

# FOR LEASE

## HIGH-BAY WAREHOUSE / DISTRIBUTION / HEADQUARTERS FACILITY

1910 Campostella Road, Chesapeake, VA 23324 | PORT OF VIRGINIA



### Multiple Space Options - ± 154,435 SF / ± 90,475 SF / ± 63,960 SF

#### SPECIFICATIONS

- ± 154,435 sf total (Subdividable to ± 90,475 SF and ± 63,960 SF)
- ± 8,554 sf of office (2-stories)
- ESFR Sprinkler System Potential (Currently Wet System with High Pile ELO Sprinkler Heads)
- Modified Cross-Dock
- Thirty (30) 10' x 10' Dock Level Loading Doors with Dock Seals and Canopies
  - o 16 with in-ground pit levelers
  - o 14 with edge-of-dock levelers
- Two (2) - 12' x 14' Grade Level Loading Doors
- Ceiling Height: ± 30'7"
- M-2 Zoning (Heavy Industrial)
- 3-Phase, 480 Volt, 800 Amps
- Column Spacing: Varies ± 47'W x ± 55'D
- Central Hampton Roads "Inside the Beltway" Location
- Amongst the lowest drayage rates in the region
- Immediate access to I-64, I-264, I-464, I-664, US-13, US-58, US-460
- Large shared paved trailer storage yard available
- Rail Potential via private Norfolk Southern Spur
- Foreign Trade Zone and ICE Coffee Future eligibility
- Institutionally owned by Lovett Industrial



#### For more information:

CHARLES L. DICKINSON, SIOR

757.640.9468

[CharlesDickinson@HarveyLindsay.com](mailto:CharlesDickinson@HarveyLindsay.com)

