



3812 Cook Blvd., Chesapeake, VA 23323

Cavalier Industrial Park with IOS

Industrial Site with Exceptional Access

Strategically located in Chesapeake's Cavalier Industrial Park, this ±57,606 SF IOS opportunity offers quick access to key Hampton Roads logistics routes. The ±8.3-acre site features a fully fenced and secured yard, versatile warehouse space with 16'-21' clear heights, oversized grade-level loading, and a recently renovated office - ideal for port users, contractors, and fleet operations.

For Lease

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Property Overview

Highlights

- Building Size: 57,606 SF
- Site: 8.28 Gross Acres / 7.39 Useable Acres
- Office: +/- 2,592 SF; recently renovated
- Yard: Fully fenced, stabilized, secured
- Clear Height: 16' – 21'
- Loading: Oversized doors
- Lighting: LED; Motion sensors
- Sprinkler: None
- Year Built: 1983/2021
- Zoning: M1 (Light Industrial)
- Occupancy: August 1, 2026
- Lease Rate: Please inquire

Building 1

- Size: 31,776 SF
 - Warehouse: 29,184 SF (228' x 128')
 - Office: 2,592 SF (24' x 108')
- Loading: Seven (7) Grade Level Doors – 24'w x 14'h (2); 16'w x 14'h (4); 12'w x 10'h (1)
- Clear Height: 16'

Building 2

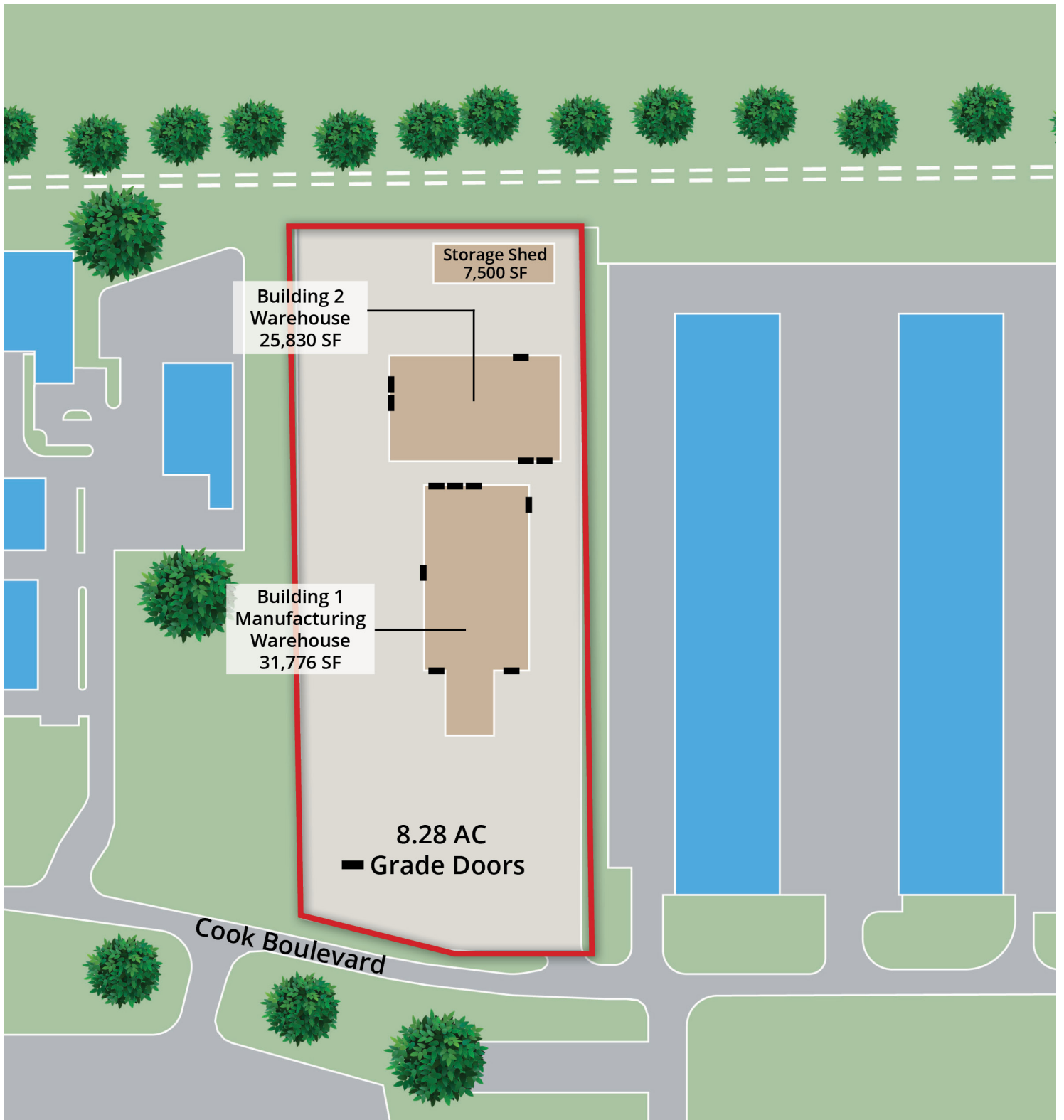
- Size: 25,830 SF (205' x 126')
- Loading: Four (4) Grade Level Doors – 20'w x 16'h (1); 15'w x 14'h (2); 24'w x 16'h (1)
- Clear Height: 17' 11"

