

For Lease

Available for Immediate Occupancy

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



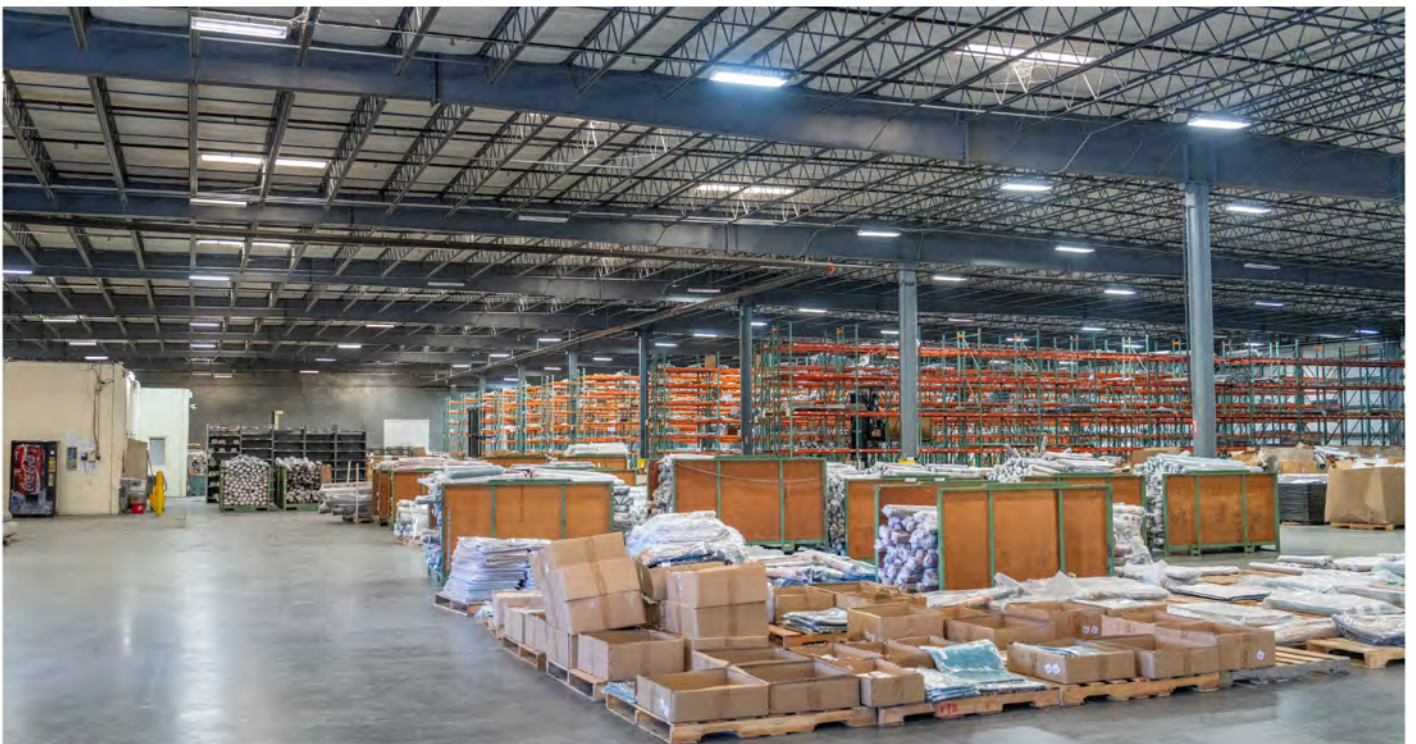
1005 Obici Industrial Boulevard is located in the Suffolk Industrial Park in Suffolk, Virginia, and is easily accessed from Carolina Road near the Route 13 Bypass which is a main connector to U.S. Route 58 and the regional interstate system serving the Hampton Roads Region.