999 Waterside Drive • Suite 1400

Norfolk, Virginia 23510

757-640-8700

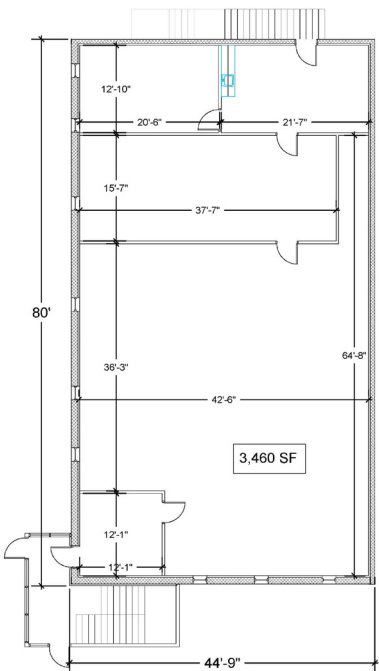
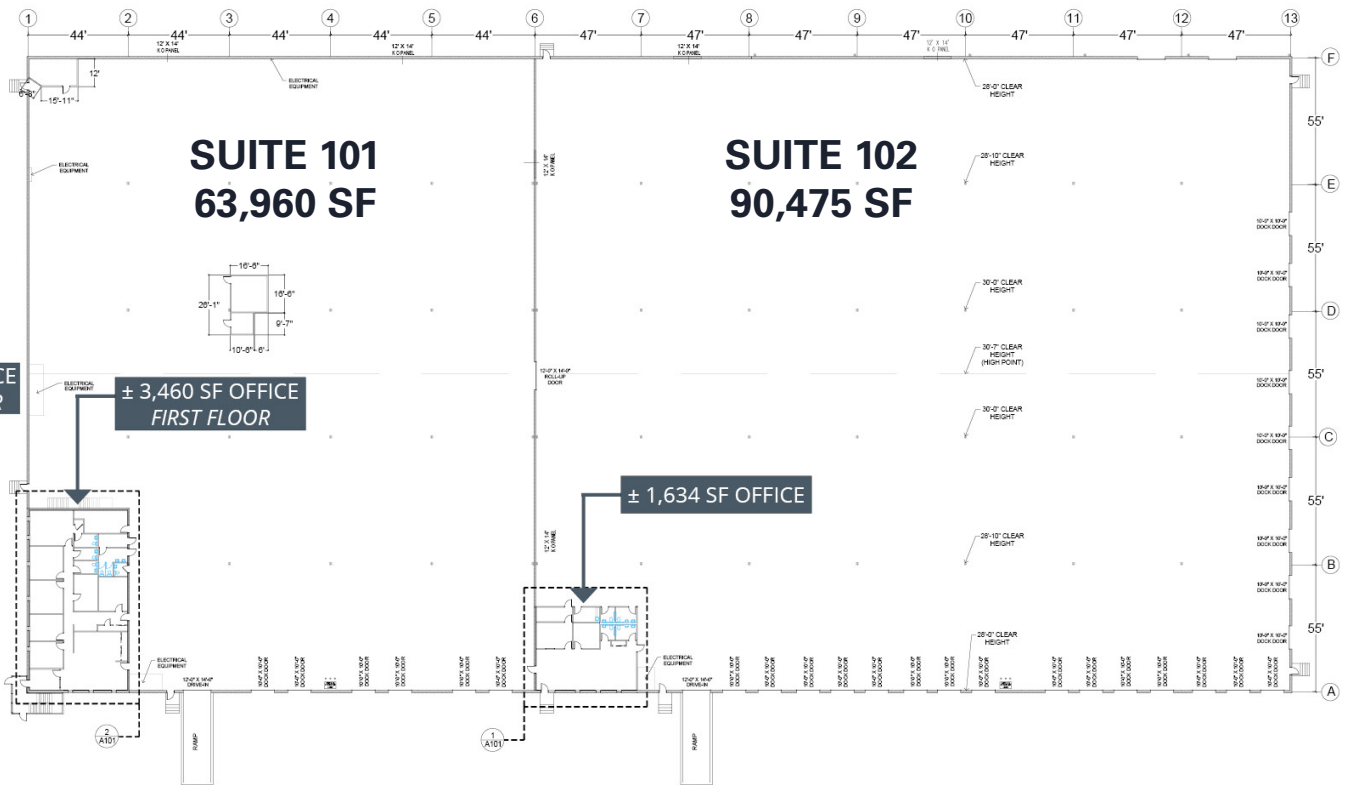
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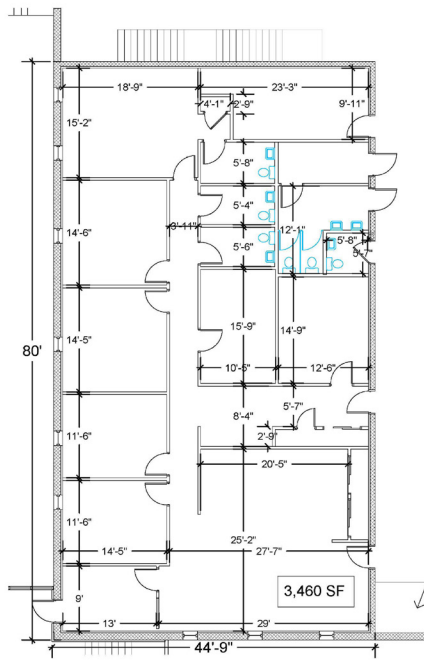
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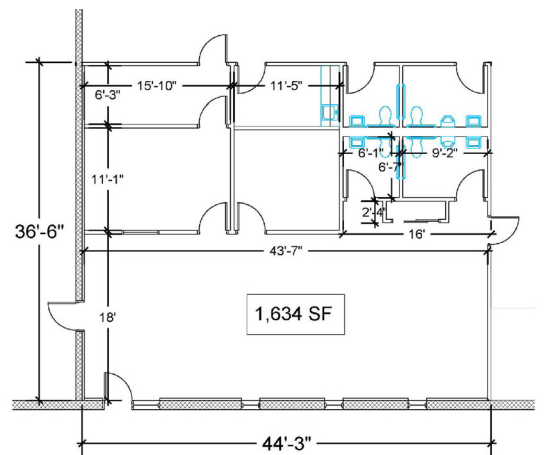
TOTAL SQUARE FOOTAGE: ± 154,435 SF  
 OFFICE SQUARE FOOTAGE: ± 8,554 SF  
 WAREHOUSE SQUARE FOOTAGE: ± 145,881 SF



