

9.848 AC TRUCKYARD, SERVICE SHOP & OFFICE

4825 Station House Road
Chesapeake, Virginia 23321

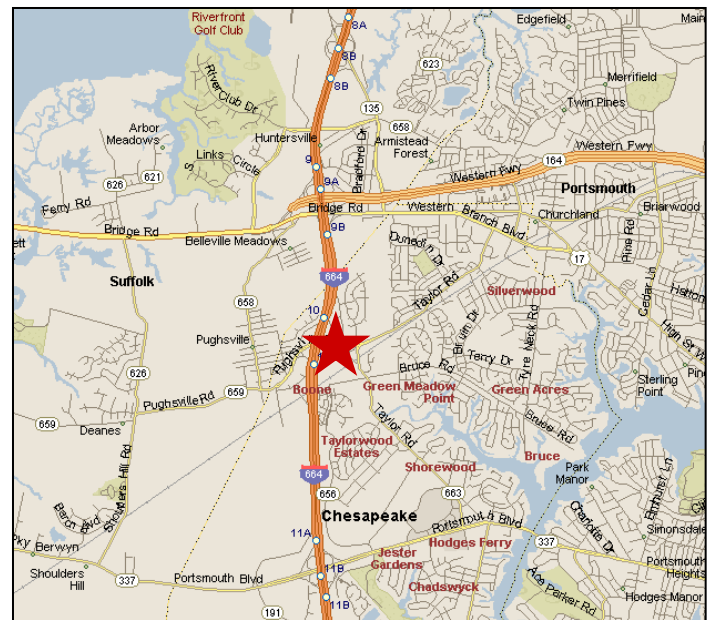
INDUSTRIAL FOR SALE

9.848 Acres



FEATURES

- 7 miles to APM Terminals (Virginia Port Authority)
- Rail service to S.E. Boundary - Spur potential
- Southeast Quadrant of Pughsville Rd. / I-664 Full Interchange
- Zoned M-1, Light Industrial
- Phase I & II and new survey on file
- Repair shop with 2 lifts – 2 paint booths
- City water/sewer & septic system
- All vehicles & parts will be removed
- 13,000 SF of buildings on 9.848 acres
- Ideal location to service ports on the Peninsula & Southside
- Currently an operating and successful salvage yard – may be purchased with all vehicles & parts, licenses and business for \$2.5 million



FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD | THALHIMER

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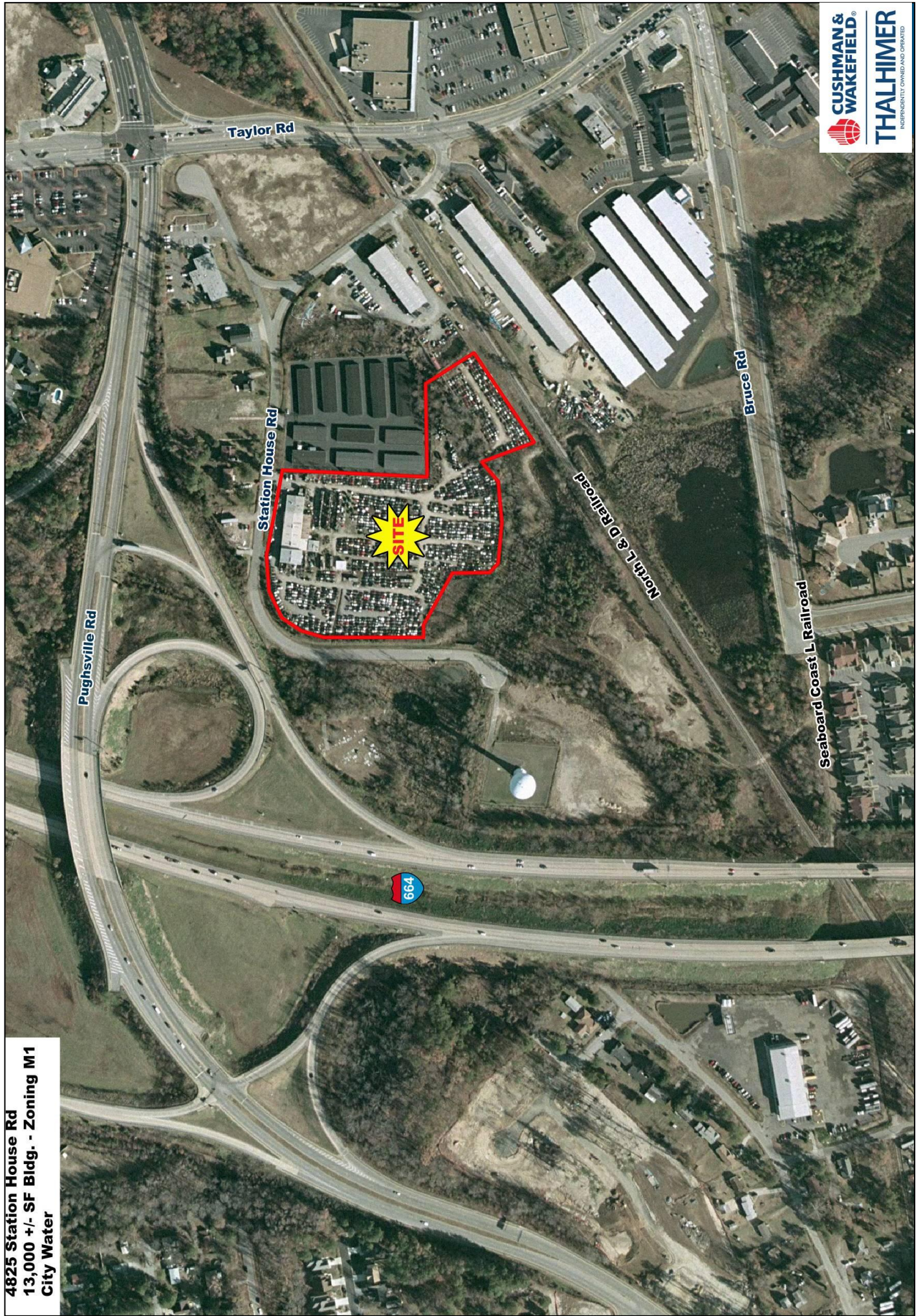


CUSHMAN & WAKEFIELD

THALHIMER

INDEPENDENTLY OWNED AND OPERATED

4825 Station House Rd
13,000 +/- SF Bldg. - Zoning M1
City Water



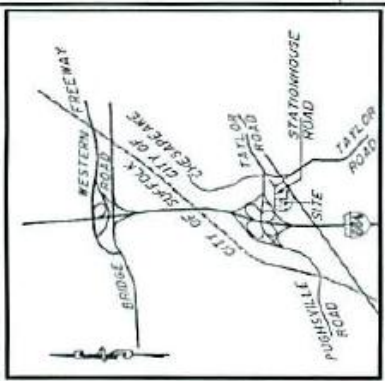
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

Michael W. Murphy, N/A, No. 2517, 10/19/09, DATE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT REVEAL ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN.

