

PROPERTY

FOR SALE OR LEASE



THALHIMER



PREMIER LOCATION



700 Weaver Lane
Chesapeake, Virginia

20 ACRES OF USABLE LAND

27.481 TOTAL ACRES



**Ideal Development &
Ship-Building Site**



**Ship Access &
Potential Rail**



**Close Proximity
to Port of Virginia
Terminals**



PROPERTY OVERVIEW

A 27.5-acre site in Chesapeake, Virginia offering premier development potential, ideal for industrial storage or parking yard redevelopment.

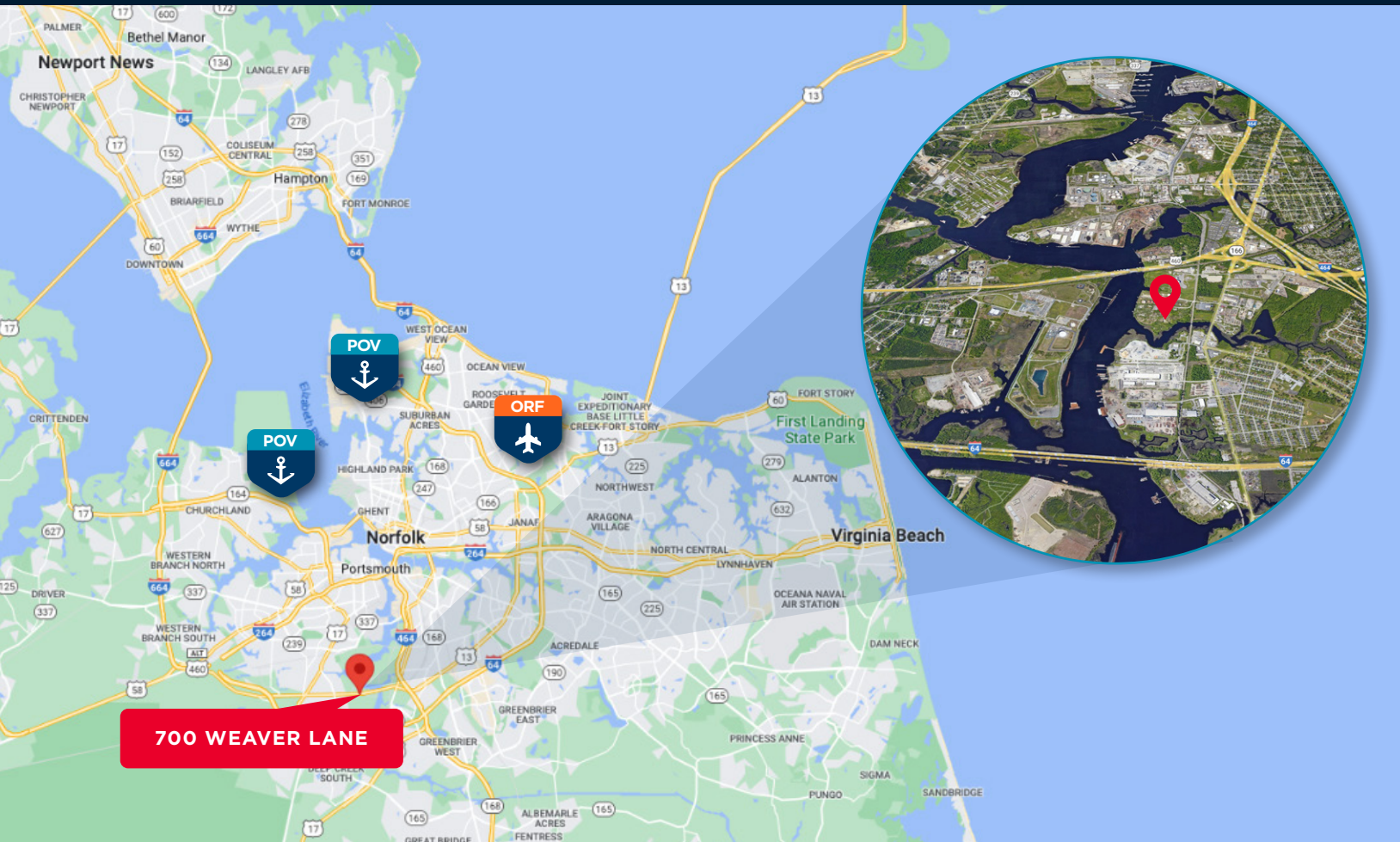
SHIP ACCESS & POTENTIAL RAIL

- » **±20 acres of usable parking, ship-building/ outdoor storage with development opportunities**
- » M-2 Zoning
- » Paved or hard surfaces / slab and foundations
Fenced and gated entrance
- » Some electric poles available for tenant use or plug in for small office trailer (Tenant expense)
- » Gravel allowed for additional stabilization to suit tenant (Tenant expense)

PREMIER LOCATION

Located less than two miles from the I-464 interchange, the site has direct access to all main Interstates and State Routes that service the Hampton Roads MSA. This great access provides trucking connectivity to the Port of Virginia Terminals and all outbound trucking routes to the West, South and North.

I-464	1.2 mi
I-64	2 mi
I-664	7.5 mi
Port of Virginia : Portsmouth Marine Terminal	10.8 mi
Port of Virginia : Virginia Intl. Gateway Terminal	12 mi
Port of Virginia: Norfolk Intl. Terminal	12 mi
Norfolk International Airport	14.7 mi
Rt.58/460	22 mi



1 hour 45 minutes
to Richmond, VA

2 hours 55 minutes
to Raleigh, NC

13 hours 39 minutes
to Chicago, IL

13 hours 46 minutes
to Memphis, TN



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