

FOR LEASE OR SALE

3945 SOUTH MILITARY HIGHWAY

Chesapeake, Virginia 23321



HICKORY
Real Estate Partners



CLASS A INDUSTRIAL DEVELOPMENT ON ±6 ACRES

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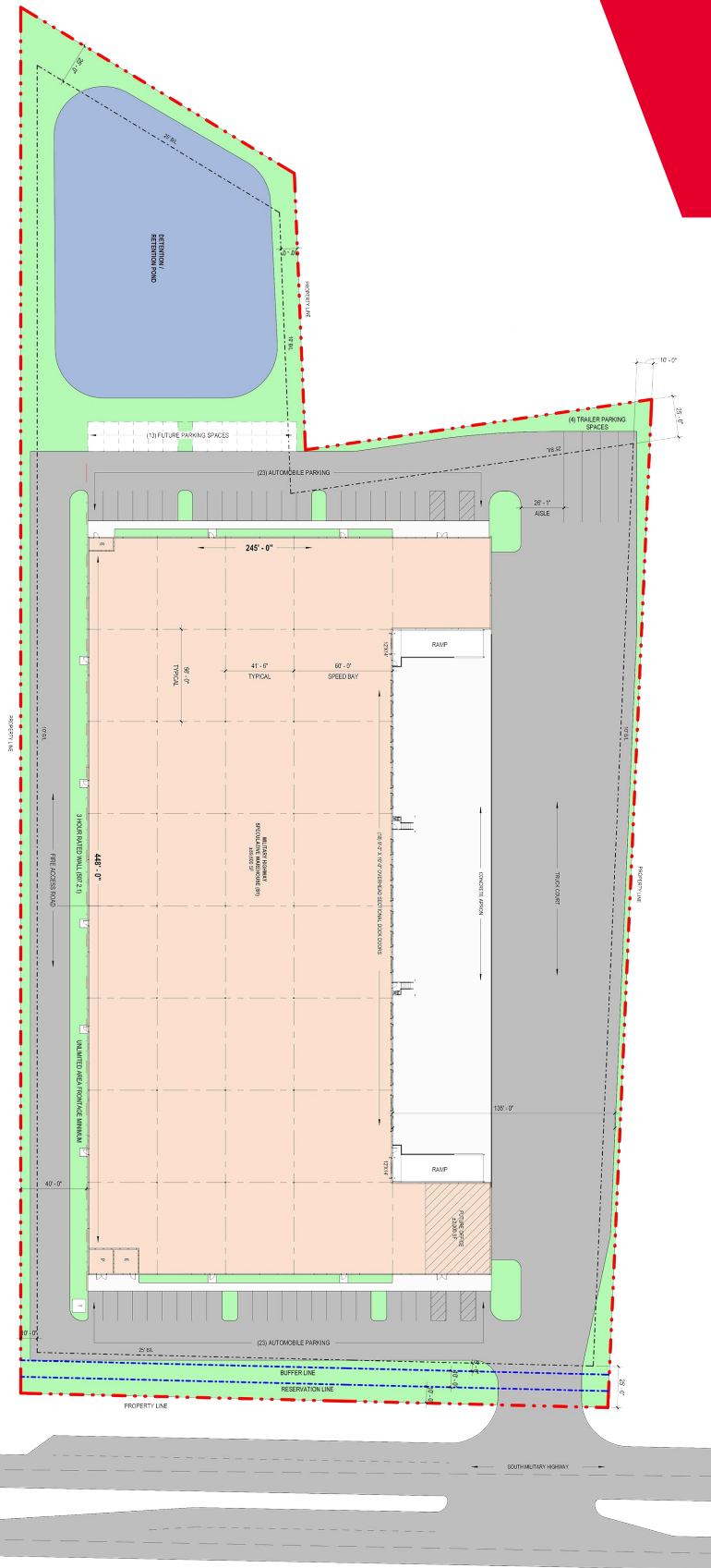


SITE DETAILS

Site Size:	±6 acres
Ingress/Egress:	Dedicated left turn lane and acceleration/deceleration lanes on Military Hwy (10,500 VPD)
Utilities:	City of Chesapeake water/sewer Dominion Power Cox Fiber
Zoning:	M1, Light Industrial
Incentives:	Foreign Trade Zone (FTZ) #20 eligible Chesapeake Economic Development Investment Program BPOL Tax Exemption for new to Chesapeake businesses Port Volume Increase Tax Credit

