

# Sam Segar & Associates

REALTORS®

## FOR SALE OR LEASE Commercial Land & Building Chesapeake, VA

- Location:** 4328 Bainbridge Blvd., Chesapeake, VA  
Connector Road: Bainbridge Blvd. and South Military Highway
- Zoning:** B-3
- Size:** ± 3.5 acres “total”  
Building: approx. 5,480 sq. ft.
- Utilities:** Available at site
- Development:** Preliminary site-plan for previously proposed mini- storage facility available
- Frontage:** ± 662 Linear ft.
- Wetlands:** Not Located in Chesapeake Bay Preservation Area
- Total Parcel:** **TOTAL: Sales price: ± 3.5 acres: @ \$1,500,000**  
Ground Lease: \$.45/ sq. ft. (absolute net)
- Building:** **Lease Rate:** Total Bldg: ±5,480 sq. ft. Units leasing @ **\$3.50/sq. ft. NNN: “as is, where is”** - No space currently available  
Note: Seller may consider a Joint Venture or Built-to-Suit project for 0.5 acre site; Sell or Lease

**Contact:**

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