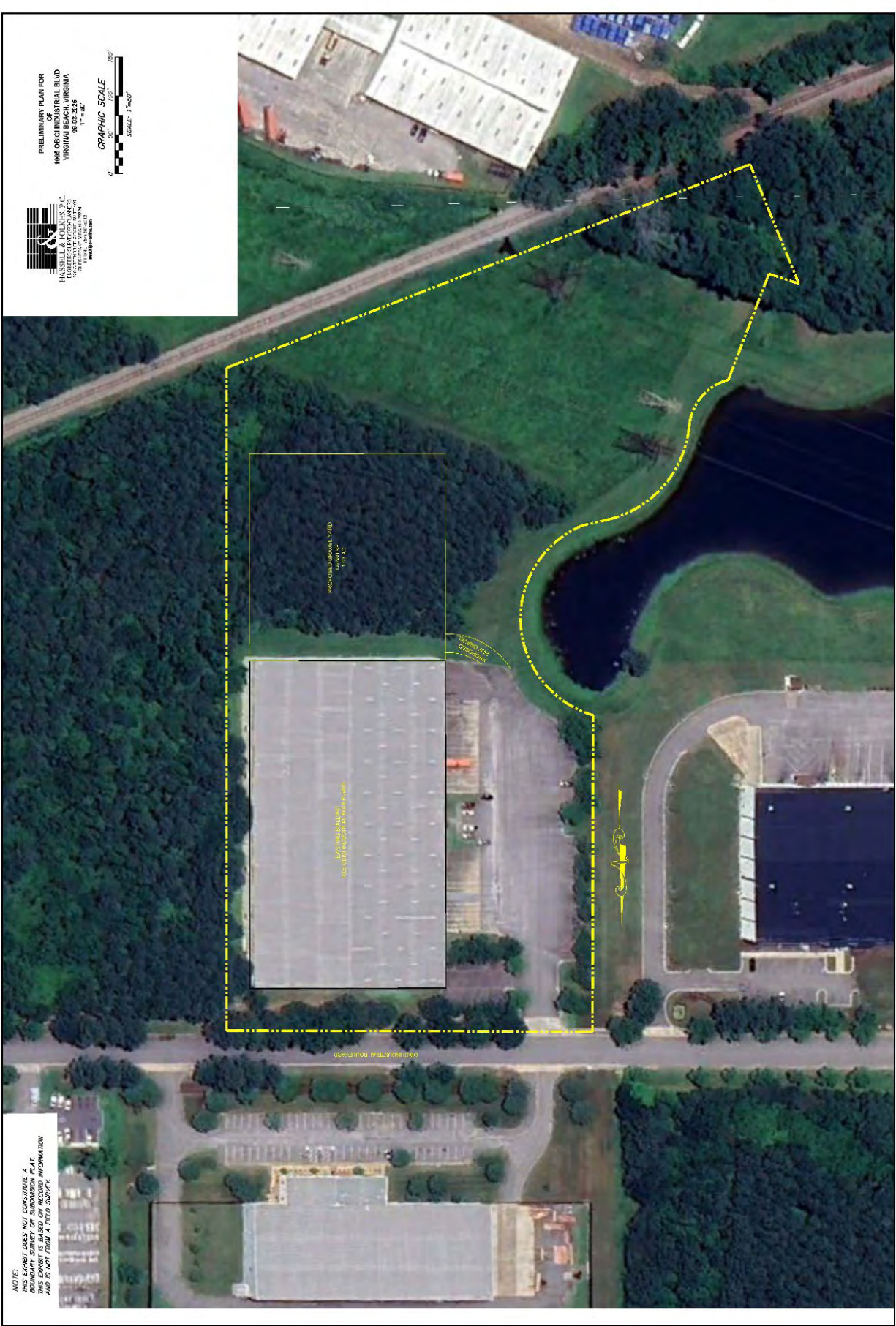
The building features 26' clear ceilings, heavy power, and an excellent loading profile with a substantial truck court and parking, 15 dock level doors and one oversized grade level overhead door. 1005 Obici also has substantial land area that can be utilized for a further building expansion or for industrial 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	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	600-amps, 277/480-volt 3-phase
Sprinklers	Wet-pipe automatic sprinkler system
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



