

FOR SALE

Industrial Investment Opportunity

4104 Holland Boulevard
Chesapeake, VA 23323



CAVALIER INDUSTRIAL PARK

ABOUT THE PROPERTY

Property Overview

Well-Located Multi-Tenant Industrial Asset

- Total Building Area: ± 25,500 SF
- Total Land Area: ± 4.7 Acres
- Zoning: M1 (Light Industrial)
- Parking: 68 Spaces
- Access: Direct Access to Holland Blvd with Proximity to I-64, I-464, and Regional Logistics Routes

Site Highlights

- ± 2.35 Acres Of Undeveloped Rear Land:
- Building Expansion
- Yard Or Storage Area
- Potential Future Subdivision (Subject To Approvals).
- Existing Drainage and Utility Infrastructure In Place
- One Water Meter
- **Offering Price: \$3,850,000**

Building Breakdown

Main Office/Warehouse Building: +10,500 SF

- Immediately Available for Owner/User Occupancy
- ± 3,500 SF of Finished Office Space
- ± 7,000 SF of Warehouse/Clear Span, Expandable to 10,000 SF
- Roof Deck Heights: Approximately ±17.5-23'
- Loading: 4 10X12' Roll Up Doors
- 3-Phase Power

Small Bay Industrial Suites: +15,000 SF

- 9 Individual Suites: 1,200 - 2,400 SF
- 3 Suites Currently Leased
- Office/Warehouse Configurations
- Roll-Up Door Access (10'x12')
- Independent Utilities (Varies By Suite)
- Gas and Individual Electric Meters in Each Suite
- Flexible Interior Layout

For more information:

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CAVALIER INDUSTRIAL PARK

- Established industrial park with strong regional access
- Convenient proximity to major transportation corridors
- Well suited for distribution, service, and light manufacturing users

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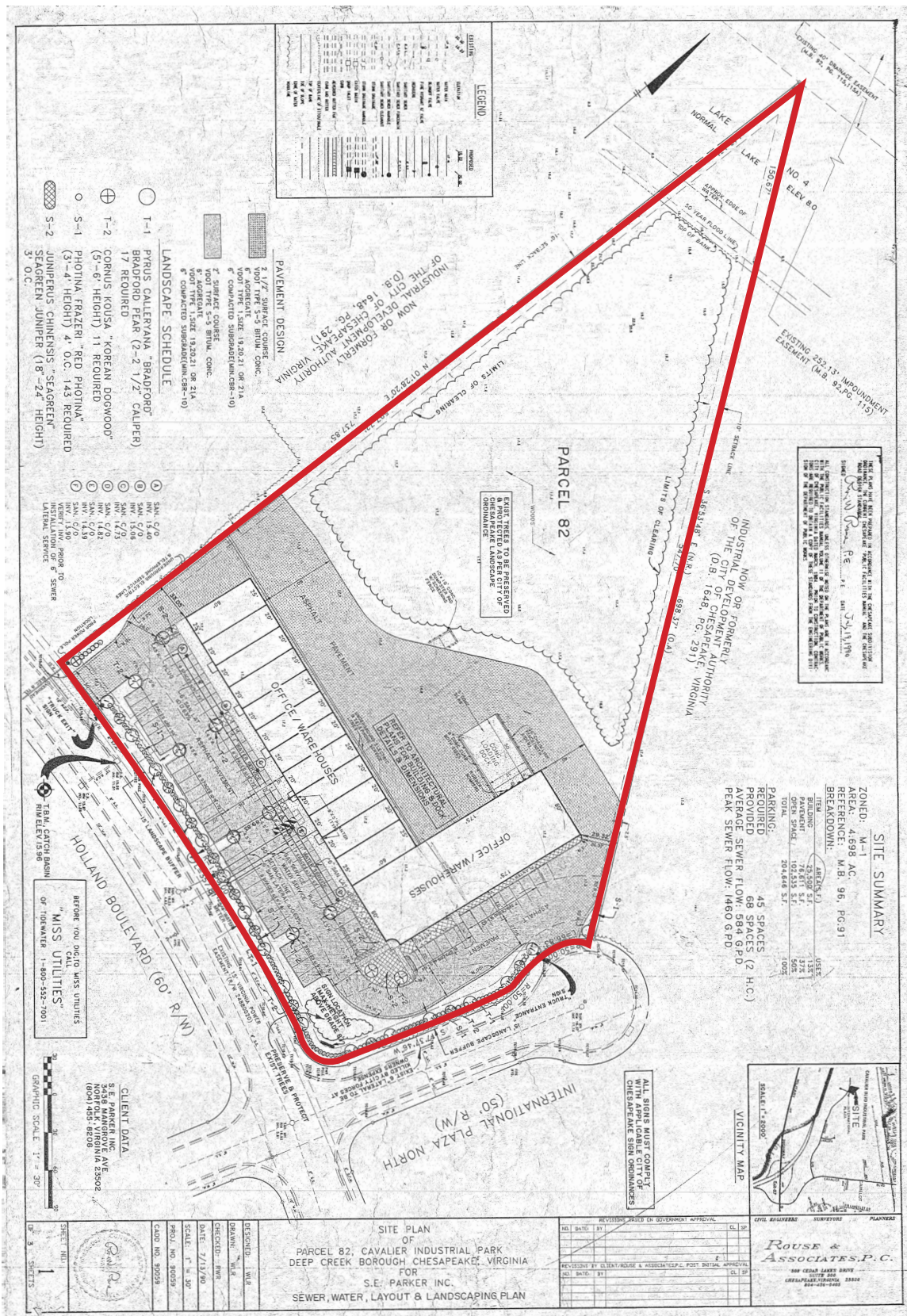
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PROPERTY HISTORY

The primary $\pm 10,500$ SF building has been continuously occupied by S.E. Parker Inc. since construction in 1991. Developed and operated by the Parker family for over 30 years, the property benefited from long-term, stable ownership. The addition of small bay industrial suites created a diversified income stream. With ownership now retiring, this represents the first sale since original development.

VALUE ADD OPPORTUNITY

Unlike many industrial vacancies, the available $\pm 10,500$ SF was not created by tenant turnover or market conditions, but by the owner's retirement following more than three decades of successful owner-occupancy. Ownership intentionally suspended leasing efforts while determining the property's future disposition, preserving a rare opportunity for a new owner-user.

The asset offers immediate occupancy of the primary facility, complemented by stable income from the leased small-bay industrial suites. Additionally, the ± 2.35 acres of excess land presents significant upside potential for expansion, future development (subject to approvals), or valuable outdoor storage and laydown yard use.

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