DISTRIBUTION CONCEPT PLAN

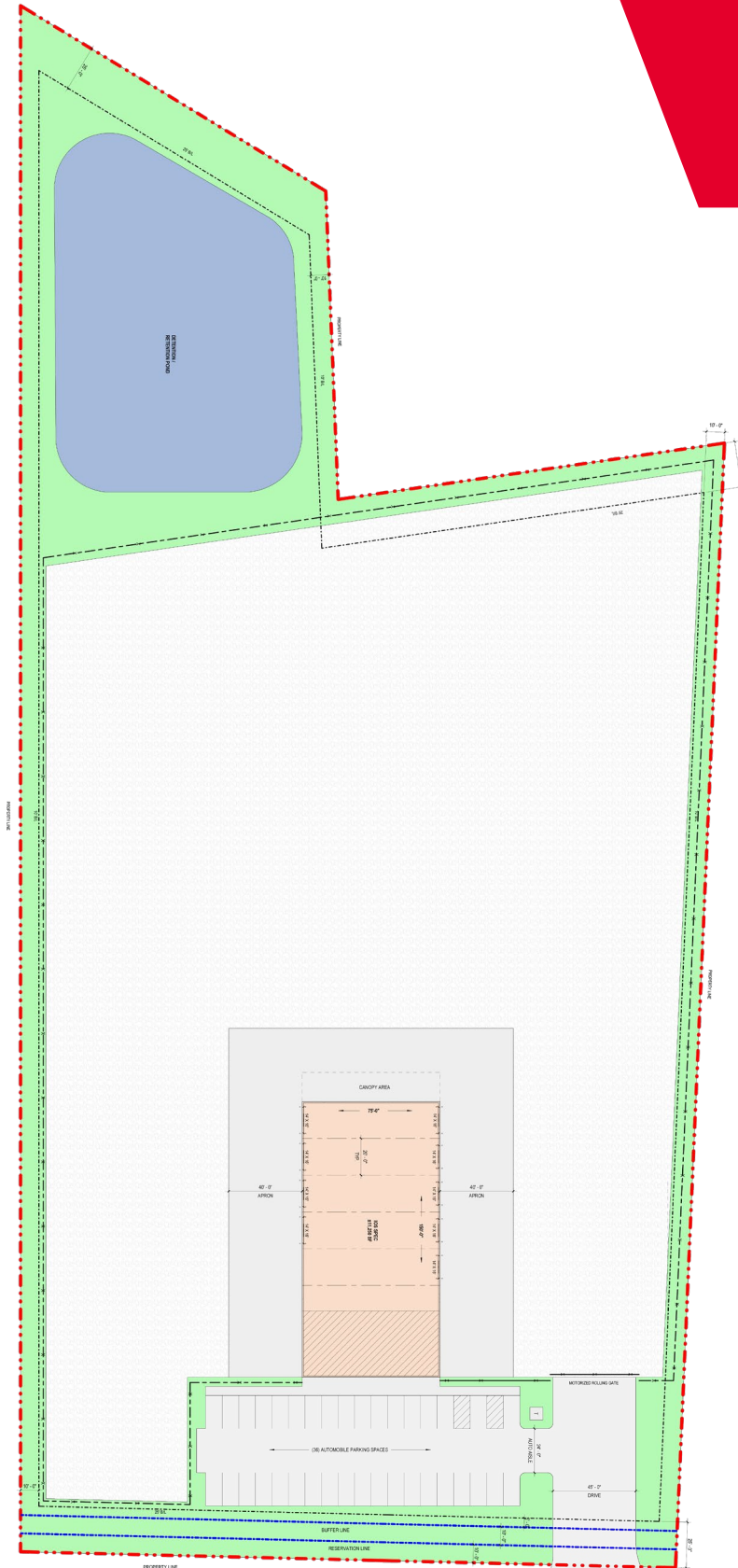
±34,440 - ±89,600 SF



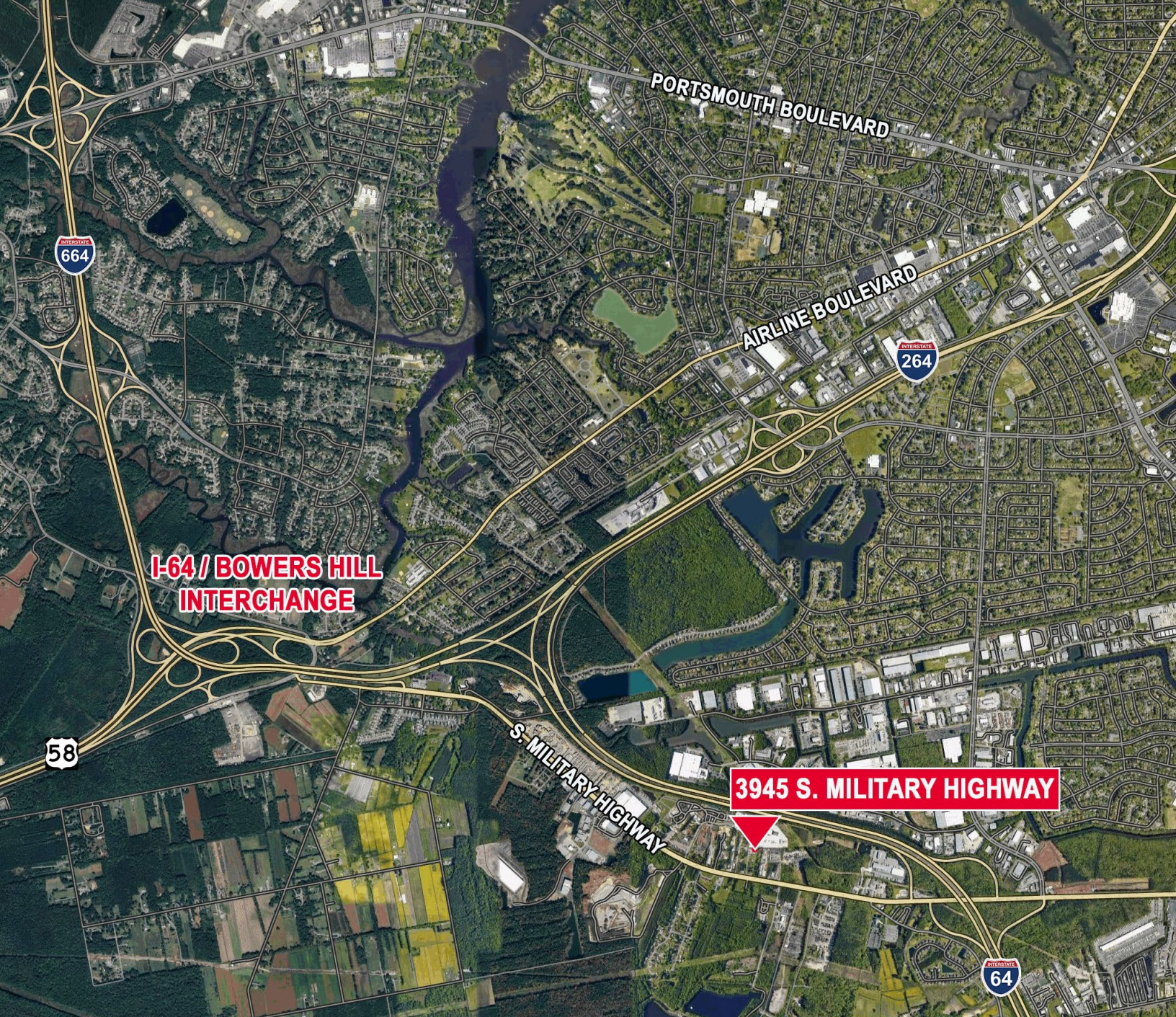
Total Size:	±89,600 SF; divisible to ±34,440 SF
Building Dimensions:	448'(w) x 245'(d)
Warehouse Area:	±87,600 SF
Office Space:	±2,000 SF (expandable)
Clear Height:	32'
Column Spacing:	56'(w) x 41'6"(d) with 60' speed bay
Dock High Doors:	Eighteen (18) 9'x10'
Drive-in Doors:	Two (2) 12'x14'
Truck Court:	135 with 60' concrete apron
Trailer Parking:	Four (4) stalls existing
Auto Parking:	46 (.64/1000 SF) expandable to 82 (.92/1000 SF)
Power:	3-Phase, 208/480v, 2500amps
Roof:	45 mil TPO
Sprinkler:	ESFR
Lighting:	LED
Lease Rate:	Call Agent
OPEX:	\$1.95 PSF (est.)

IOS CONCEPT PLAN

