



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 MUMEY, SIOR

First Vice President

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Vice President

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The Town Center of Virginia Beach

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www.thalhimer.com

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Property Features

Building Size:	Two buildings totaling: ± 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 florescent 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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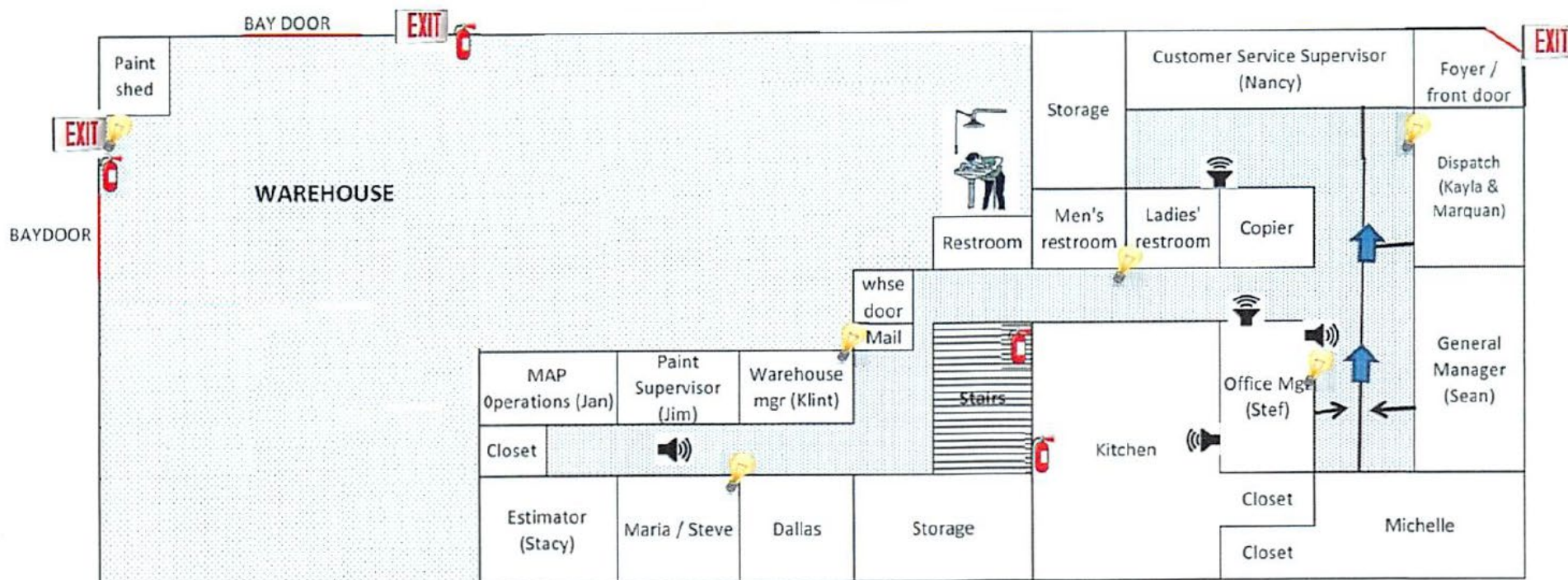
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FIRST FLOOR OFFICE PLAN – 1017 WALLBOARD DRIVE



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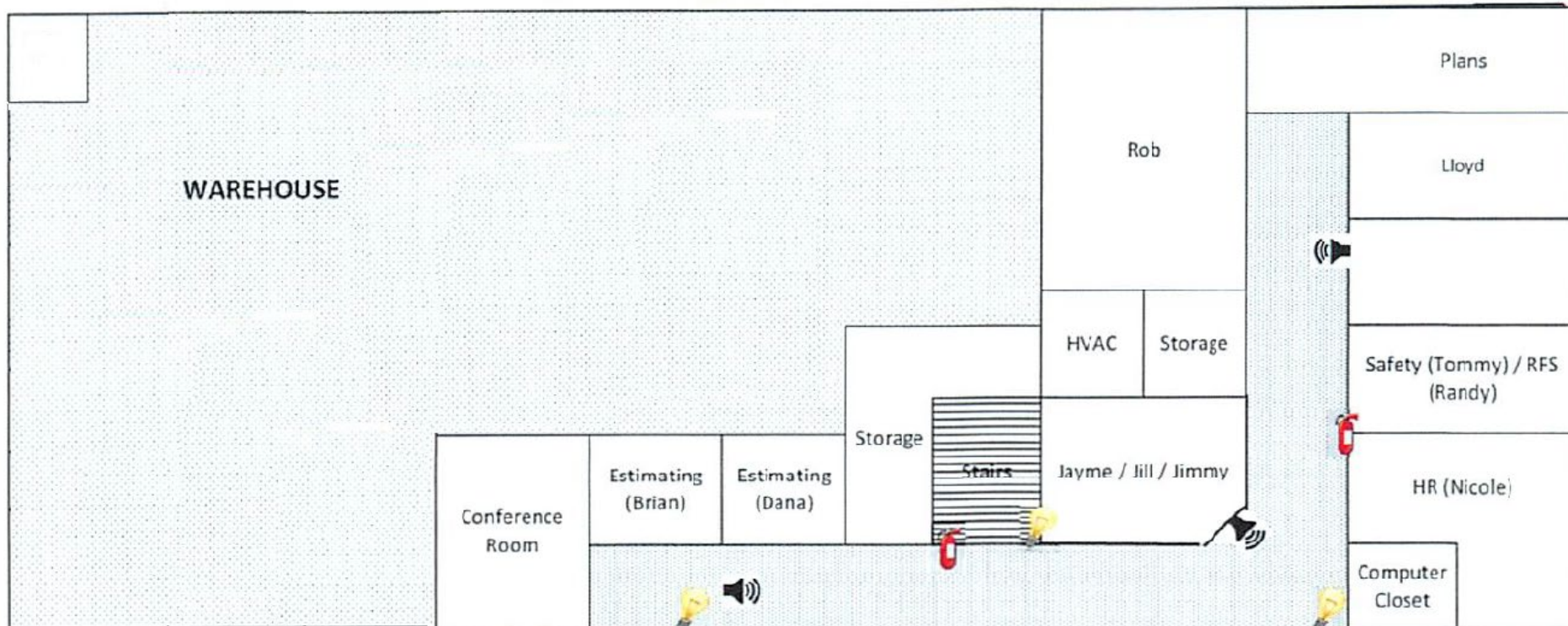
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SECOND FLOOR OFFICE PLAN – 1017 WALLBOARD DRIVE



