



**THALHIMER**

**FOR SALE**

**1013 and 1017 Wallboard Drive**

**Chesapeake, VA**

**CLEARSPAN WAREHOUSE**



**±19,500 SF ON 3.2 USEABLE ACRES IN CAVALIER INDUSTRIAL PARK**

For more information, contact:

**PATRICK MUMNEY, SIOR**

First Vice President

757 213 4150

[patrick.mumney@thalhimer.com](mailto:patrick.mumney@thalhimer.com)

**GEOFF POSTON, CCIM, SIOR**

Vice President

757 213 4161

[geoff.poston@thalhimer.com](mailto:geoff.poston@thalhimer.com)

The Town Center of Virginia Beach

222 Central Park Ave., Suite 1500

Virginia Beach, VA 23462

[www.thalhimer.com](http://www.thalhimer.com)

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**1013 and 1017 Wallboard Drive**  
 Chesapeake, VA

**Property Features**

**Building Size:**

Two buildings totaling:  $\pm$  19,500 SF  
 (1017 Wallboard: 11,400 SF  
 office/warehouse; 1013 Wallboard:  
 8,100 SF warehouse)

**Site:**

10.47 acres; (3.2 acre site; 7.27 acres  
 BMP)

**Construction:**

Split faced masonry block and metal  
 panel, fully insulated. Warehouse is  
 column-free

**Year Built:**

2001 and 2005

**Roof:**

Standing-seam metal. The buildings are  
 equipped with aluminum gutters and  
 downspouts.

**Electrical System:**

Each building is provided with two (2)  
 200-Amp, single phase electrical  
 service parcels.

**Lighting:**

The warehouse sections are equipped  
 with ceiling hung fluorescent lights and  
 skylights.

**Loading:**

Five (5) 14' x 14' motorized grade level  
 doors

**Parking:**

36 striped parking spaces

**Zoning:**

M-1, light industrial

**Excess Land:**

1.06 acres of "excess" land is available  
 for expansion or can be subdivided and  
 sold.

**Sale Price:**

\$2,165,000 (\$111.03 PSF)



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**1017 WALLBOARD DRIVE PROPERTY FEATURES**

**Building Size:** 11,400 SF Office/Warehouse (6,467 SF two story office; 4,983 SF warehouse)

**Year Built:** 2001

**Overhead Doors:** Two (2) 14' x 14', motorized grade level doors

**Ceiling Height:** 20'

**Mechanical:** The office area is heated and cooled by a combination gas/electric system, comprised of four zones. Four air conditioning compressors have been replaced within the past 5 years.



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## 1013 WALLBOARD DRIVE PROPERTY FEATURES

**Building Size:** 8,100 SF Warehouse

**Year Built:** 2005

**Overhead Doors:** Three (3) 14' x 14', motorized grade level doors

**Ceiling Height:** 22'

**Mechanical:** The warehouse area is provided with exhaust fans.



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Reception counter in building #1017



