



S.L. NUSBAUM Realty Co.

Since 1906.

21,772 SF OFFICE/WAREHOUSE BUILDING
4550 BAINBRIDGE BOULEVARD
CHESAPEAKE, VA 23320

FOR SALE/LEASE



- 21,772 square foot office/warehouse building featuring 2,900 SF of office space.
- 2.2 acre fenced site with great access to I- 464 and I-64.
- Additional office space can be easily divided.
- Eight overhead doors: (4) 12' x 14'; (2) 14' x 18'; (1) 12' x 14' dock-high; (1) 12' x 16' ramp.
- 240 volt, 400 amp, 3-phase electric service.
- 18 – 21' ceiling height.
- 5-ton crane.
- Zoned M-1 (Light Industrial).

FOR SALE: \$1,690,000.00
FOR LEASE: \$6.90 PSF, NNN

FOR MORE INFORMATION, PLEASE CONTACT:
Stephanie Sanker, CCIM, SIOR
757.640.2290 (direct) | 757.679.1065 (mobile)
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Pierce Jacobson
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S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | slnusbaum.com

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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This floor plan shows a large building with several rooms and areas. The layout includes:

- Storage or Shop:** Three large areas labeled "Storage or Shop" are located in the upper left, upper right, and middle right sections.
- Service Office:** A room labeled "Service Office" is located in the middle right section.
- Crane Overhead Trolley Tracks:** A central area labeled "Crane Overhead Trolley Tracks" with arrows pointing left and right.
- 5-Ton Mecomatic 14' under hook Yale winch:** A room labeled "5-Ton Mecomatic 14' under hook Yale winch" is located in the center.
- Bridge Crane:** A room labeled "Bridge Crane" is located in the center.
- Crane High:** A room labeled "Crane High" is located in the upper center.
- Ramp:** A room labeled "Ramp" is located in the upper center.
- 12' x 14' OHD:** Two rooms labeled "12' x 14' OHD" are located in the upper center.
- 12' x 16' OHD:** A room labeled "12' x 16' OHD" is located in the upper center.
- 14' x 18' OHD:** Two rooms labeled "14' x 18' OHD" are located in the upper right.
- 12' x 14' OHD:** Three rooms labeled "12' x 14' OHD" are located in the middle right.
- 12' x 14' OHD:** A room labeled "12' x 14' OHD" is located in the lower right.
- Employee's Restroom:** A room labeled "Employee's Restroom" is located in the lower right.
- RR:** Three rooms labeled "RR" are located in the lower right.
- Tool Room:** A room labeled "Tool Room" is located in the lower right.
- Showroom:** A room labeled "Showroom" is located in the lower center.
- Counter:** A room labeled "Counter" is located in the lower center.
- Storage:** A room labeled "Storage" is located in the lower center.
- Close:** A room labeled "Close" is located in the lower center.
- Dimensions:** Various dimensions are marked throughout the plan, including 12, 14, 16, 18, 21, 24, 26, 28, 29, 33, 38, 40, 44, 49, 69, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

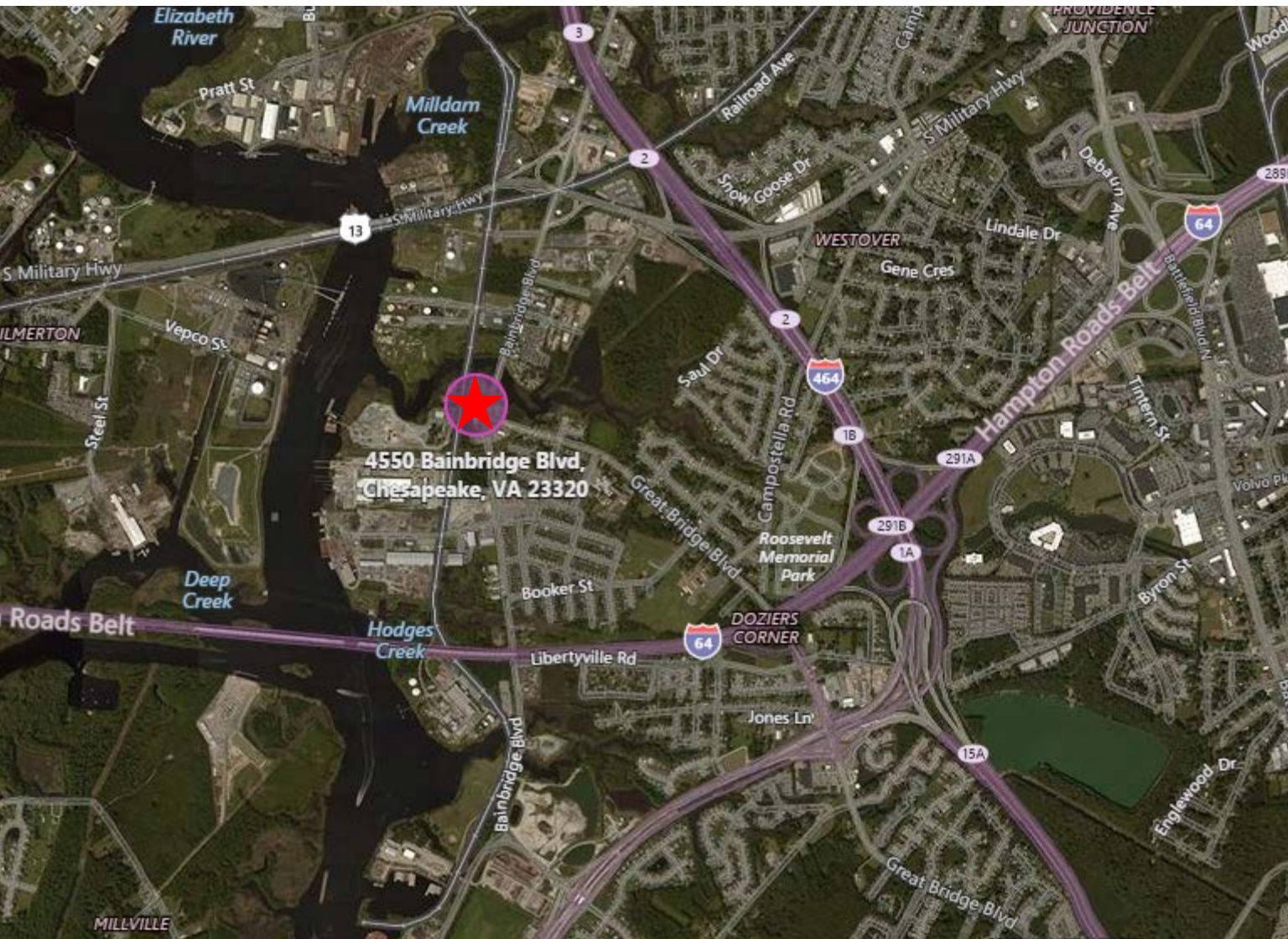


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