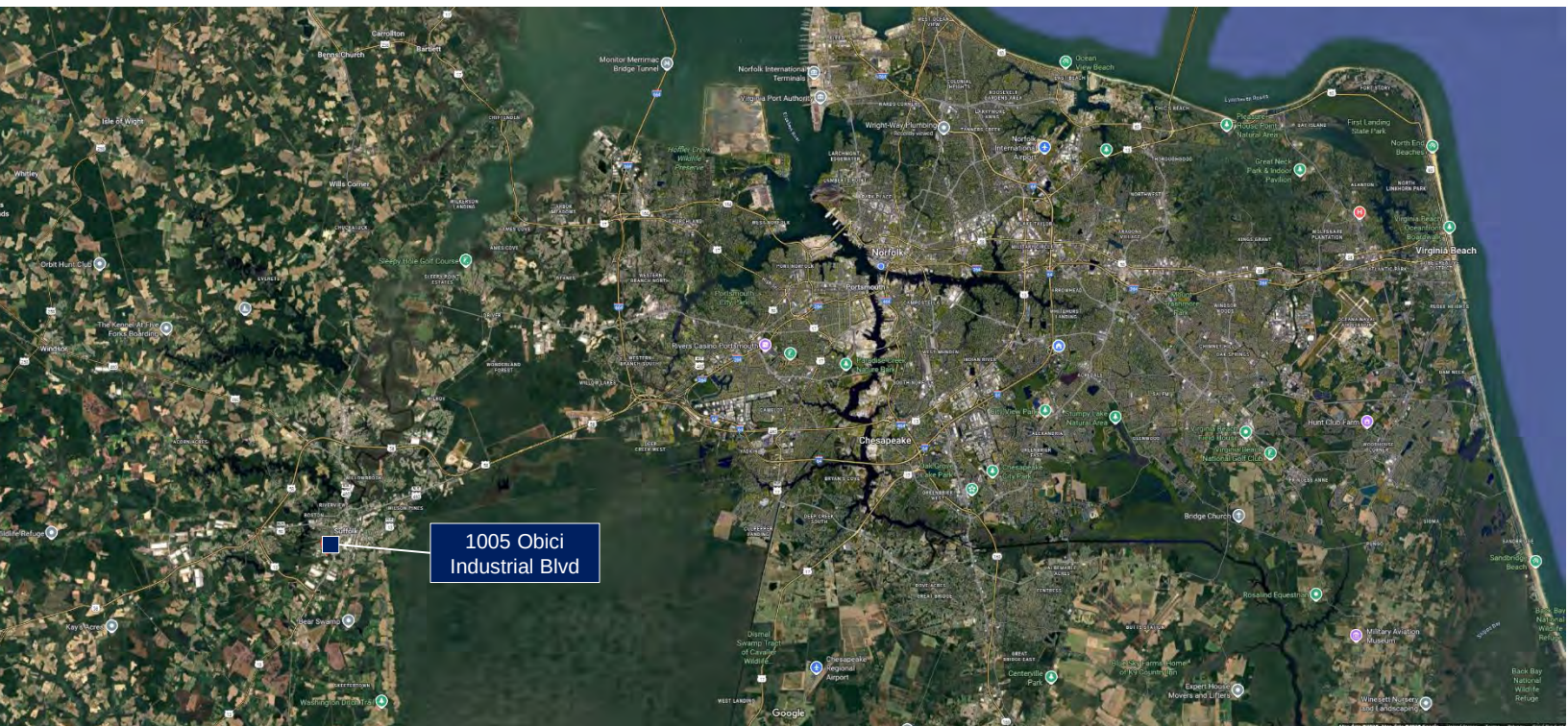


NOTES:
THIS EXHIBIT DOES NOT CONSTITUTE A
BOUNDARY SURVEY OR SUBDIVISION PLAT.
IT IS NOT TO BE USED FOR RECORD INFORMATION
AND IS NOT A FIELD SURVEY.



PRELIMINARY PLAN FOR
1908 OBIQU INDUSTRIAL BLVD
VIRGINIA BEACH, VIRGINIA
06-00-000000
1" = 100'





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