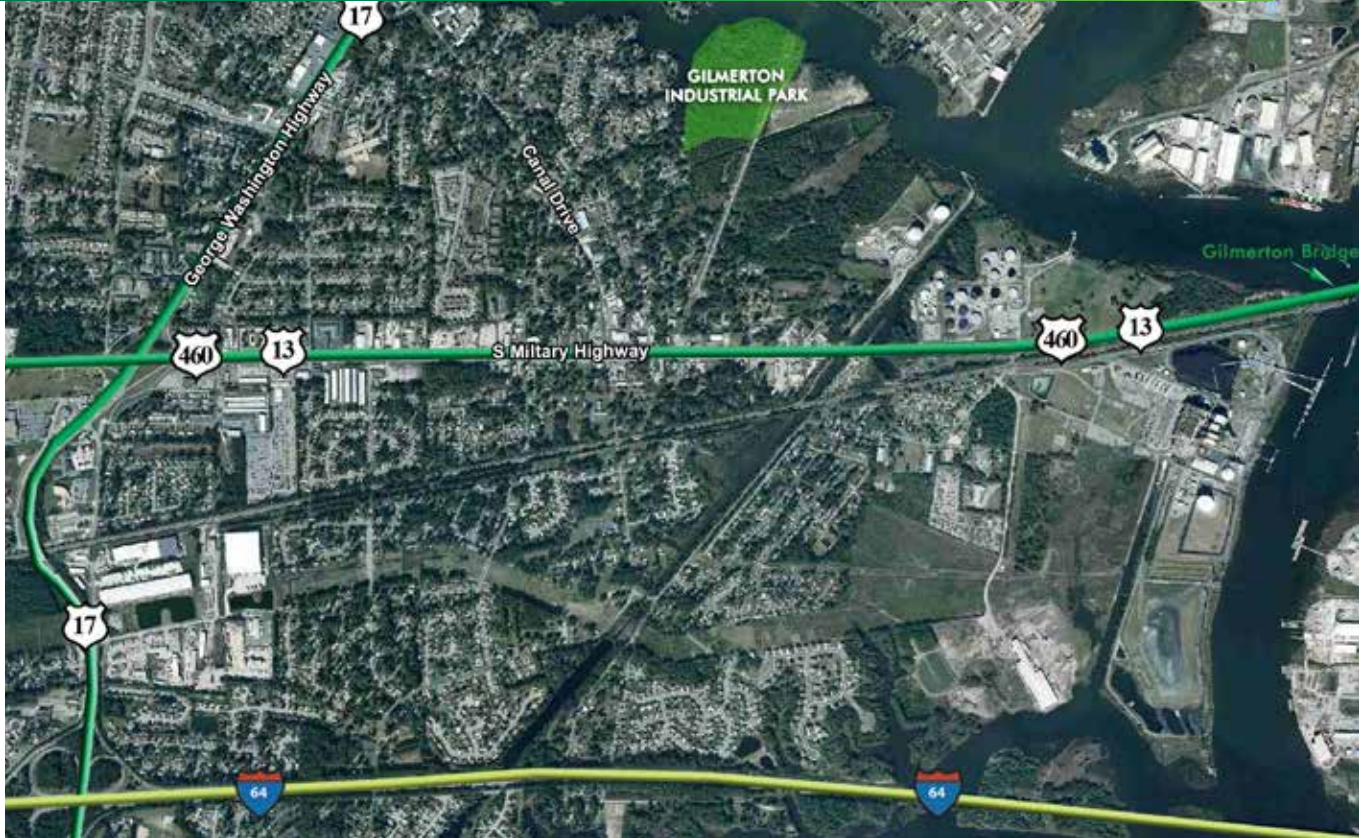


FOR SALE OR LEASE

# GILMERTON INDUSTRIAL PARK

MICHAEL DRIVE  
Chesapeake, VA 23233



## PROPERTY OVERVIEW

- + ± 54.6 acres (total site), ± 21 acres Available
- + Utilities to the site
- + Access from S. Military Highway
- + The last new large industrial development within Southside Hampton Roads Belt-line
- + Gilmerton Bridge is open for full service



