

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 (Vacant)

- ➔ ± 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

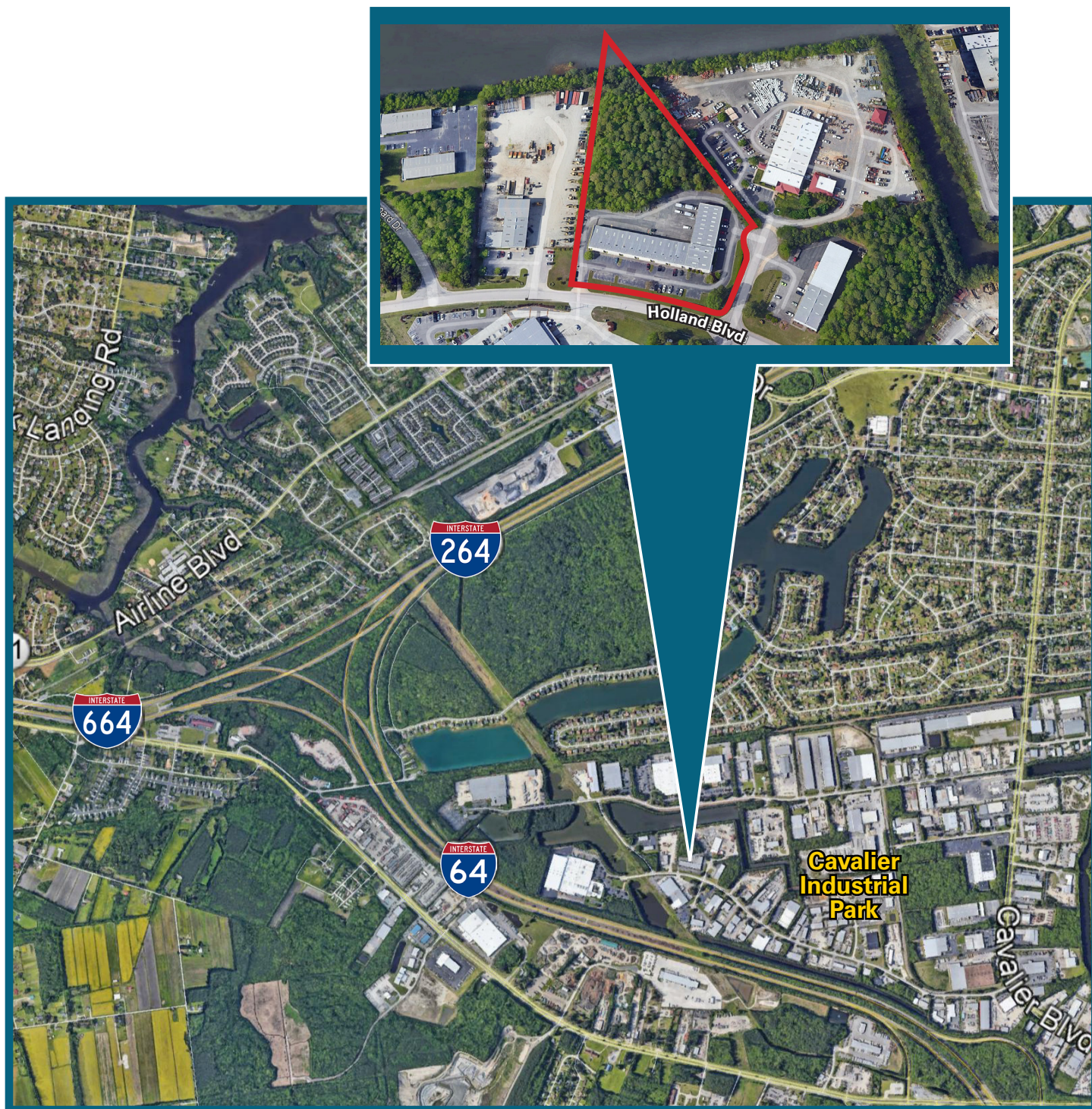
For more information:

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HARVEY LINDSAY
COMMERCIAL REAL ESTATE



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

For more information:

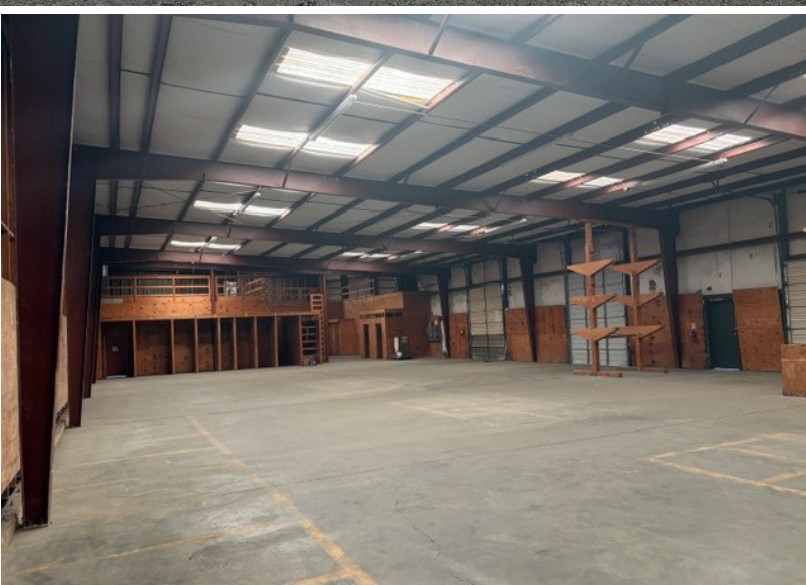
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PROPERTY HISTORY

The primary ±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.

Disclaimer: This information has been secured from sources believed to be reliable, but no representations or warranties are made as to its accuracy. Broker makes no guarantees, expressed or implied. All parties should conduct their own independent investigation and due diligence.

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