± 3,460 SF OFFICE  
SECOND FLOOR



± 3,460 SF OFFICE  
FIRST FLOOR



± 1,634 SF OFFICE

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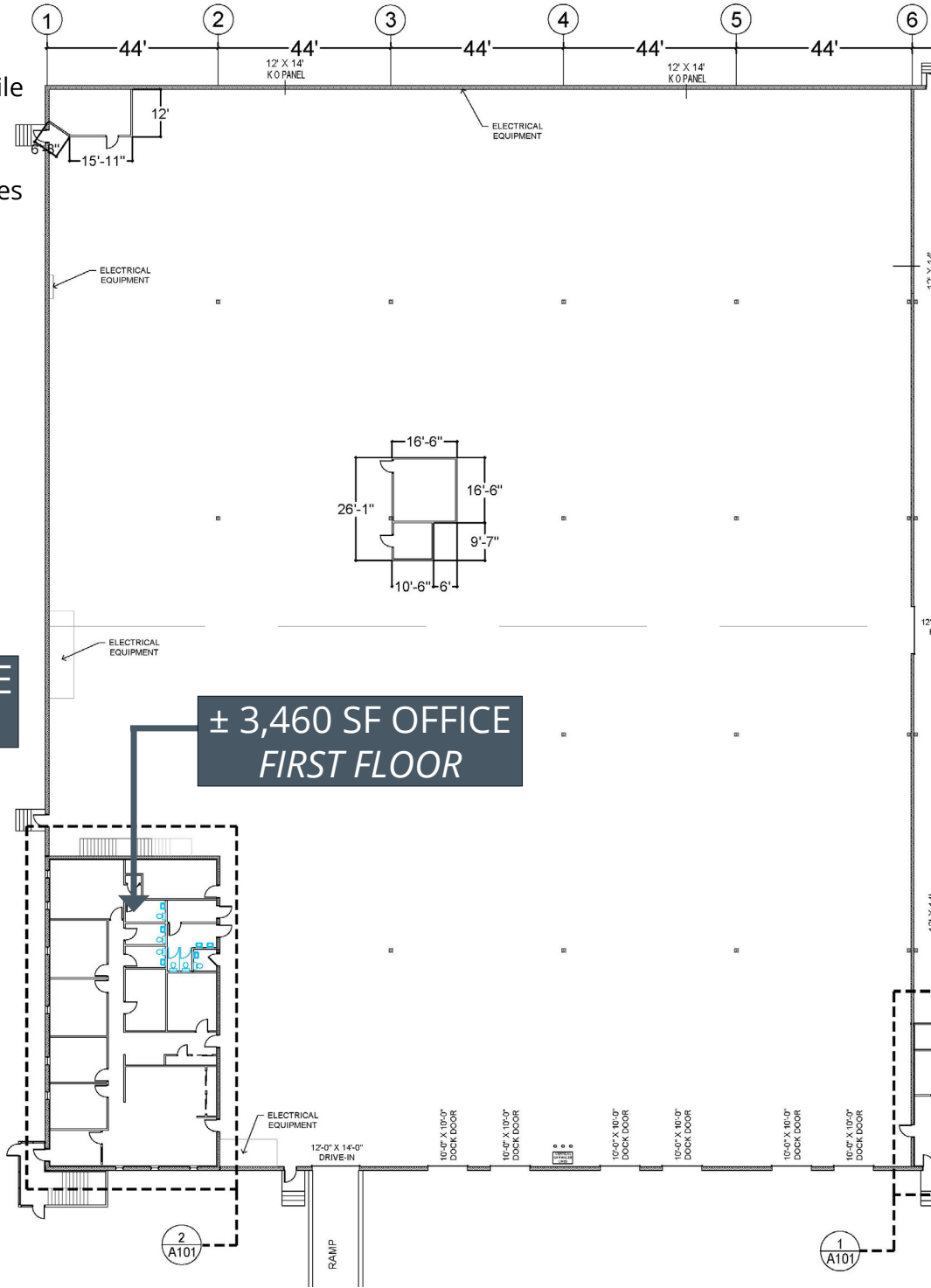
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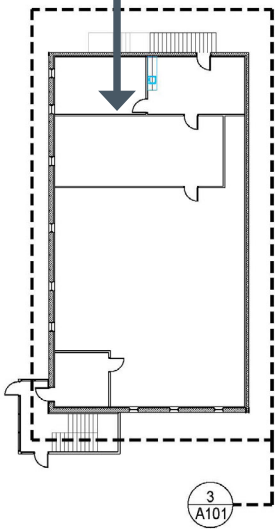
**TOTAL SQUARE FOOTAGE:** ± 63,960 SF  
**OFFICE SQUARE FOOTAGE:** ± 6,920 SF (Two Stories)  
**WAREHOUSE SQUARE FOOTAGE:** ± 57,040 SF