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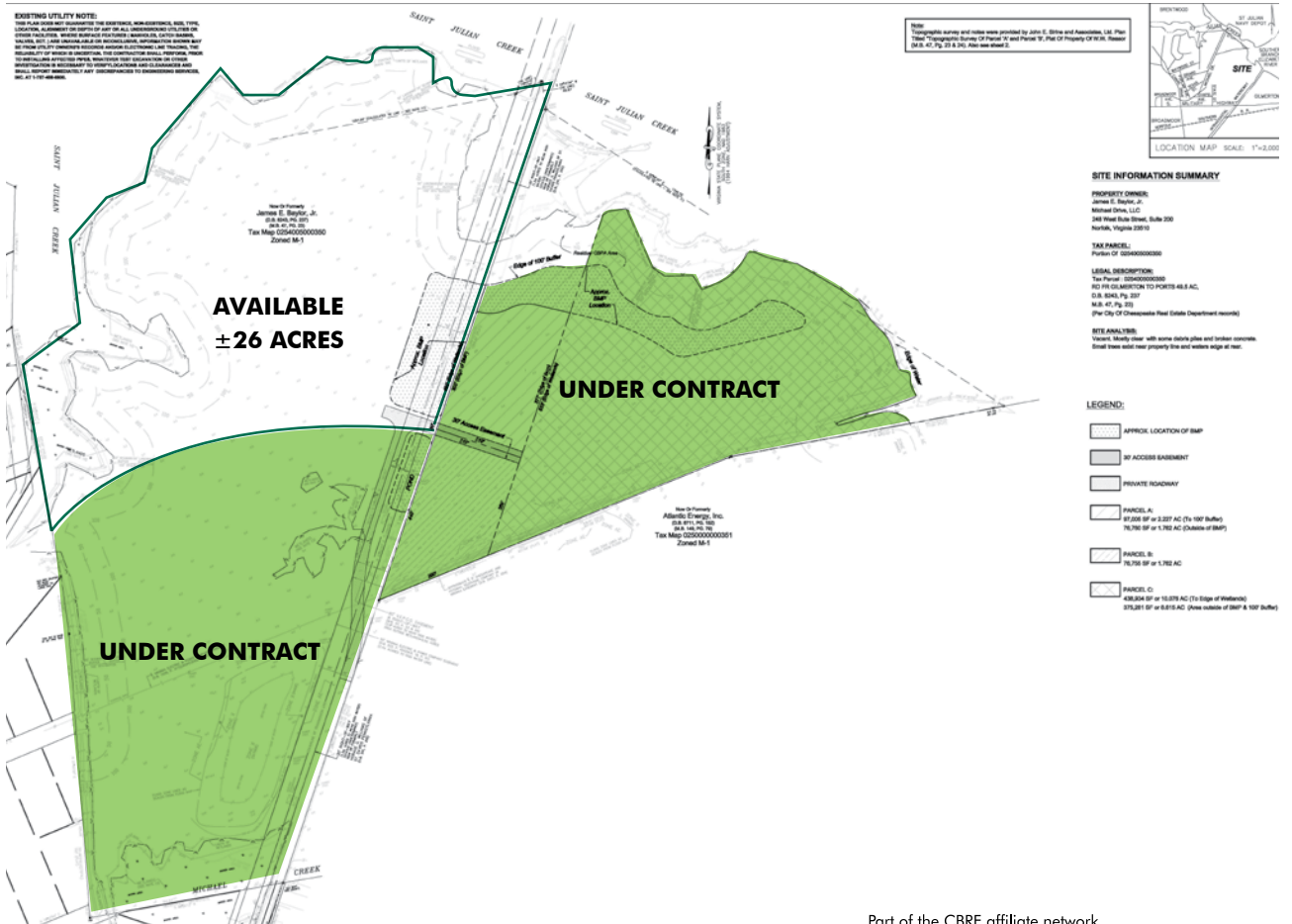


