supported by a third-party appraisal). Centrally located in Cavalier Industrial Park, the site provides easy access to major regional thoroughfares — I-64 and I-264 — making it ideal for businesses requiring logistics connectivity across Hampton Roads and the broader Mid-Atlantic region. Don't miss the chance to capitalize on this exceptional opportunity for your warehouse/manufacturing operations or as a strong addition to an industrial investment portfolio.

OFFERING SUMMARY

Sale Price:	\$5,495,000
Number of Units:	1
Lot Size:	263,546 SF
Building Size:	20,750 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	51,439	182,503	365,167
Total Population	136,497	464,183	947,721
Average HH Income	\$95,533	\$101,818	\$102,752

Douglas Kendall
(757) 803-0836

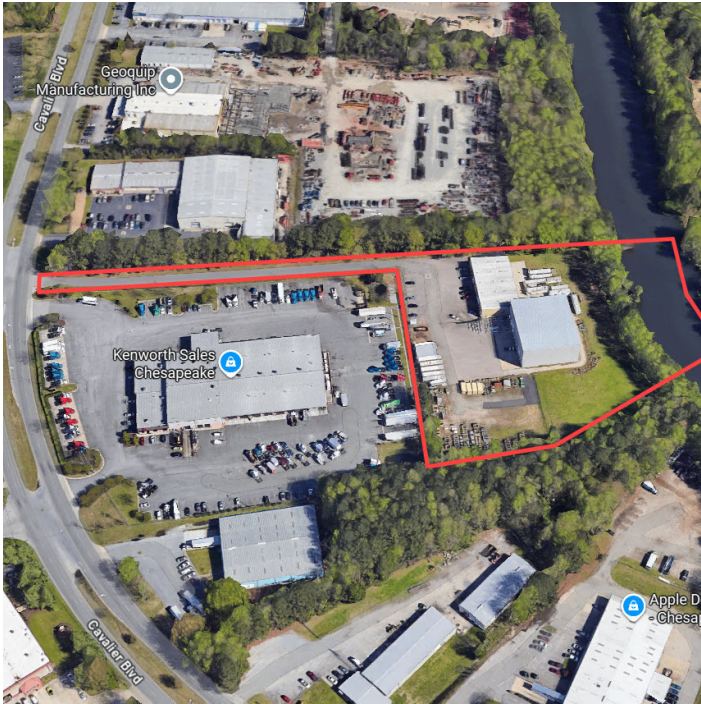


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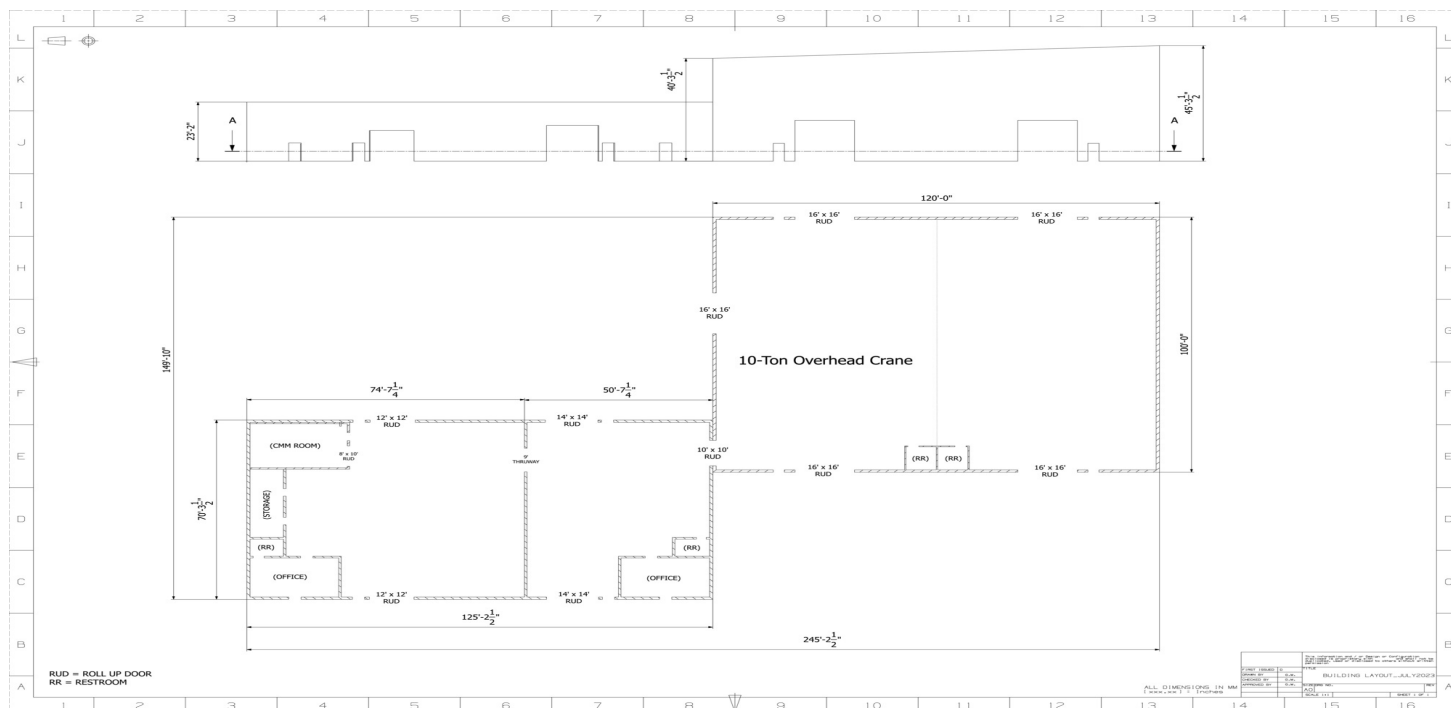


