

# FOR LEASE

±1.00 - ± 7.25 ACRES INDUSTRIAL OUTSIDE STORAGE

4711 - 4719 W MILITARY HWY, CHESAPEAKE, VA 23321

IMMEDIATELY AVAILABLE



- Up to ± 7.25 Contiguous Acres Outside Storage Available
- Flexible Lot Sizes - Landlord will Subdivide Lots
- Recently Renovated 6,500 SF Shop/Office Building
- Quality Tenant Roster
- Fenced, Secured, Stabilized, and Lighted
- M1 - INDUSTRIAL ZONING
- MODULAR OFFICE SPACE AVAILABLE
- IMMEDIATE ACCESS TO BOWERS HILL INTERCHANGE & HAMPTON ROADS BELTWAY
- ± 0.25 MILES TO I-64, ± 8.25 MILES TO PMT, ± 9.5 MILES TO VIG, AND ± 13.5 MILES TO NIT
- QUARTERLY YARD MAINTENANCE AND MONUMENT SIGN PLACARD COMPLIMENTARY
- PERMITTED USES: CONTAINER/TRAILER STORAGE AND MAINTENANCE, TRUCKING, AND CONTRACTOR STORAGE YARD.

**FOR INFORMATION, PLEASE CONTACT:**

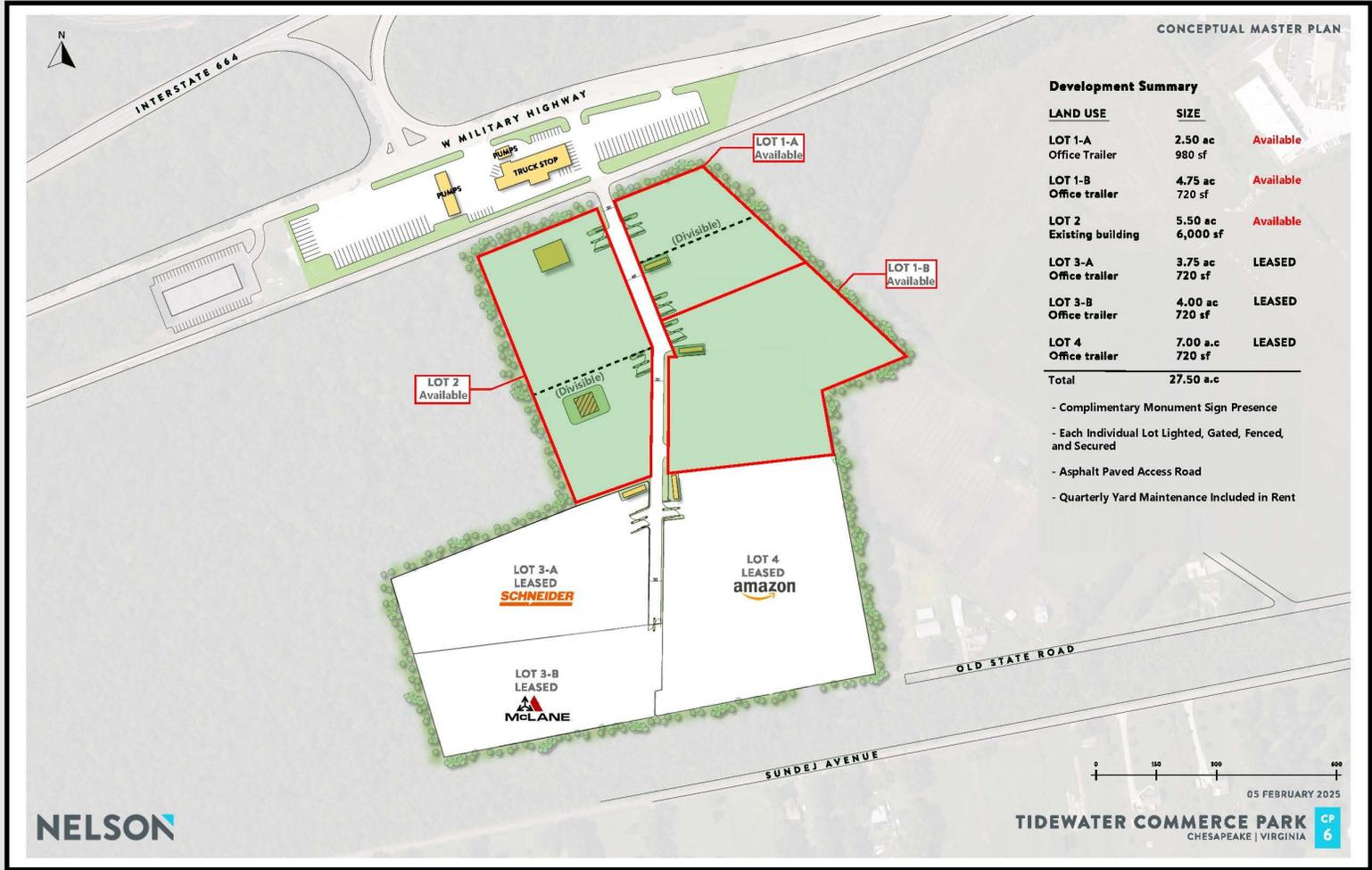
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# CONCEPTUAL SITE PLAN