**SPECIFICATIONS - SUITE 101**

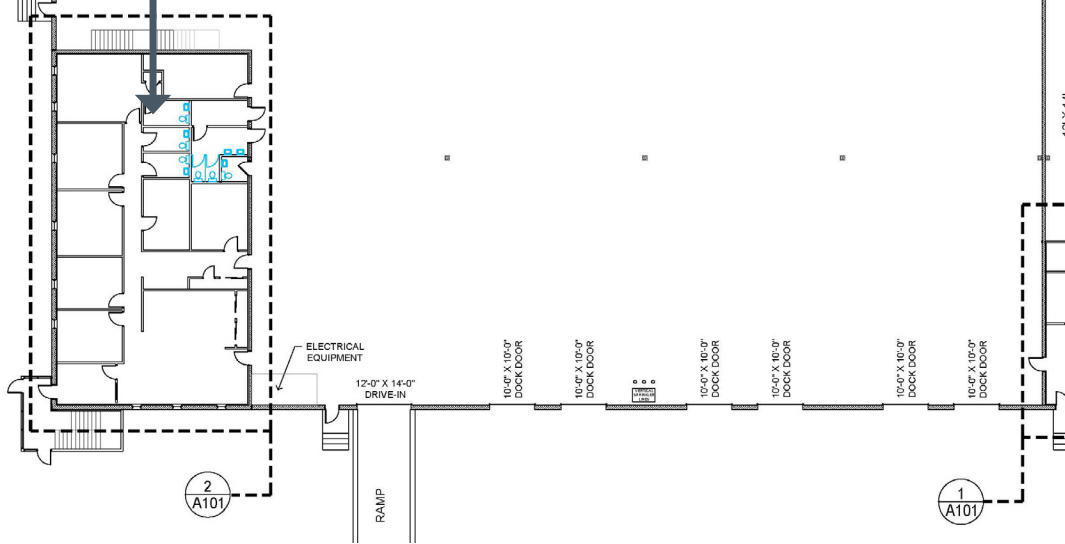
- ± 63,960 SF total
- ± 6,920 SF of office (2-stories)
- ESRF Sprinkler System Potential (Currently Wet System with High Pile ELO Sprinkler Heads)
- Six (6) 10' x 10' Dock Level Loading Doors with Dock Seals and Canopies and in-ground pit levelers
- One (1) - 12' x 14' Grade Level Loading Door
- Ceiling Height: ± 30'7"
- M-2 Zoning (Heavy Industrial)
- 3-Phase, 480 Volt, 800 Amps
- Column Spacing: Varies ± 47'W x ± 55'D



