

For Lease

Industrial Land

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192 Providence Road Chesapeake, VA 23324

± 3.82 Acres of Industrial Land Acres

- **Below Market Lease Rate: \$3,500/ac per month NNN**
- **Availability: Immediate**
- Zoning: M-1 (Light Industrial)
- Fully fenced and stabilized with gated access from Providence Rd
- Landlord willing to add an office trailer or build-to-suit a shop building under the right terms

CONCEPTUAL BUILDING PLAN

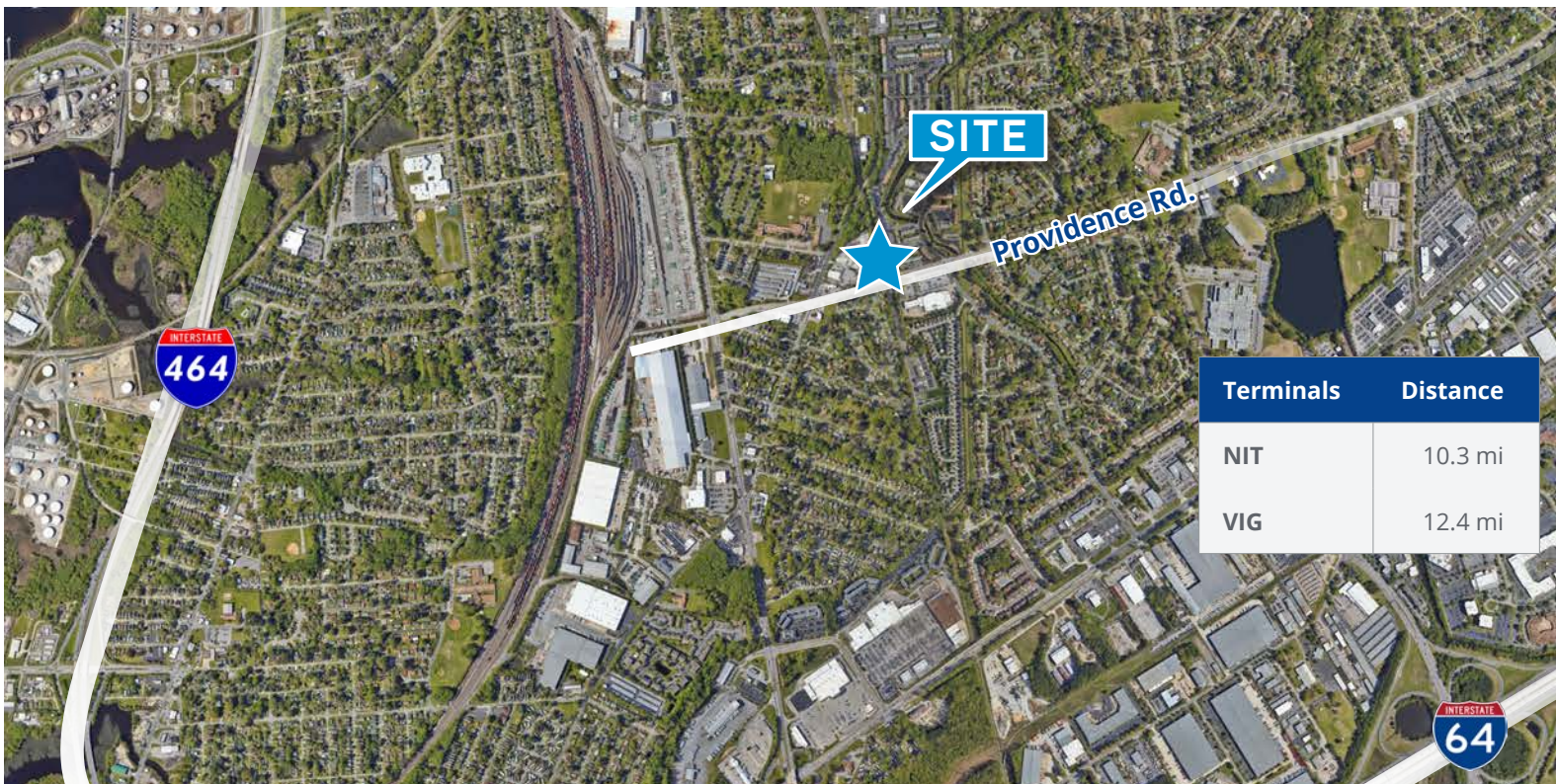


This architectural floor plan shows a large rectangular building with a detailed inset of a utility area in the top left corner. The main building has a total width of 80'-0" and a total depth of 80'-0". The utility area inset shows a room with a toilet, sink, and shower, labeled "TOILET", "SINK", and "SHOWER". It also includes a "HOLD DRINKING FOUNTAIN W/ BOTTLE FILLER" and a "CLO." (closet). The main building has three large rectangular areas labeled "100% STORAGE". The plan also shows a "10' TALL CONCRETE WALL" and a "12' CONCRETE APRON". The utility area inset is labeled "100% STORAGE" and "10' TALL CONCRETE WALL". The main building has a "12' CONCRETE APRON" and a "12' CONCRETE APRON". The plan also shows a "12' CONCRETE APRON" and a "12' CONCRETE APRON". The utility area inset is labeled "100% STORAGE" and "10' TALL CONCRETE WALL". The main building has a "12' CONCRETE APRON" and a "12' CONCRETE APRON". The plan also shows a "12' CONCRETE APRON" and a "12' CONCRETE APRON".

GROUND FLOOR PLAN

A101 1/4" = 1'-0" 4,871 SF BUILDING FOOTPRINT
4,610 SF BUILDING AREA

Site Aerial



Terminals	Distance
NIT	10.3 mi
VIG	12.4 mi

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