## EXECUTIVE SUMMARY

PROPERTY DESCRIPTION:	The Gilmerton Industrial Park is a proposed development consisting of $\pm$ 54.6 acres is the S. Military Highway corridor of Chesapeake, Virginia. The property will feature access on S. Military Highway offering quick accessibility to the new Gilmerton Bridge connection (under construction now), Interstate 464, Interstate 64 and Interstate 264.
OPPORTUNITIES:	Owner will consider parcel sale, build-to-suit lease and build-to-suit sale transactions. 26 acre parcel can be sub-divided
ADDRESS:	Michael Drive, Chesapeake, Virginia 23233  (Located just northeast of S. Military Highway and Canal Drive)
LAND AREA:	$\pm$ 54.6 acres <ul style="list-style-type: none"><li><math>\pm</math>26 acres available</li></ul>
ZONING:	M-1
ADDITIONAL FEATURES:	<ul style="list-style-type: none"><li>Utilities to the site</li><li>Approved road plan widening and extending Michael Drive to S. Military Highway</li><li>The last new large industrial development within Southside Hampton Roads Belt-line</li><li>2.5 Miles from interstate access, 7 miles from Portsmouth Marine Terminal, &amp; 22 miles from Norfolk International Terminal</li></ul>
GILMERTON BRIDGE:	<ul style="list-style-type: none"><li>Upgraded Gilmerton Bridge open for full service</li><li>Height increased from 11ft to 35ft</li><li>4 lanes expanded to 6 lanes</li><li>Significant increase in the allowable weight limit</li></ul>
CITY OF CHESAPEAKE:	<p>The City of Chesapeake is the transportation hub of the region, linked to one of the most up to date interstate highway systems in the country.</p> <ul style="list-style-type: none"><li>Typical commute to work is only 21.6 minutes</li><li>Norfolk International Airport is only 20 minutes away, offering more than 250 flights a day</li><li>Chesapeake Regional and Hampton Roads Executive Airports provide corporate flight service within the City.</li><li>I-64 originates in Chesapeake, and I-264, I-464 &amp; I-664 also serve the City</li><li>U.S. Route 13 (Military Highway) connects the City to Virginia's Eastern Shore</li><li>The Chesapeake Expressway (Route 168) is a 16 mile-long, four-lane divided highway that links I-64 to North Carolina and the Outer Banks</li></ul>

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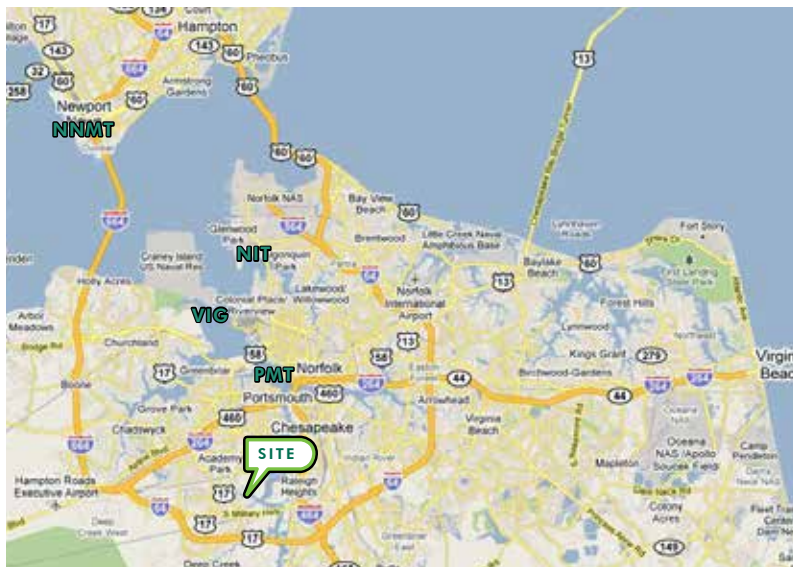
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## LOCATION OVERVIEW

The Norfolk/Virginia Beach/Newport News Metropolitan Statistical Area (MSA) is situated in the southeastern corner of Virginia, and is centered in the Hampton Roads Harbor, the world's largest deepwater harbor. Locally known as Hampton Roads, the region is comprised of nine cities and six counties, and bifurcated by the Peninsula and Southside, separated by convergence of the James River and the Chesapeake Bay. The MSA is 200 miles south of Washington, DC, and 100 miles south of Richmond, Virginia's capital city. Anchoring the southern end of the Chesapeake Bay in southeastern Virginia, Hampton Roads is home to over 1.7 million people and is the largest consumer market between Washington DC and Atlanta.



Hampton Roads is a stable and rapidly-growing area, with one of the state's lowest unemployment rates. The strong economic base is supported by the world's largest naval base, the popular Virginia Beach oceanfront, the Port of Virginia, the 3rd largest seaport on the East Coast, as well as the largest shipbuilding facility in the mid-Atlantic region.



## CONTACT US

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