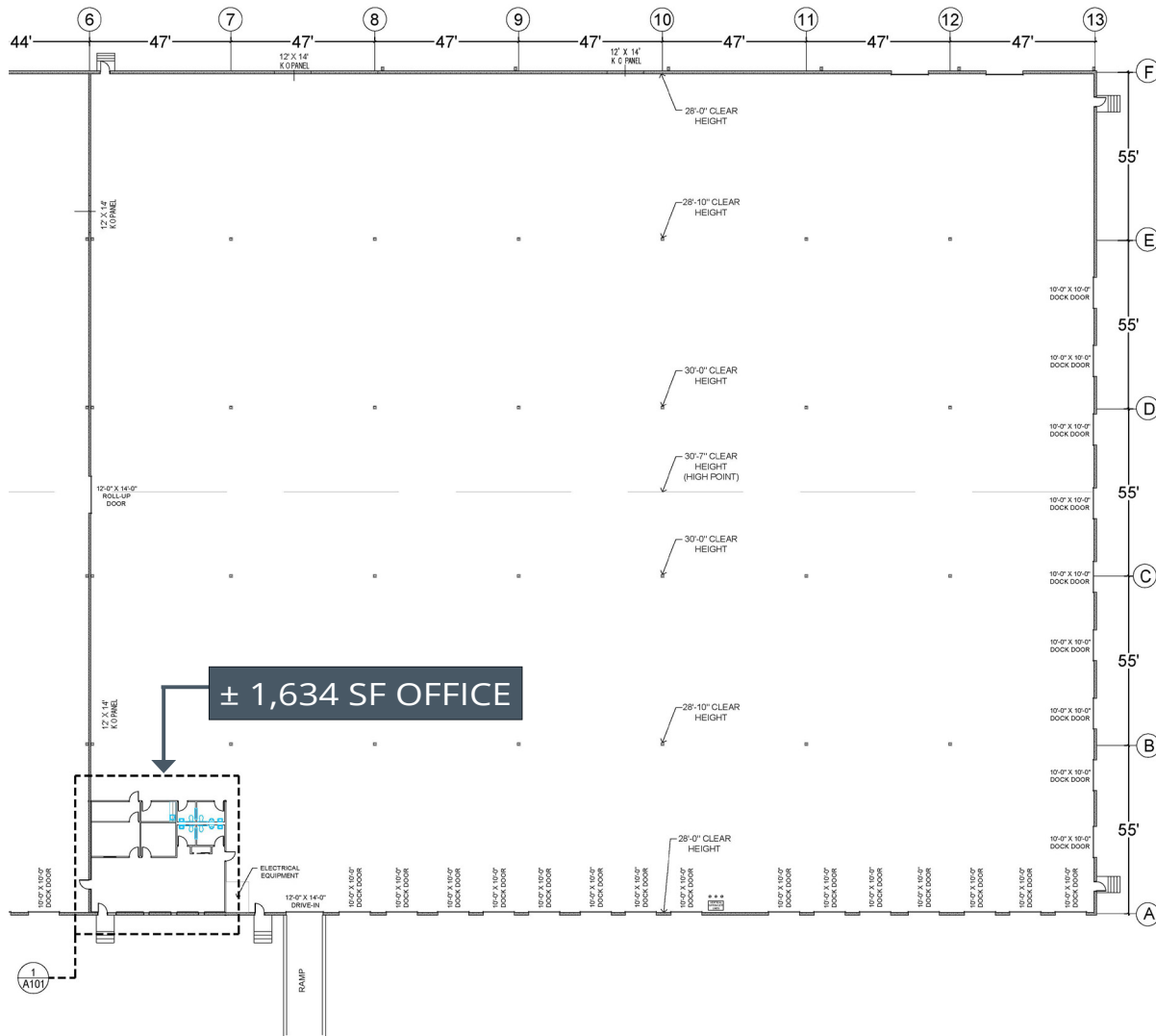
**± 3,460 SF OFFICE  
SECOND FLOOR**



**± 3,460 SF OFFICE  
FIRST FLOOR**



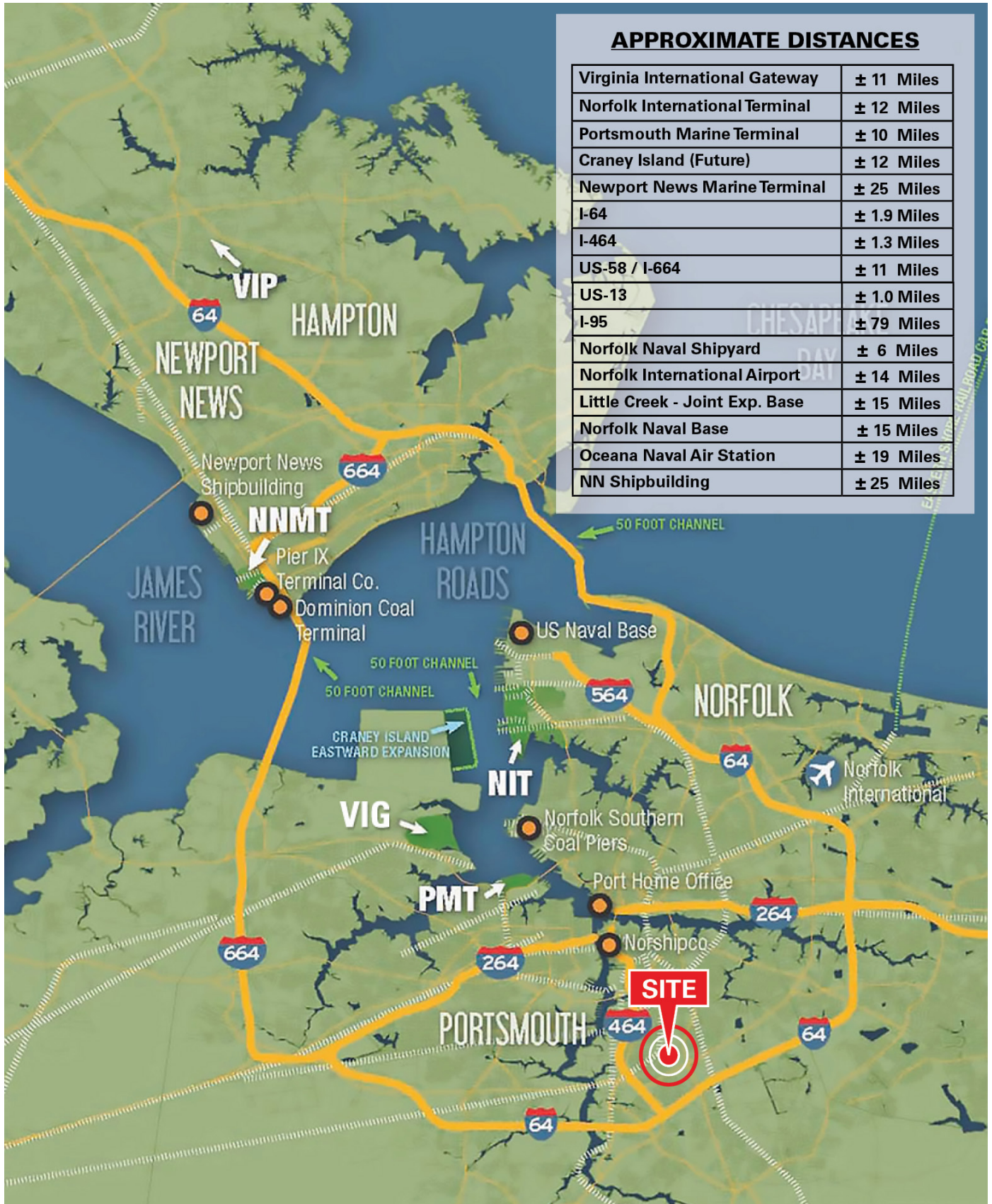
TOTAL SQUARE FOOTAGE: ± 90,475 SF  
OFFICE SQUARE FOOTAGE: ± 1,634 SF  
WAREHOUSE SQUARE FOOTAGE: ± 88,841 SF



**SPECIFICATIONS - SUITE 102**

- ± 90,475 SF total
- ± 1,634 SF of office
- ESFR Sprinkler System Potential (Currently Wet System with High Pile ELO Sprinkler Heads)
- Modified Cross-Dock
- Twenty-four (24) 10' x 10' Dock Level Loading Doors with Dock Seals and Canopies
  - o 10 with in-ground pit levelers
  - o 14 with edge-of-dock levelers
- One (1) – 12' x 14' Grade Level Loading Door
- Ceiling Height: ± 30'7"
- M-2 Zoning (Heavy Industrial)
- 3-Phase, 480 Volt, 800 Amps
- Column Spacing: Varies ± 47'W x ± 55'D





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