

# Available Immediately: for Purchase OR Lease

3409 Chandler Creek Drive  
Virginia Beach, VA 23464



I-1 (Light Industrial District, Conditional)

Office/Warehouse

87,105 SF

2.728 Acres

\$3,995,000

Approx. 40,000 Sq. Ft. Available Immediately

Sale Price: \$3,995,000

Lease Price: \$3.95 Sq. Ft. NNN

A commercial condominium located with Rosemont Commerce Park. The office is located in a 2-story portion of premises. The steel frame building has a masonry & metal exterior. Five, dock height 10-ft x 8-ft wide overhead doors with levelers on loading dock. Warehouse is 25 feet high (20 ft minimum clearance) has wet sprinkler system and is heated by gas-fired space heaters.

Office features acoustic tile ceilings, recessed fluorescent lighting, painted drywall, carpeted.

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