



S.L. NUSBAUM Realty Co.

Since 1906.

+5,172 SF OFFICE/WAREHOUSE
822 PROFESSIONAL PLACE WEST
CHESAPEAKE, VA 23320

FOR SALE/LEASE



- 5,172+ SF freestanding industrial building
- 12' Ceiling Height
- 1.1 AC lot with fenced yard space
- 8 offices, reception, kitchen, two restrooms, conference room, and warehouse workroom
- Zoned PUD - Light Industrial
- Conveniently located near Greenbrier Parkway and Battlefield Blvd
- Easy access to I-64 and I-464
- **RENTAL RATE: \$15.00 PSF, MODIFIED GROSS**

SALES PRICE:
\$850,000

FOR MORE INFORMATION, PLEASE CONTACT:

Martin Murden

757.640.2265 | 757.333.1523

mmurden@slnusbaum.com

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.



S.L. NUSBAUM Realty Co.
Since 1906.



PROFESSIONAL PLACE WEST

FOR MORE INFORMATION, PLEASE CONTACT:

Martin Murden

757.640.2265 | 757.333.1523

mmurden@slnusbaum.com

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.



S.L. NUSBAUM Realty Co.
Since 1906.



FOR MORE INFORMATION, PLEASE CONTACT:

Martin Murden

757.640.2265 | 757.333.1523

mmurden@slnusbaum.com

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.

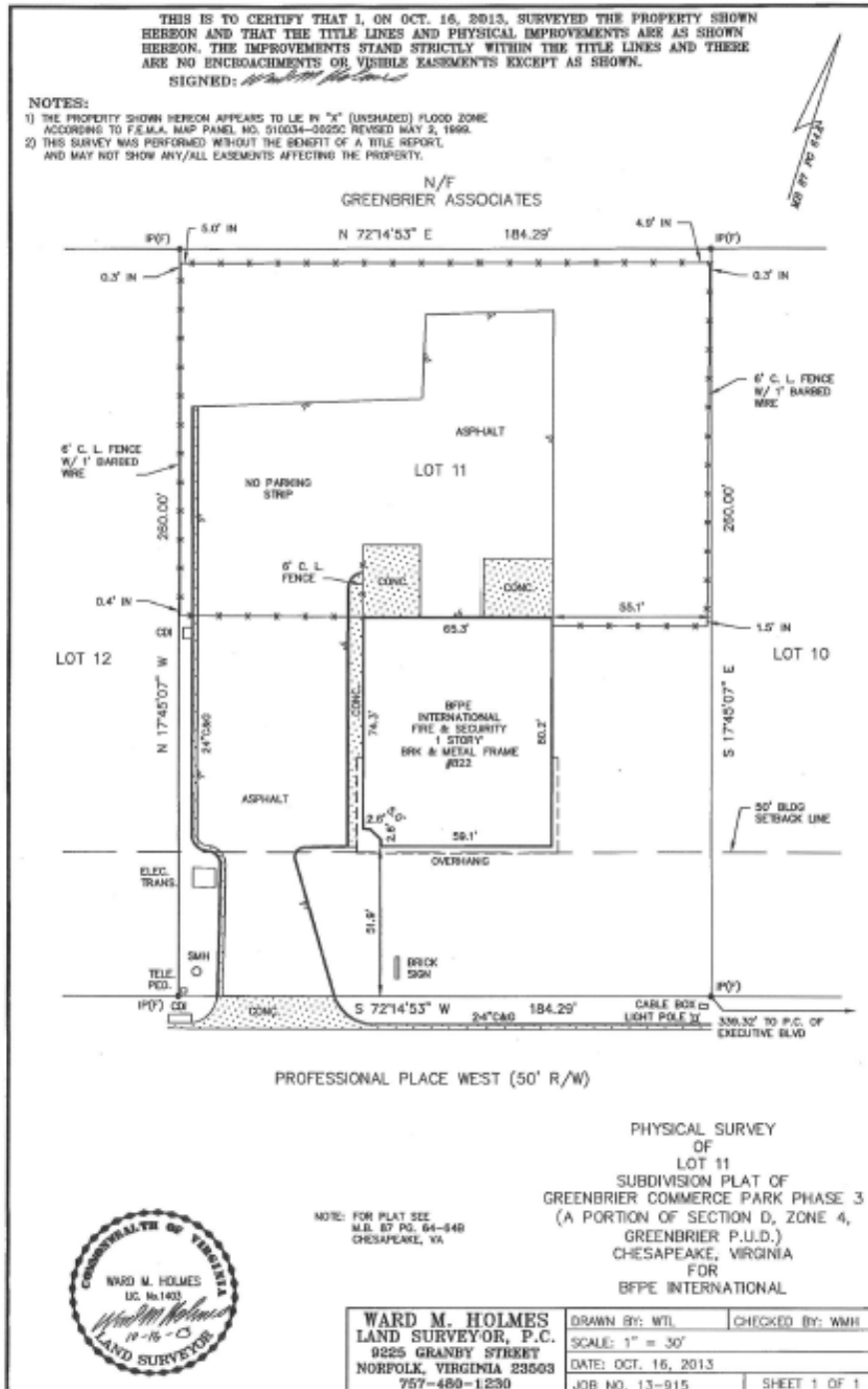


No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by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



S.L. NUSBAUM Realty Co.

Since 1906.



FOR MORE INFORMATION, PLEASE CONTACT:

Martin Murden

757.640.2265 | 757.333.1523

mmurden@slnusbaum.com

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.



S.L. NUSBAUM Realty Co.

Since 1906.



DEMOGRAPHICS (2019 ESRI):

	1 MI	3 MI	5 MI
Population	7,559	81,973	211,294
Households	3,145	32,444	78,119
Avg. HH Income	\$91,562	\$89,949	\$90,135

Traffic Counts (2019 ESRI):

Greenbrier Parkway	80,000
--------------------	--------

FOR MORE INFORMATION, PLEASE CONTACT:

Martin Murden

757.640.2265 | 757.333.1523

mmurden@slnusbaum.com

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.