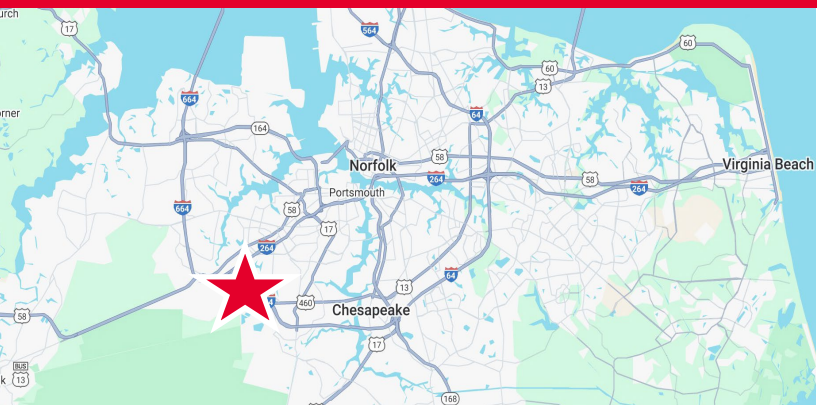
±11,250 SF on 5.0 Usable Acres



Total Size:	±11,250 SF on 5.0 usable acres
Building Dimensions:	75'(d) x 150'(w)
Warehouse Area:	±9,250 SF
Office Space:	±2,000 SF
Loading:	Eight (8) drive-thru bays with nine (9) 14' x 16' drive-in doors and a 40' concrete apron
Power:	3-Phase, 208/480v, 800amps
Fencing:	6' Chain link with three-strand barbed wire
Gate:	Motorized cantilever entry
Yard:	6" min crushed concrete
Lighting:	Overhead site lighting 1 FC min
Auto Parking:	36 auto stalls
Lease Rate:	Call Agent
OPEX:	\$725/acre/month



ROADWAY ACCESS



I-64	0.5 MILES
BOWERS HILL INTERCHANGE	2.0 MILES
PORT OF VIRGINIA - VIG	11.4 MILES
PORT OF VA - NIT	14.4 MILES
PENINSULA	15.3 MILES
VIRGINIA BEACH	15.3 MILES