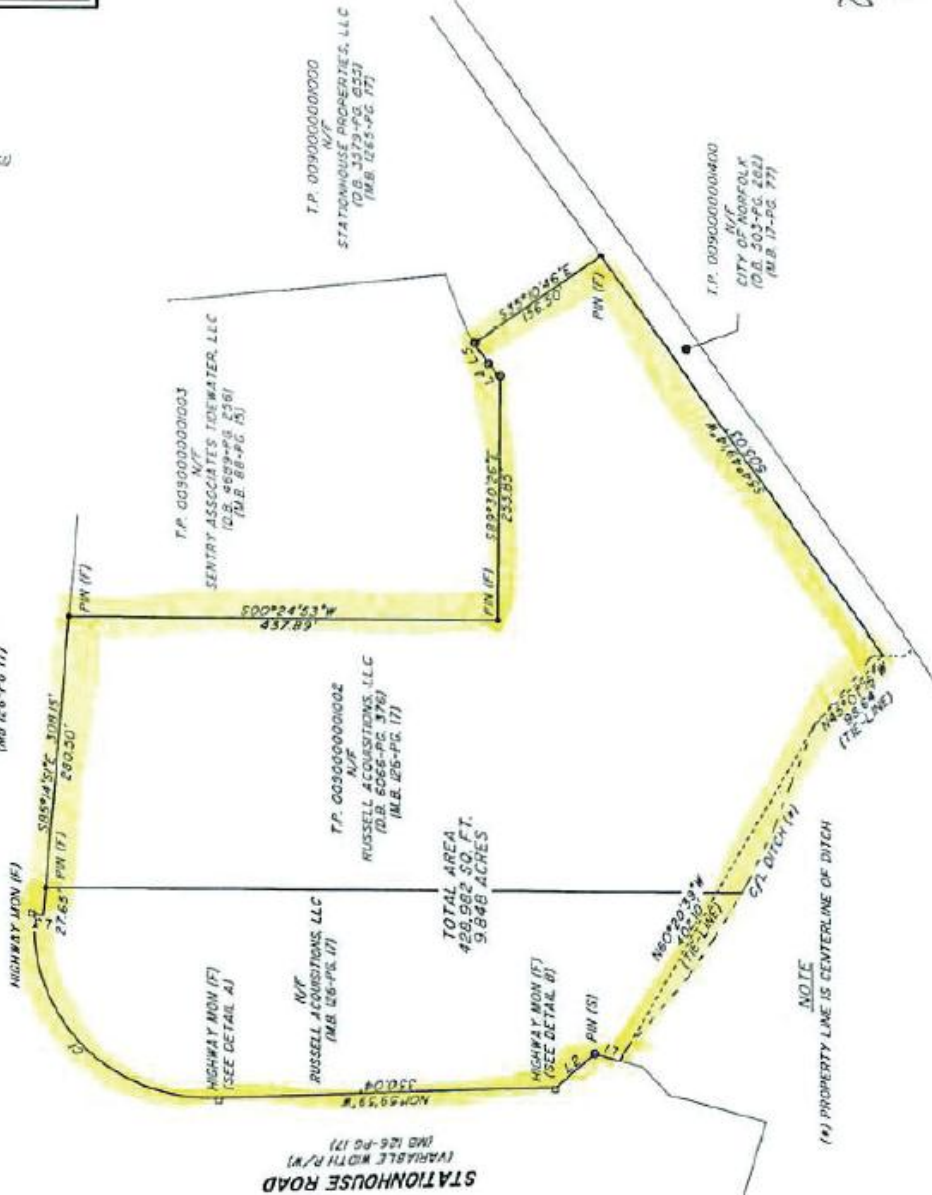
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

VACUUM ADJUSTMENT SYSTEM
1984 NADN ADJUSTMENT DATUM



VICINITY MAP
SCALE 1"=2000'

STATIONHOUSE ROAD
(VARIABLE WIDTH R/W)
(MB 12-6-PG 17)



NOTE
(*) PROPERTY LINE IS CENTERLINE OF DITCH

LINE TABLE

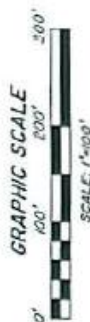
LINE	BEARING	DISTANCE
L1	N6°09'43"E	12.27'
L2	N8°25'48"W	51.73'
L3	N04°45'02"E	9.03'
L4	N48°10'03"E	18.03'
L5	N28°26'15"E	24.98'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	95°38'12"	178.67'	299.23'	197.17'	264.80'	N45°40'03"E

REFERENCE SOURCES

DEED BOOK 6066, PAGE 376
MAP BOOK 126, PAGE 17
STATE HIGHWAY PROJECT 0664-13-101R-W-203, C-505
RELOCATED ROUTE 659 (PUGHVILLE ROAD)



GRAPHIC SCALE
0' 100' 200' SCALE: 1"=100'



BOUNDARY SURVEY OF
PROPERTY OF RUSSELL ACQUISITIONS, LLC
AS DESCRIBED IN DEED BOOK 6066, PAGE 376,
AND PARCEL B, AS SHOWN IN MAP BOOK 126, PAGE 17
WESTERN BRANCH BOROUGH
CHESAPEAKE, VIRGINIA

PROJECT #	DATE	SHEET
09-013	10-01-09	1 OF 1
325 Volvo Parkway		
Chesapeake, VA 23320		
(757) 547-9531		
1"=100'		
FB 109		PG. 36



