



HUNTER PAUL COMMERCIAL

REAL ESTATE

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455



16,000 SF AVAILABLE FOR LEASE

**210 Sampson Creek Road
Chesapeake, VA 23322**



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Property Overview

Lease Price:
\$14,500/mo modified gross

Building Size:
± 20,250 SF Free-Standing
Office/Warehouse

Available Space:
± 16,000 SF available
March 1, 2026

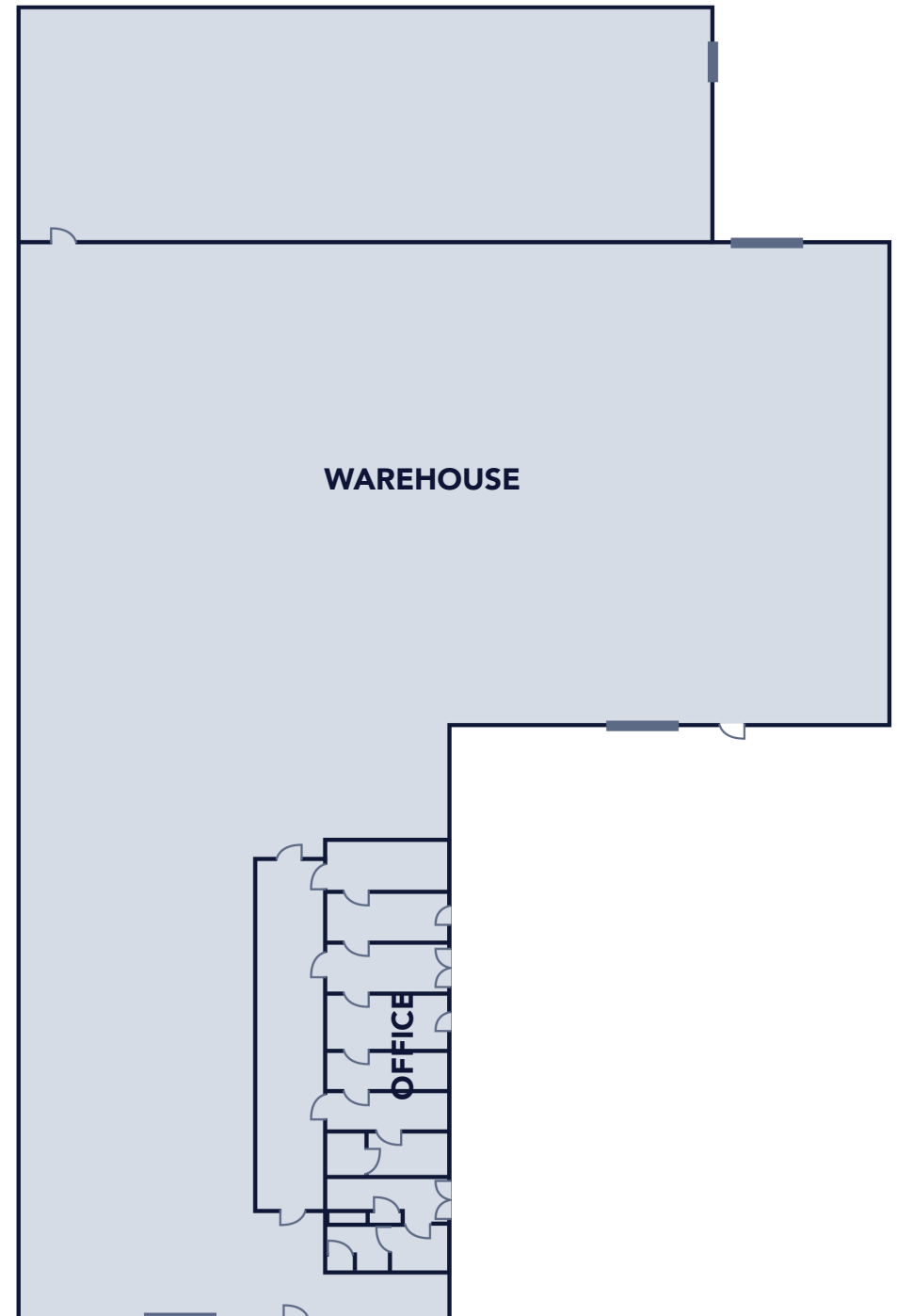
Ceiling Height:
22' clear height

Power:
3-phase electric service

Crane:
5-ton overhead crane installed

Loading:
4 grade-level overhead doors

Construction:
Clear-span steel frame



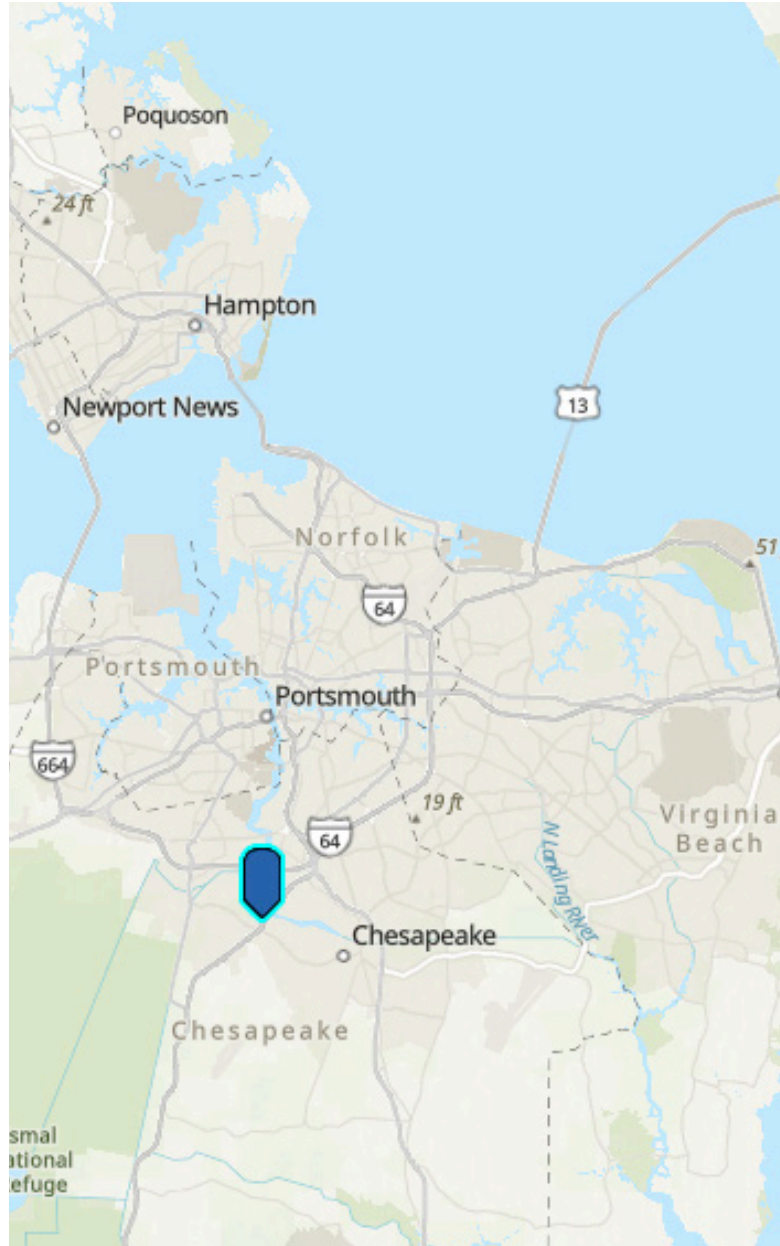


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Location Highlights

Strategically located within Chesapeake's established industrial corridor

Excellent connectivity to major regional arterials:

- Dominion Boulevard (Route 17)
- Cedar Road
- Battlefield Boulevard (Route 168)
- Interstates I-64 and I-464

Proximity to the **Port of Virginia**, **Greenbrier industrial area**, and major Hampton Roads distribution nodes

Ideal for **light manufacturing, contractor trades, or service distribution users** requiring clear-span space

Turn-key warehouse with high-bay access and heavy-duty power infrastructure

Strong transportation linkages support regional logistics, fabrication, and supply chain operations

Availability March 2026

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