

FOR LEASE
1200 MCCLOUD ROAD
Chesapeake, Virginia 23320

5,000 SF EXPANDABLE ON 1.82 ACRES

GEOFF POSTON, SIOR

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The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
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PROPERTY FEATURES

BUILDING:

- 5,000 SF (50' x 100')
 - 1,250 SF Office
 - 3,750 Warehouse
- 3 warehouse bays with two drive-in doors
- 16' to 18' clear height
- Metal siding, fully insulated
- 3 phase, 400amp power
- Two (2) 14' x 14' grade level doors
(owner is willing to install third grade-level door to create additional drive-in bay)
- Outdoor wash pad
- Building is expandable by bays of 50' x 25' (1,250 SF)

OFFICE:

- 1,250 SF (50' x 25')
- 1 conference room
- 1 breakroom/kitchen
- 1 reception area/office
- 2 private offices
- Separate men's and women's bathrooms
- Ability to construct 2nd floor office space

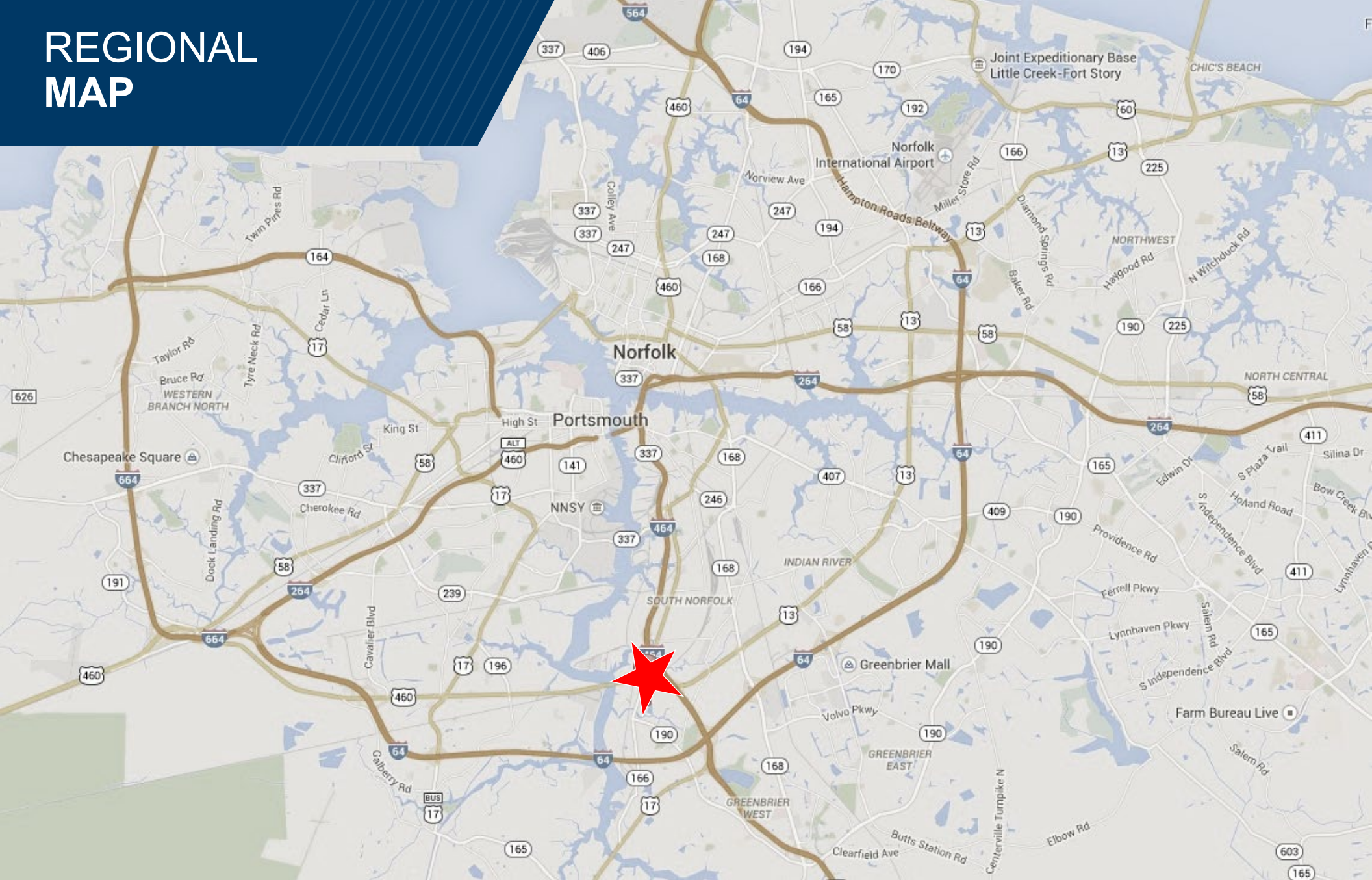
SITE:

- 1.82 acres
- M-1, light industrial zoning
- Crush-and-run
- Three-strand barbed-wire fence with 40' sliding gate
- 5 dedicated paved parking spaces in front of building

For Lease: \$10,000 Per Month, NNN



REGIONAL MAP



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