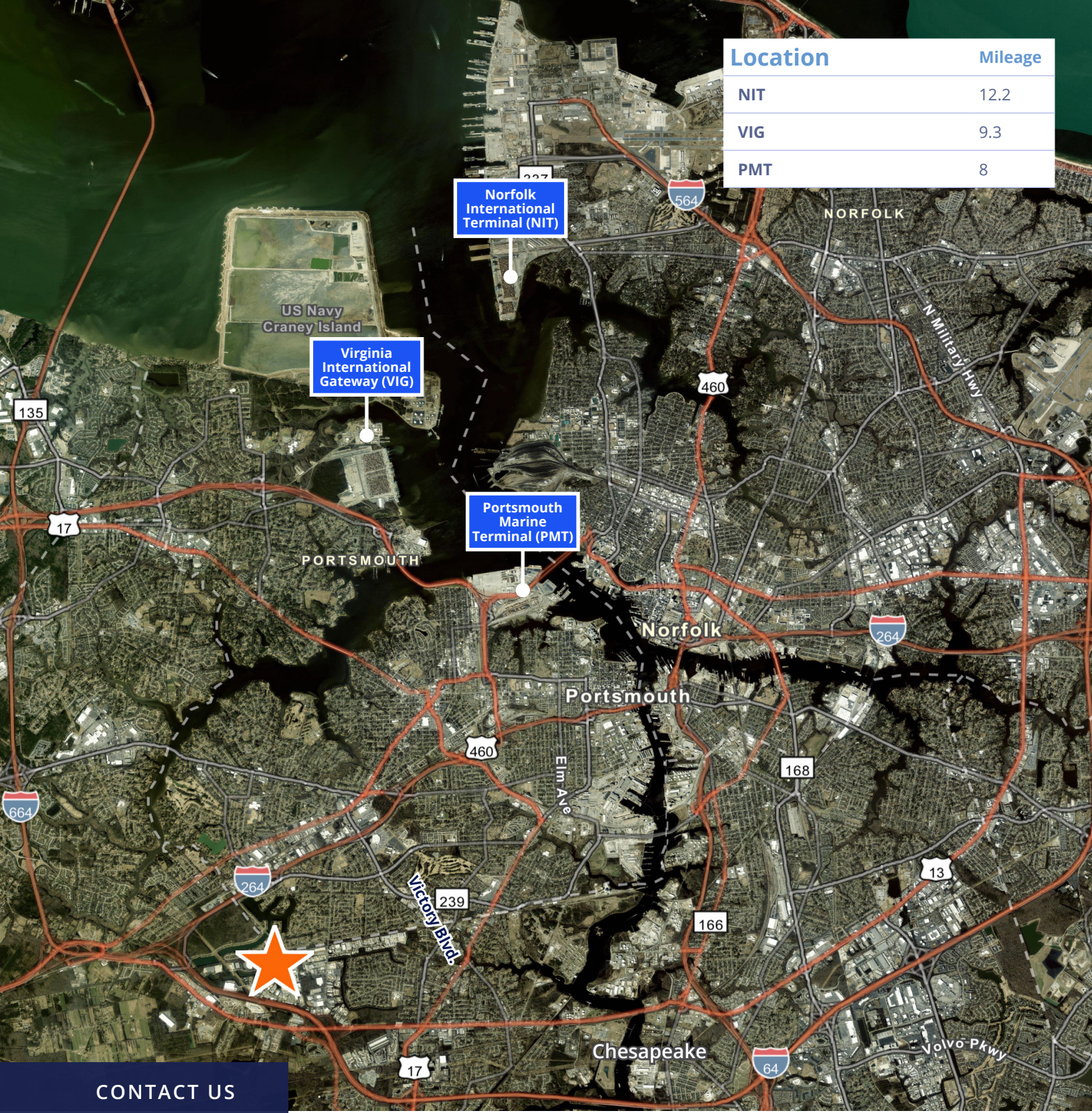
Storage Shed

- Size: 7,500 SF (150' x 50')
- Clear Height: 21' 7"



Site Plan





| Location | Mileage |
|----------|---------|
| NIT | 12.2 |
| VIG | 9.3 |
| PMT | 8 |

Norfolk International Terminal (NIT)

Virginia International Gateway (VIG)

Portsmouth Marine Terminal (PMT)

CONTACT US

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