## Multi Tenant Industrial Outdoor Storage



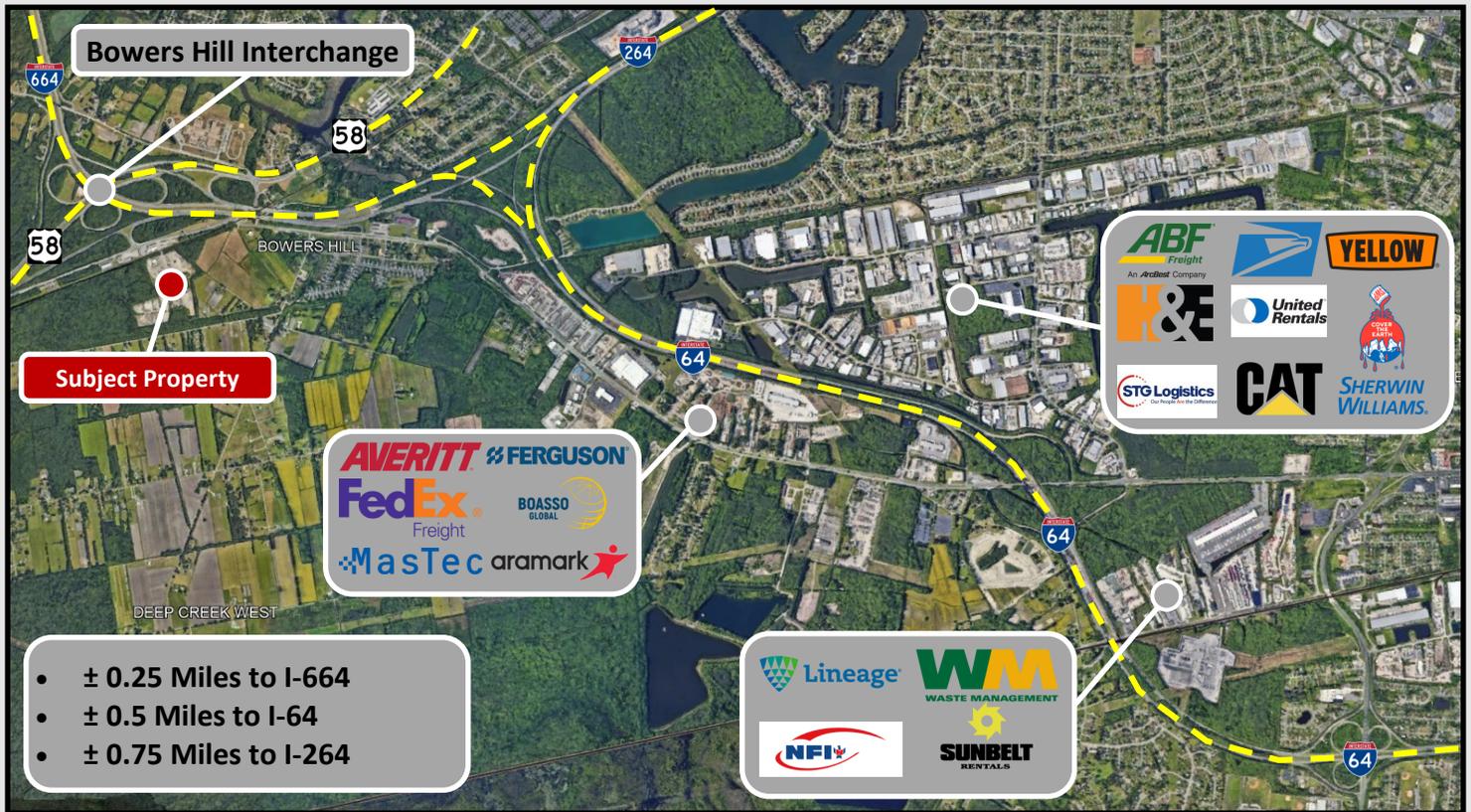
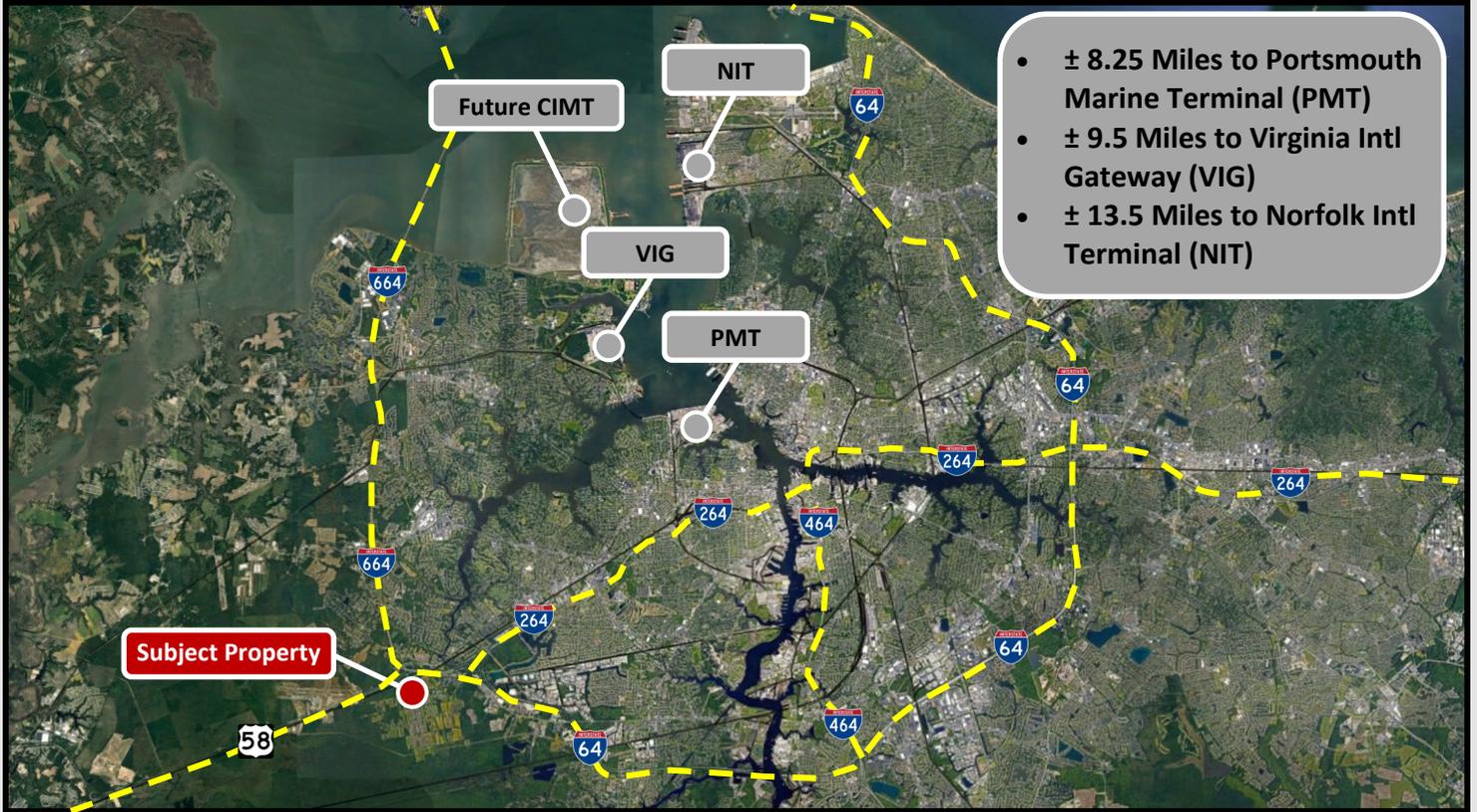
- **Lot 1-A:** Available | ± 2.50 Acres | Modular Office
- **Lot 1-B:** Available | ± 4.75 Acres | Modular Office Available
- **Lot 2:** Available | ± 5.50 Acres | 4,500 SF Grade Level Shop | 1,500 SF Office | Four (4) 14' x 14' Roll Up Doors | 18' Clear Height | 75' Bay Depth
- **CURRENT TENANTS:** SCHNEIDER (NYSE: SADR), DARLING INGREDIENTS (NYSE: DAR), AND AMAZON (NASDAQ: AMZN).
- **Immediately Available**
- **Call for Rates - Tenant to Pay Pro-Rata Share of OPEX**
- **Landlord Will Combine or Subdivide Lots**
- **Lots to be Separately Fenced / Secured- Delivered with Stabilized Yard and Updated Lighting**
- **BUILD-TO-SUIT SHOP / OFFICE CONSIDERED**
- **Professionally Managed Business Park**

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# AERIALS



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