



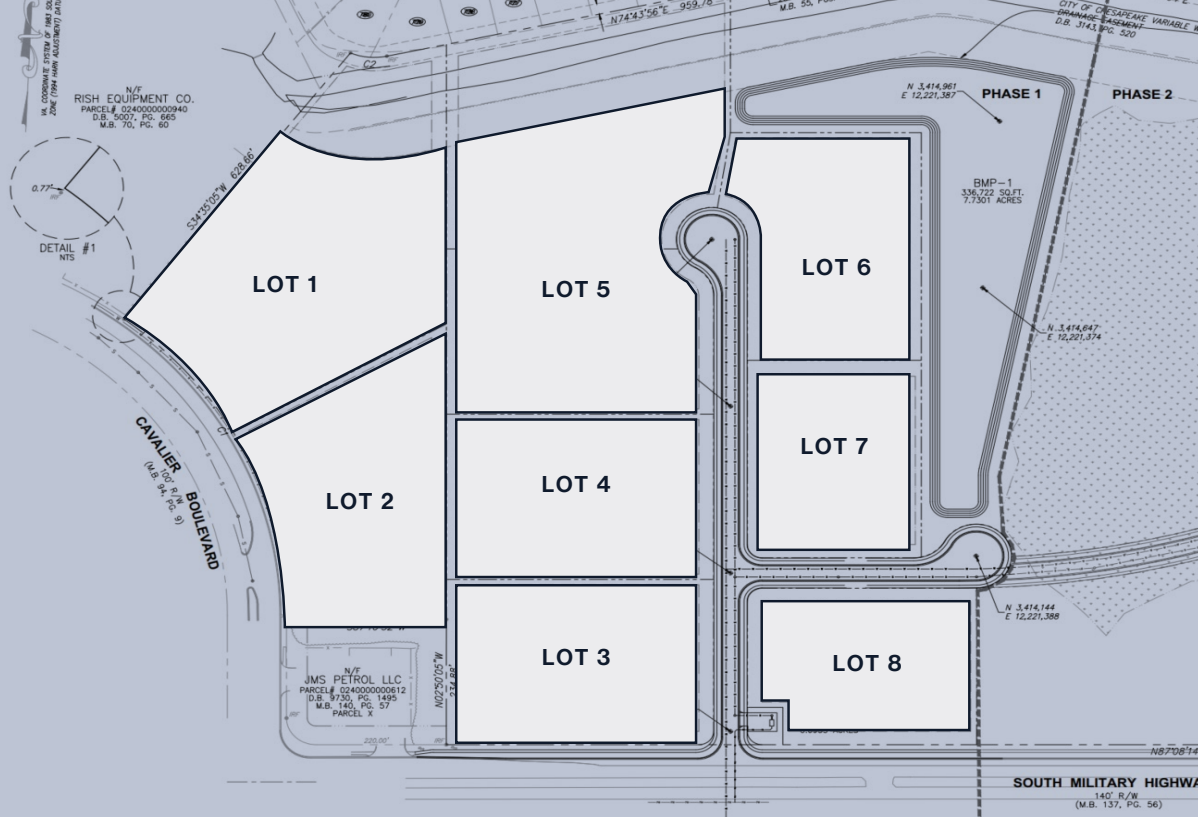
RAMPART CAVALIER INDUSTRIAL



**Build-to-Suit Industrial
Opportunities with Outdoor Storage**

S MILITARY HIGHWAY & CAVALIER BOULEVARD

CHESAPEAKE, VIRGINIA



PROPERTY OVERVIEW

Rampart Cavalier Industrial Park is a ±39-acre, master-planned industrial development comprised of eight discrete lots offering prominent frontage along S Military Highway and Cavalier Boulevard in Chesapeake, Virginia.

Rampart Real Estate Partners is planning a best-in-class build-to-suit industrial park designed to accommodate a range of users requiring flexible building configurations and outdoor storage capabilities. Construction is scheduled to commence in June 2026, with phased deliveries anticipated from Q4 2027 through Q4 2029

Six sites are planned for industrial warehouse and shop facilities with integrated outdoor storage yards. Buildings will range from approximately 7,000 to 25,000 square feet, situated on sites ranging from 2.2 to 5.7 acres.

Highlights

Master-planned park	±39-acres
Lots with flexible configurations	8
Built-to-suit opportunities	All Lots
Planned facilities with outdoor storage	6
Building size range	7K - 25K SF
Lot size range	2.2 - 5.7 AC
Light Industrial Zoning	M-1
Construction Start	June '26
Phased Delivery	Q4 27 - Q4 29

FLEXIBLE SITES

Rampart Cavalier Industrial Park offers highly flexible site configurations to accommodate a wide range of industrial users. Individual lots may be combined to support larger building footprints, expanded yard areas, or specialized operational requirements.

The development is designed to support users requiring a combination of warehouse, shop, office, and outdoor storage components within a single, efficiently planned site.



