

EXCLUSIVE OFFERING

18,453 SF OFFICE/WAREHOUSE BUILDING

ROSEMONT COMMERCE PARK

3440 Chandler Creek Road, Virginia Beach, VA 23453



PROPERTY OVERVIEW

TOTAL BUILDING SIZE:

18,453 SF

TOTAL SITE SIZE:

1.01 AC

YEAR BUILT:

2005

PARCEL ID#:

1485-94-7022

ZONING CLASSIFICATION:

I-1 (Light Industrial)

CURRENT ASSESSMENT

FY 2020:

INVESTMENT FEATURES

Fully-leased, multi-tenant building.
High-quality masonry and metal construction.

Significant recent renovations have been made to the building.

Rare owner/occupant opportunity available.
Upside potential in rents.

Located in the highly-desirable Rosemont Commerce Park.

Surrounded by attractive, high-class office/warehouse properties.

Land:	\$ 157,500.00
<u>Improvements:</u>	<u>\$1,046,100.00</u>
Total:	\$1,203,600.00



To receive an Offering Memorandum, please contact Sandy Dwyer at 757-640-2289 or sdwyer@slnusbaum.com for a Confidentiality Agreement.