

# AVAILABLE

Oakbrooke Business Center  
625 Innovation Drive  
Chesapeake, Virginia 23320



## 4,750± SF New Office/Warehouse Space

- Well-located property, with quick access to I-64 (3.5 miles) and the Chesapeake Expressway (.75 mile), and just south of the Greenbrier Business District.
- Zoned PUD (Planned Unit Development) with underlying M-1 (Light Industrial) zoning.
- New 4,750 SF unit for lease, consisting of:
  - 764 SF of nicely-finished office space, with restroom
  - 3,986 SF of warehouse/shop space with:
    - 17-20' ceiling height
    - Two 12'H x 10'W grade-level overhead doors and personnel door.
    - Entire warehouse/shop is insulated - walls and ceiling.
    - Two 200 amp/208 volt/single-phase electric services (upgradeable).
    - Only one support column in warehouse/shop area - 24'x34' spacing from walls.
- Ample yard and parking areas surround building.
- Lease Rate: \$8.50 PSF (\$3,364.58 per month), NNN.
- Operating expenses are currently \$1.75 PSF.
- The space is immediately available!



- **Bonus to procuring agent for a lease completed before September 15, 2011: New iPad2 - 3G!!!**

For more information, please contact:  
**Michael Myers, Senior Vice President**  
S.L. NUSBAUM Realty Co.

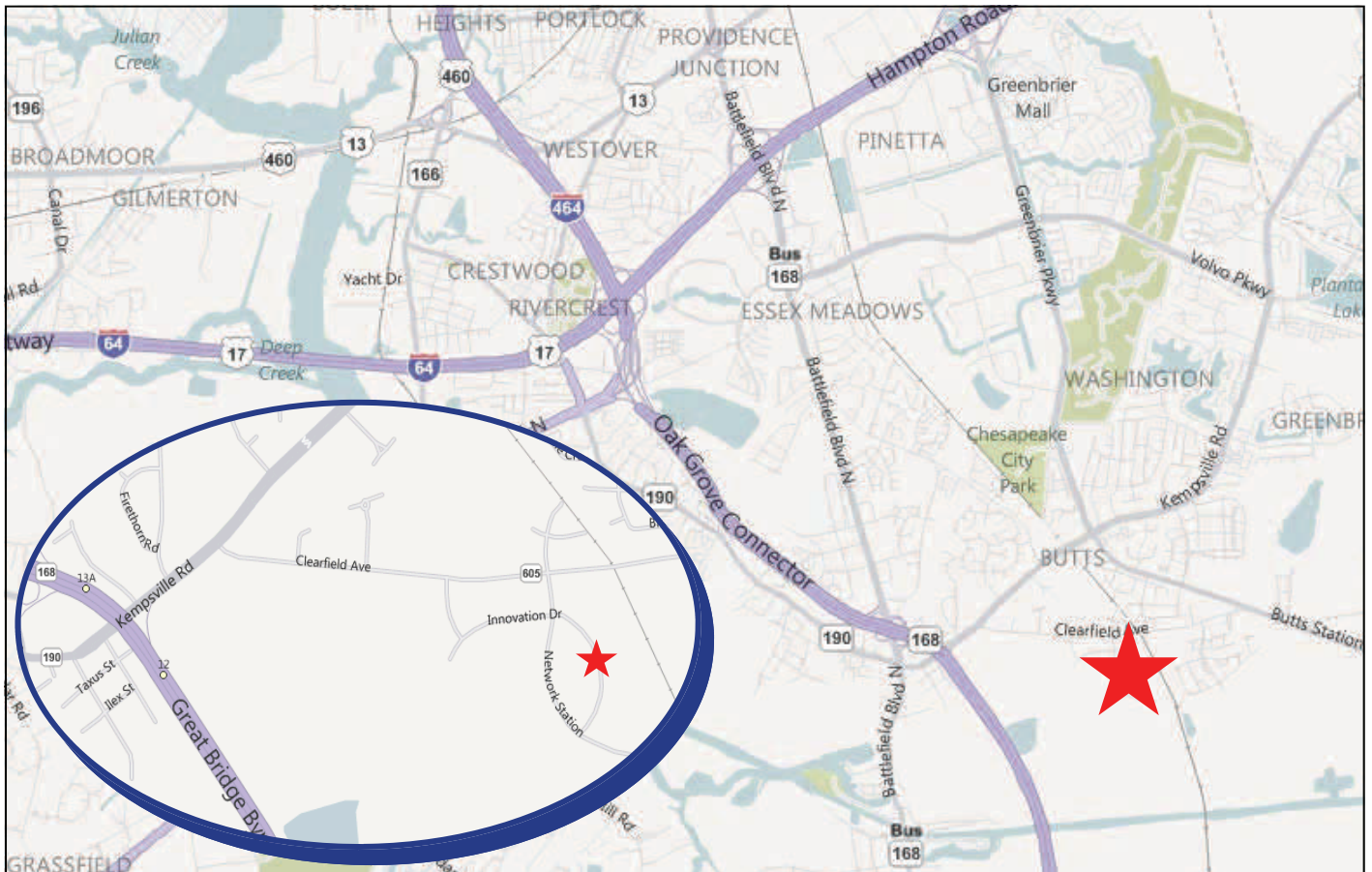
Office: 757-640-2273 ~ Cell: 757-679-3273 ~ Home: 757-491-2060 ~ [mmyers@slnusbaum.com](mailto:mmyers@slnusbaum.com)

Information herein deemed reliable, but not guaranteed.

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