First floor hallway in building #1017

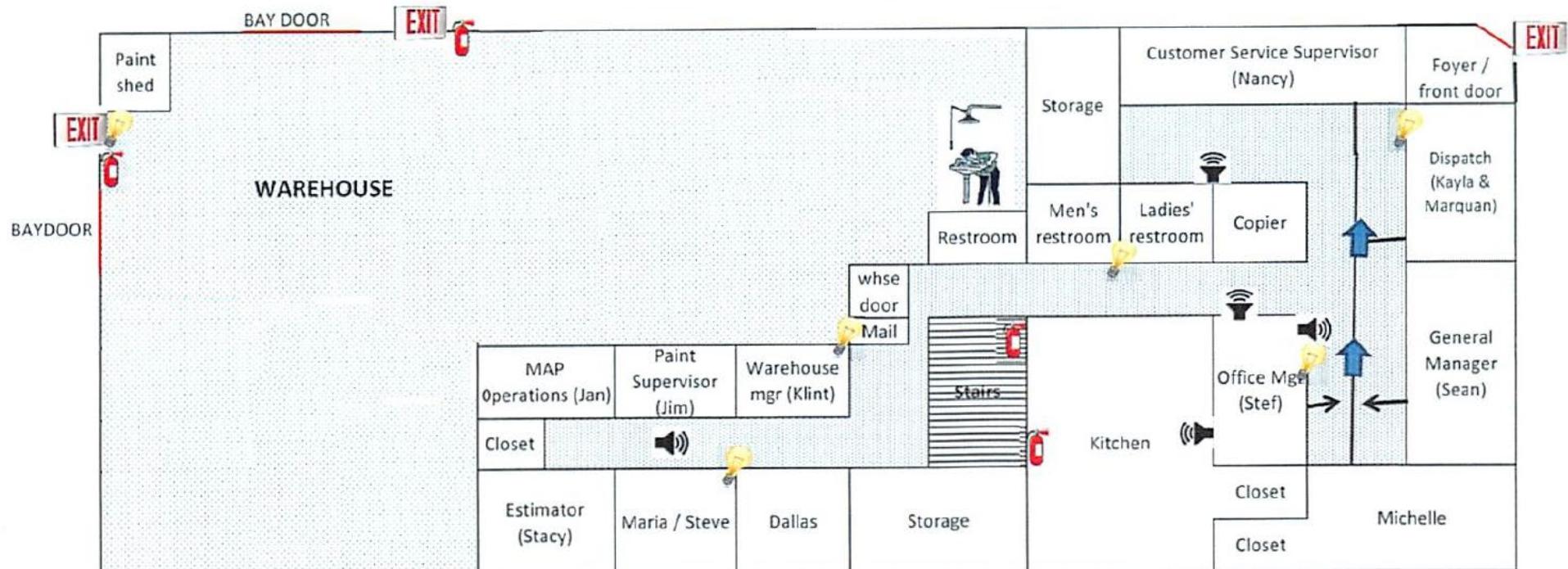
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**FIRST FLOOR OFFICE PLAN – 1017 WALLBOARD DRIVE**



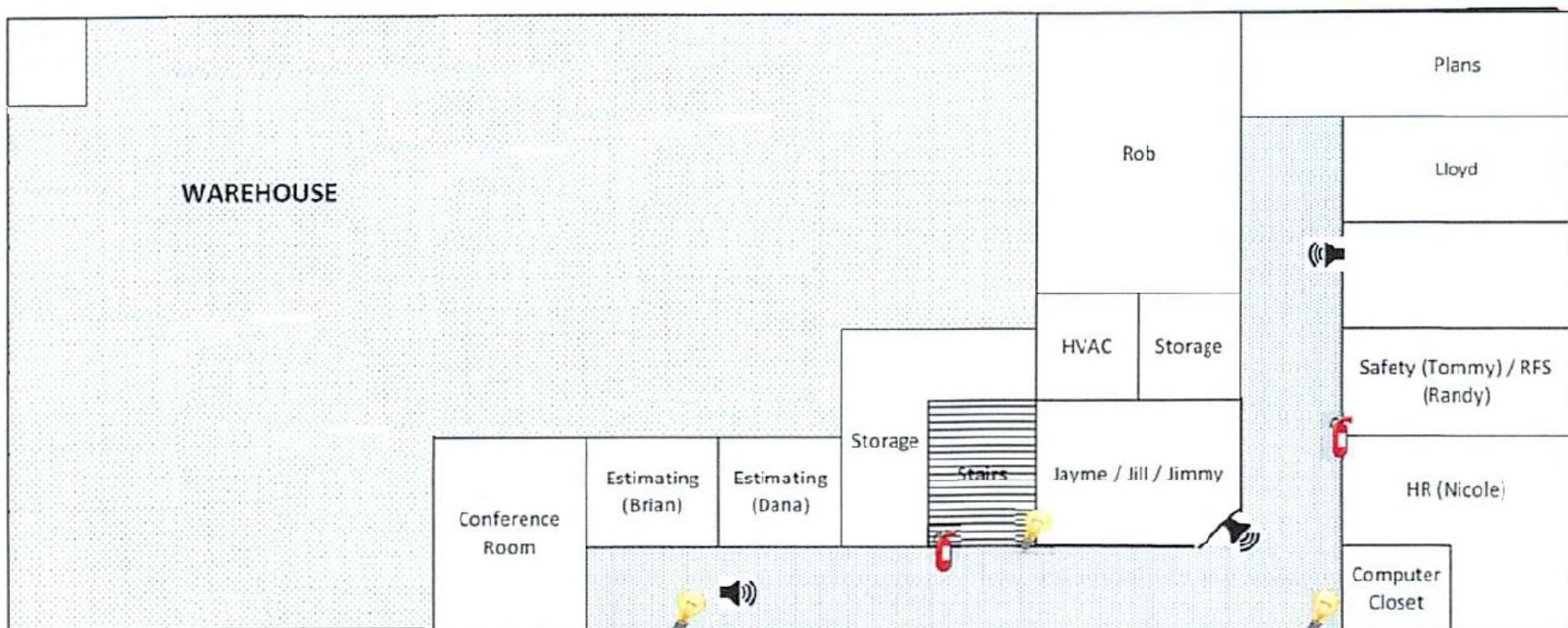
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**SECOND FLOOR OFFICE PLAN – 1017 WALLBOARD DRIVE**