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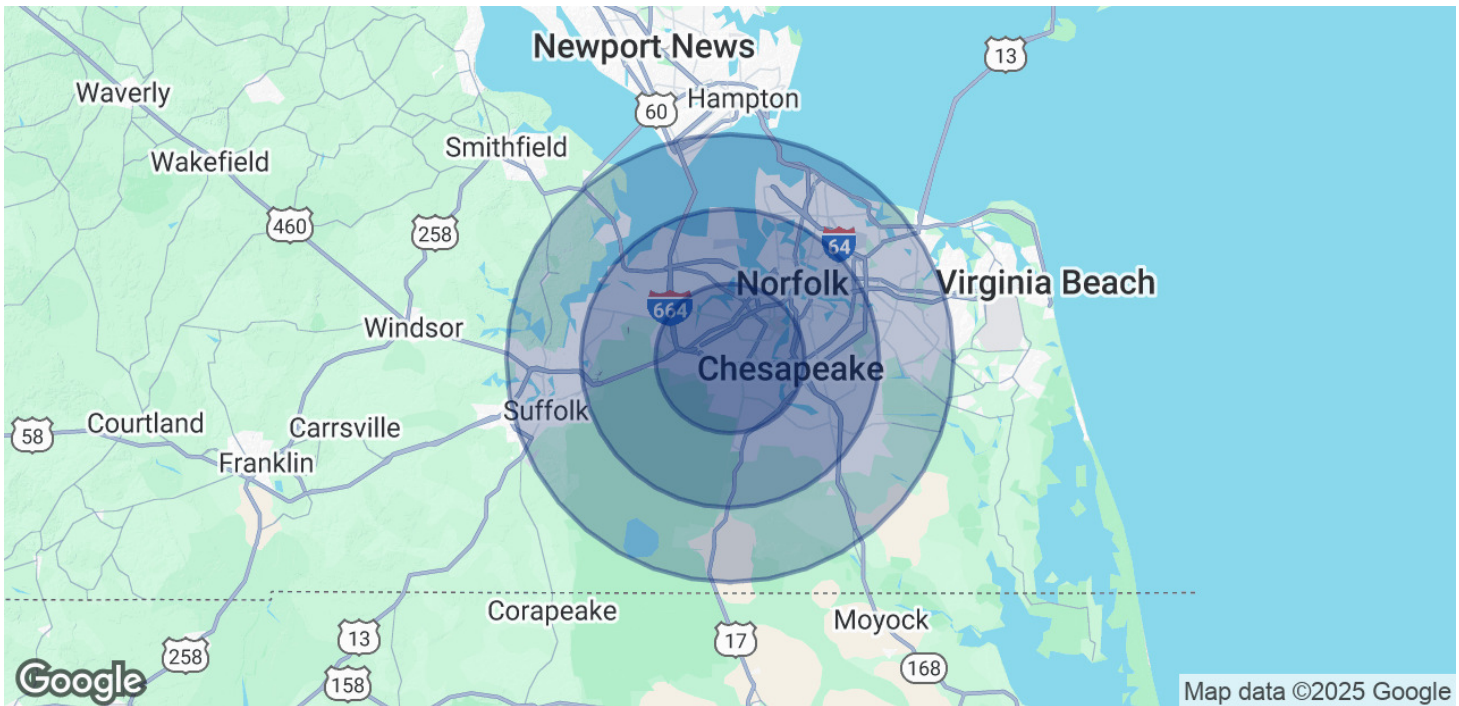


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	136,497	464,183	947,721
Average Age	39	39	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	51,439	182,503	365,167
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$95,533	\$101,818	\$102,752
Average House Value	\$296,781	\$346,501	\$355,027

Demographics data derived from AlphaMap

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