

# For Lease

1005 Obici Industrial Boulevard Suffolk, Virginia  
A 101,847 SF Industrial Facility located on 11.40 acres



1005 Obici Industrial Boulevard is located in the Suffolk Industrial Park in Suffolk, Virginia, and is easily accessed from Carolina Road near the Route 13 Bypass which is a main connector to U.S. Route 58 and the regional interstate system serving the Hampton Roads Region.

The building features 26' clear ceilings, heavy power and an excellent loading profile with a substantial truck court and parking, 15 dock level doors and one oversized grade level overhead door. 1005 Obici also has substantial land area that can be utilized for a further expansion of the building or for industrial outside storage.

The building and site are owned and professionally managed by B&D Holdings.

## Building Profile

Location	1005 Obici Industrial Boulevard, Chesapeake, VA 23434
Submarket:	South Suffolk Submarket, Suffolk Industrial Park
Year Built:	2001
Building area	Approximately 101,847 square feet +/-
Land area	11.40 acres +/-
Zoning	Heavy Industrial
Construction	Reinforced concrete
Column spacing	50' x 40'
Loading	A combination of dock and grade level doors
Lighting	T8
Power	<p>Electrical service was provided via a pad-mounted utility-owned transformer located in the landscaped areas along the west edge of the asphalt pavement.</p> <p>The subject building was configured with individual electrical service. Main electrical service was rated at 600-amp, 277/480-volt at the main distribution panel. Panels for lighting and power controls were located in the warehouse on the south office wall. Breaker panels were located in a nearby closet. Observed panels were manufactured by Siemens. Ground fault circuit interrupter (GFCI) outlets were observed in the required areas. According to the site escort, the electrical branch wiring was copper.</p>

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Sprinklers	The building was protected by a wet-pipe automatic sprinkler system. Three risers were located on the west elevation of the building in a dedicated room. Water was supplied via a fire sprinkler line from the municipal main that was reportedly fitted with flow and tamper switches and a backflow prevention device. The fire suppression system was supplemented by a 1,500 gallon-per-minute fire pump powered by a 100 horsepower electric motor manufactured by US Electric Motors. Fire sprinkler piping appeared to be steel. Sprinkler heads in the spares' cabinet appeared to be manufactured by Ascot.
Slab	Concrete slab on grade
Docks	14 dock level doors
Building height	26'
Drive Ins	1 total / 12' w x 14' h
Levelers	14 exterior



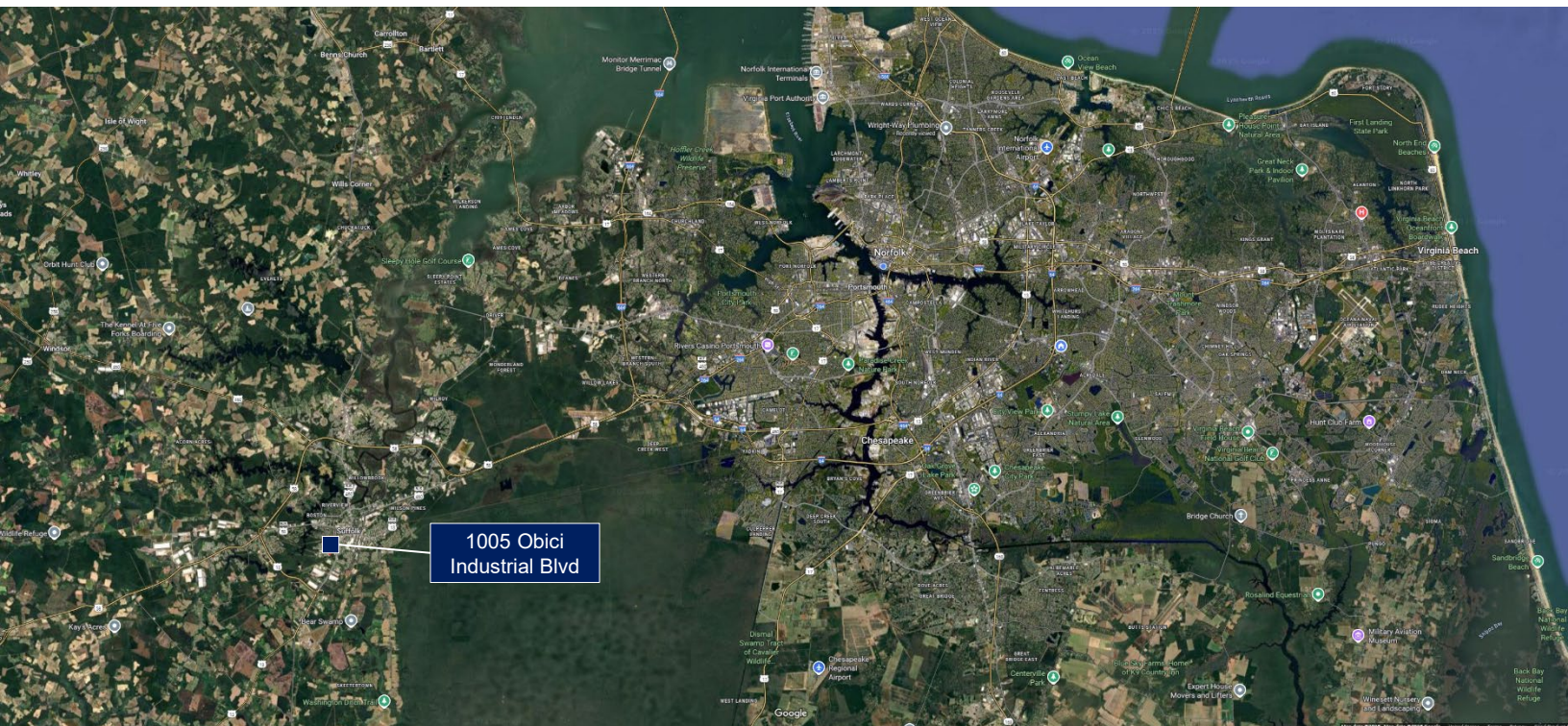
NOTES:  
THIS EXHIBIT DOES NOT CONSTITUTE A  
BOUNDARY SURVEY OR SUBDIVISION PLAT.  
IT IS NOT TO BE USED FOR RECORD INFORMATION  
AND IS NOT FOR A FIELD SURVEY.



PRELIMINARY PLAN FOR  
1908 OCEIC INDUSTRIAL BLVD  
VIRGINIA BEACH, VIRGINIA  
08-00000000  
08-00000000







## Contact:

Justen Gruending  
Associate  
justin.gruending@jll.com  
+1 732 770 5534

Gregg Christoffersen  
Managing Director  
gregg.christoffersen@jll.com  
+1 757 348 1477

999 Waterside Drive, Suite 850 | Norfolk, VA 23510 | 757 965 3006