



LIGHT INDUSTRIAL · MIXED-USE

2638 Campostella Rd

Chesapeake, VA 23324 · 6,600 SF Free-Standing Warehouse

LEASE RATE \$10.00 / SF	BUILDING SIZE 6,600 SF	YEAR BUILT 2020
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PROPERTY HIGHLIGHTS

Use Type	Light Industrial
Zoning	Mixed-Use
Building SF	6,600 SF
Ceiling Height	18 ft
Clear Span	110 ft
Roll-Up Door	12 ft
Year Built	2020
Lease Rate	\$10.00 / SF
Divisible	Yes

Versatile Mixed-Use Opportunity

This expansive property delivers prime flexibility for a wide range of uses — ideally suited for office, warehouse, or light industrial operations. With 18-foot ceiling height, a 12-foot roll-up garage door, and a 110-foot clear span, the building allows for efficient movement of goods, equipment, or vehicles.

The open floor plan can be easily subdivided to accommodate multiple tenants or customized layouts — perfect for businesses seeking both functional workspace and accessibility.

- ✓ **Mixed-use / light industrial zoning**
- ✓ **110' clear span, 18' ceilings**
- ✓ **12' roll-up loading door**
- ✓ **Divisible for multiple tenants**
- ✓ **Office build-out in place**
- ✓ **Newer construction (2020)**

Inside 2638 Campostella

Chesapeake, VA 23324



● MAIN WAREHOUSE · 110' CLEAR SPAN



● FRONT OFFICE



● LOADING AREA



● OPEN FLOOR PLAN



● STORAGE / SUBDIVISIBLE BAY

Ready to tour the property?

Schedule a private walkthrough with the listing broker.

Christian Harris

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