NOTE: NOT TO SCALE

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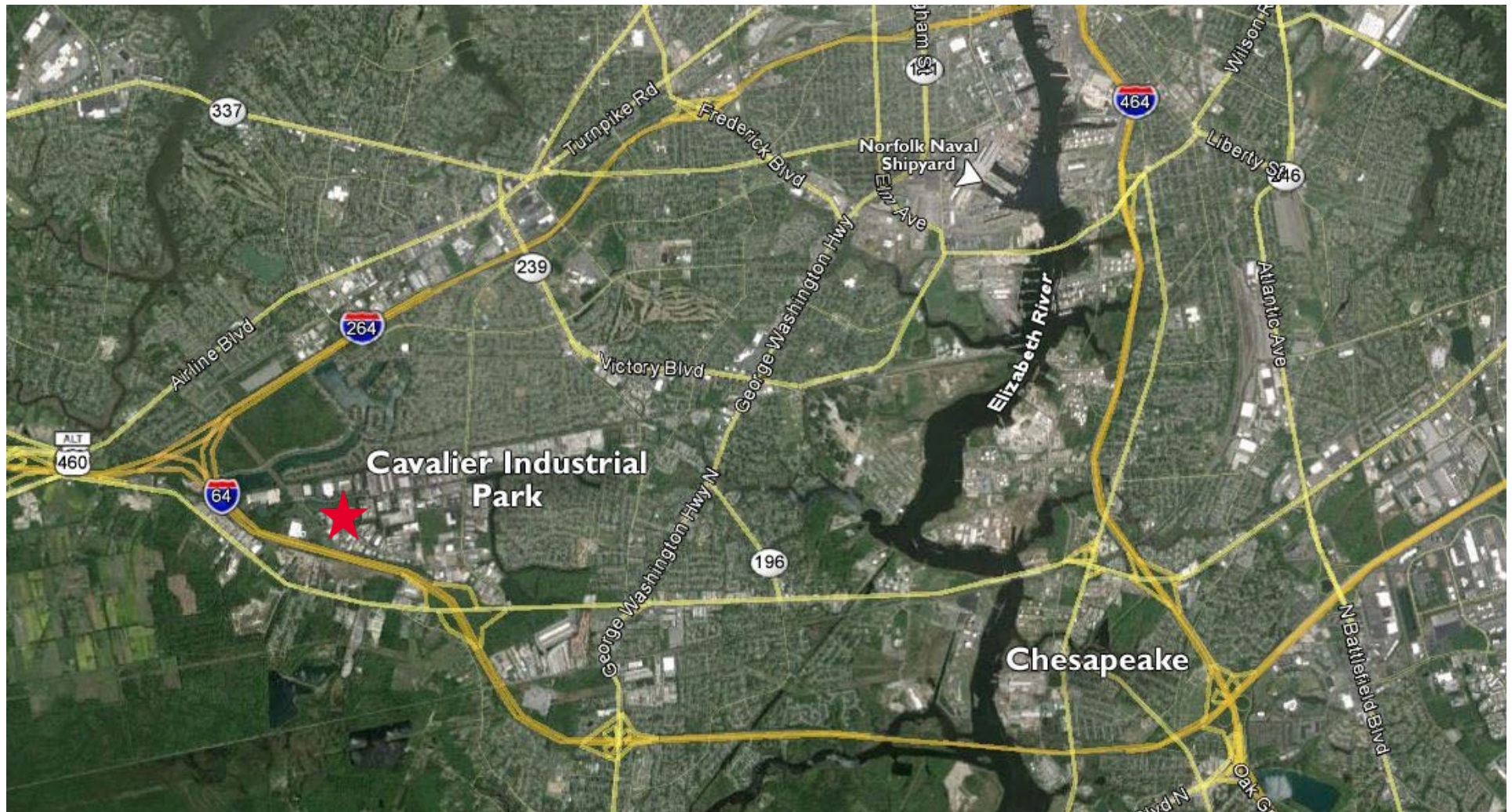


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