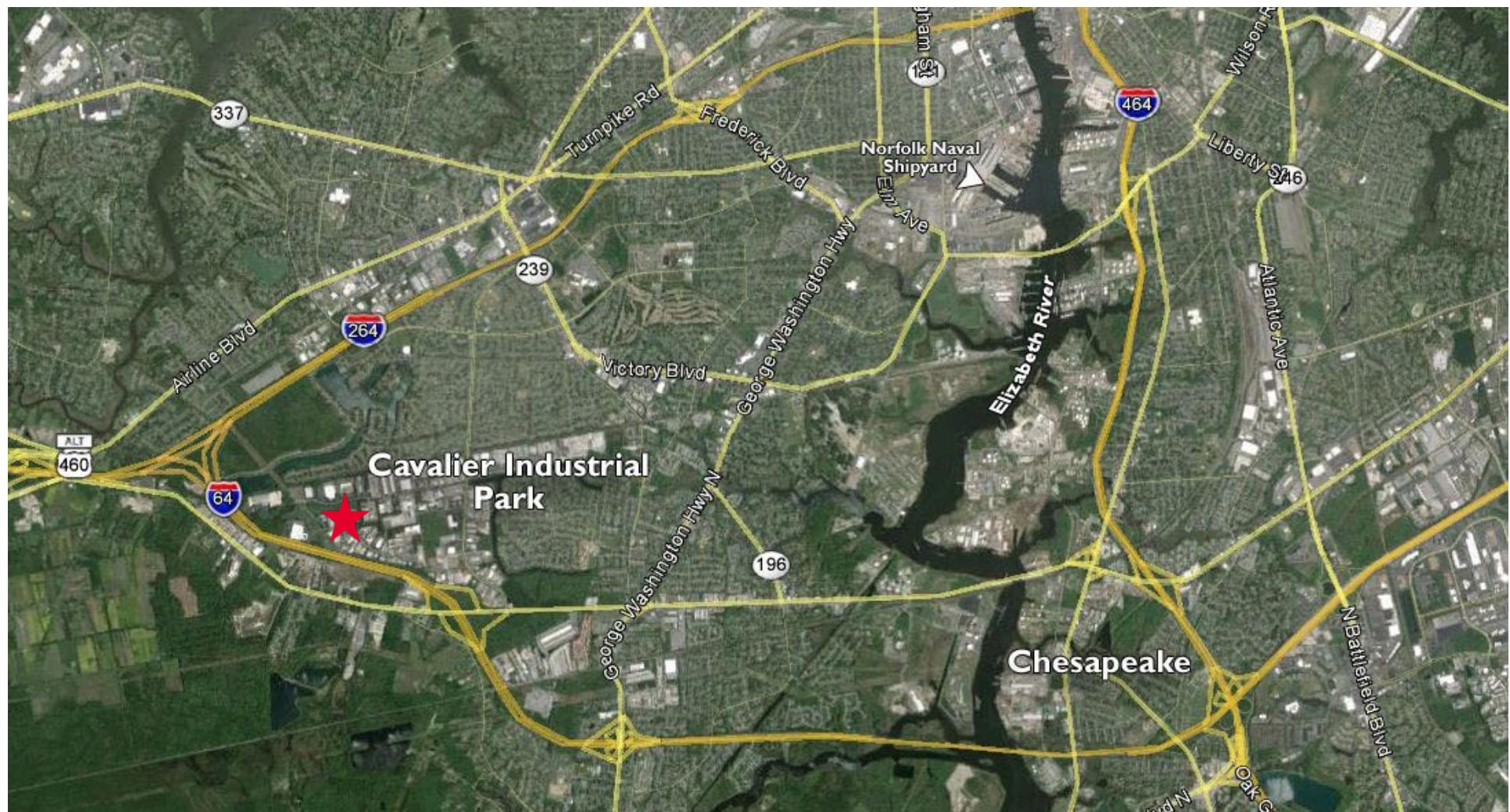
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