

4825 Station House Road, Chesapeake, VA 23321



FOR LEASE 13,000 SF on 10+ Acres (IOS)

- Zoned M-1 (Light Industrial)
- Can demise down to 0.25 acres
- Immediate access to I-664
- Fully-fenced perimeter with level surface ready for use
- Located in Western Branch submarket in Chesapeake, Virginia
- Central location with connectivity to both the Peninsula and Southside
- Potential uses include drayage & trucking operations, building material supply, equipment/heavy machinery, other Industrial Outdoor Storage (IOS) related needs
- Lease Rate: \$4,500 per acre / per month, NNN

DRIVE TIMES

6 Miles to Virginia International Gateway (VIG)

9.2 miles to Portsmouth Marine Terminal (PMT)

13.7 Miles to Norfolk International Terminal (NIT)

15.8 Miles to Newport News Shipbuilding

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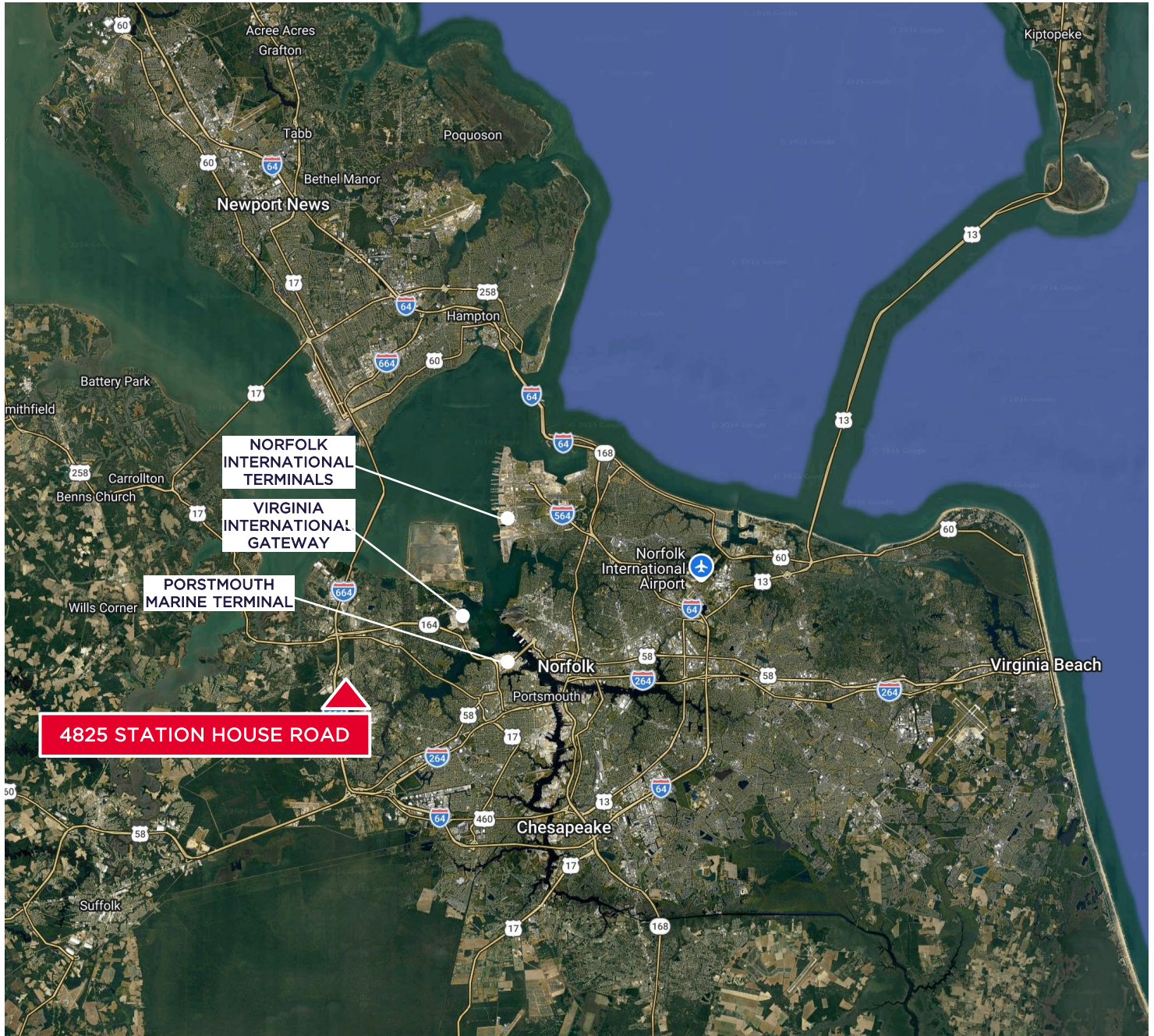
FOR LEASE

**13,000 SF on 10+ Acres (IOS)
Industrial Outside Storage**



CUSHMAN &
WAKEFIELD

THALHIMER



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