Lot 1

- 4.6 usable acres
- ±14,000 total SF
- ±12,000 SF warehouse + wash bay
- ±2,000 SF office
- 5 drive-in doors (14' x 16')
- 22' clear height
- Covered wash bay with trench drain & oil-water separator
- 480V / 800-amp / 3-phase



Lot 2

- 3.0 usable acres
- ±8,750 total SF
- ±7,750 SF warehouse + wash bay
- ±1,000 SF office
- 3 drive-in doors (14' x 16')
- 22' clear height
- Covered wash bay with trench drain & oil water separator
- 208V / 400-amp / 3-phase



Lot 3 & 4

- 5.7 usable acres
- ±14,000 total SF
- ±12,000 SF warehouse + wash bay
- ±2,000 SF office
- 10 drive-through doors (14' x 16')
- 22' clear height
- Covered wash bay with trench drain & oil water separator
- 480V / 800-amp / 3-phase



Lot 5

- 5.7 usable acres
- 4 buildings each ±12,000 SF
- ±11,200 SF warehouse
- ±800 SF office
- 1 drive-in door (14' x 16'), 2 drive-through doors, 1 dock-well
- 22' clear height
- Buildings may be combined
- 208V / 400-amp / 3-phase



Lot 6 & 7

- 5.7 usable acres
- ±25,000 total SF
- ±22,500 SF warehouse
- ±2,500 SF office
- Clear span warehouse design
- 4 drive-in doors (14' x 16'), 1 dock well
- 22' clear height
- 480V / 800-amp / 3-phase



Lot 8

- 2.2 usable acres
- ±7,000 total SF
- ±6,000 SF warehouse + wash bay
- ±1,000 SF office
- 4 drive-through doors (14' x 16')
- 22' clear height
- Covered wash bay with trench drain & oil water separator
- 208V / 400-amp / 3-phase

Location Advantages

Immediate access to S Military Highway

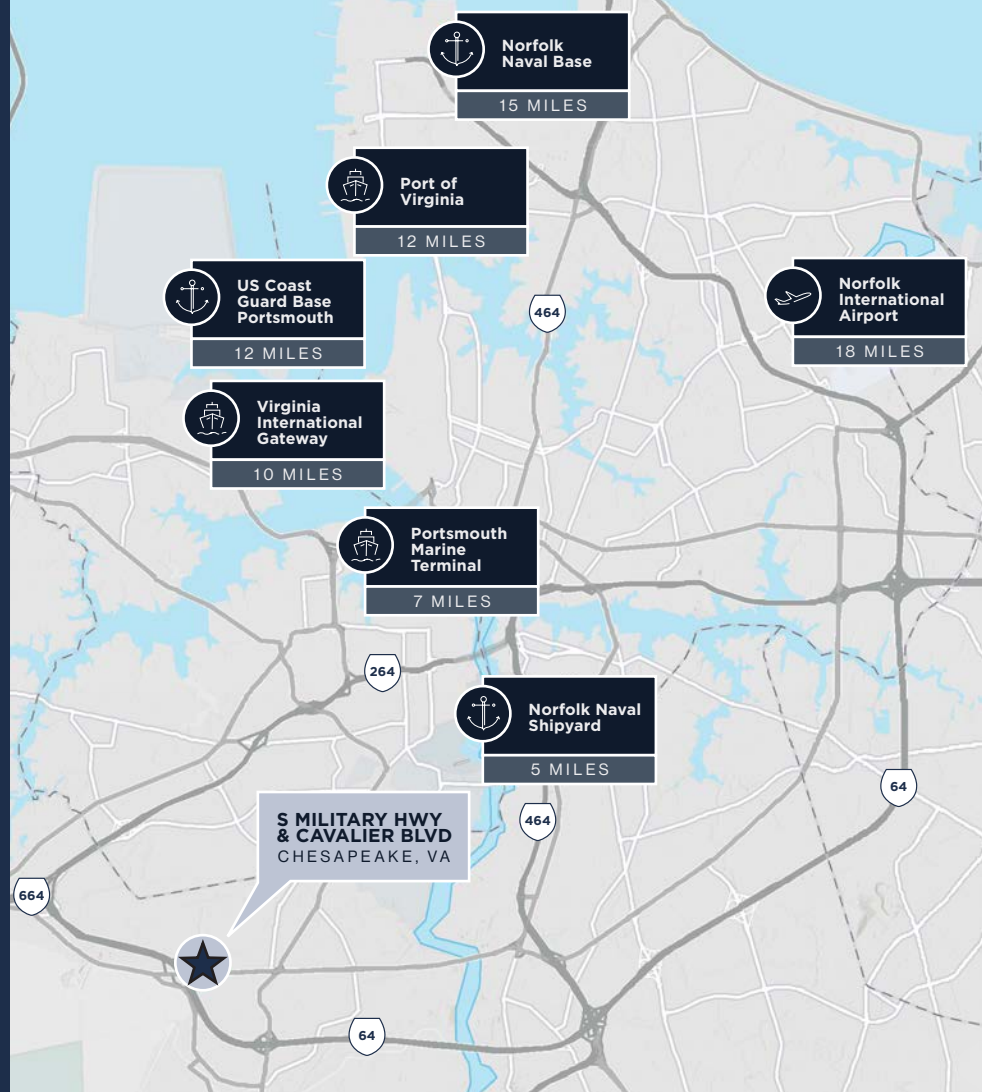
Excellent connectivity to I-64, I-264, and I-664

Close proximity to the Port of Virginia

Minutes to Norfolk International Airport (ORF)

Convenient access to Norfolk Naval Base

Located within an established industrial and distribution corridor



IDEAL USERS



Contractors & Field Service Companies



Fleet & Equipment Operators



Outdoor Storage & Yard Users



Logistics & Distribution Operations



Defense & Government Contractors

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