



**FOR LEASE**  
**INDUSTRIAL**

**DOCK LOADING**  
**CONDITIONED WAREHOUSE**  
**COPELAND INDUSTRIAL PARK**



**5200 City Line Rd.  
Hampton, VA 23661**



# PROPERTY OVERVIEW

Conditioned warehouse bay just off I664 in Copeland Industrial Park. Currently occupied by a national bread company, the space is exceptionally clean and secure.

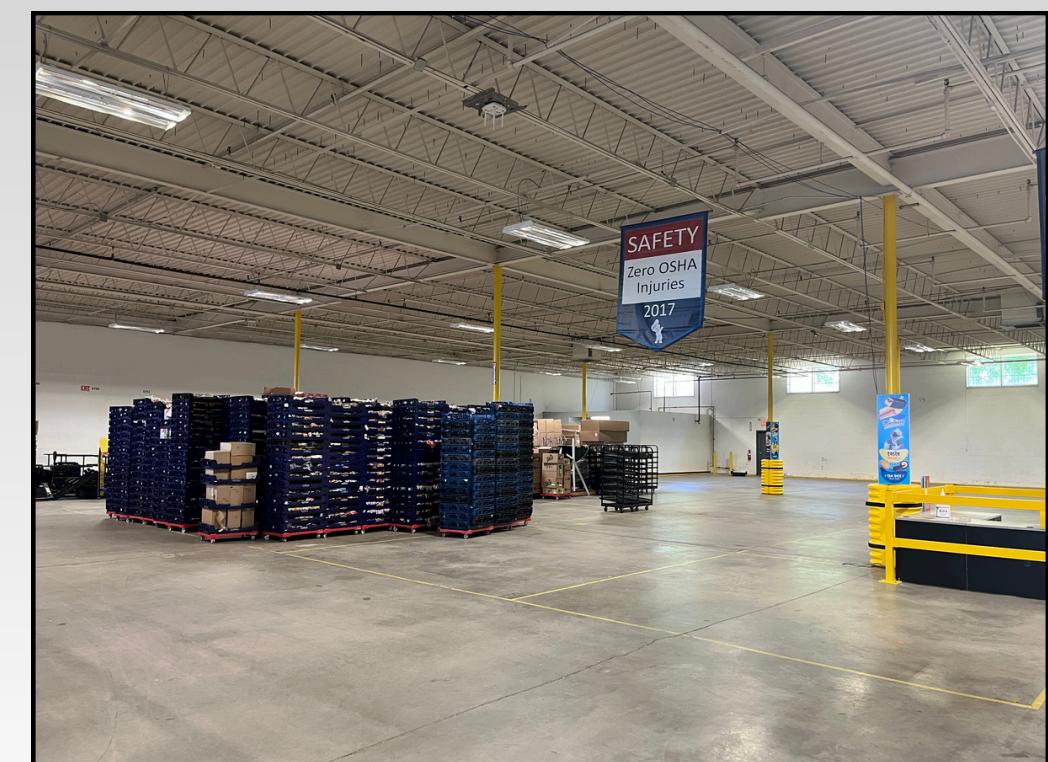
Covered loading area with 3 dock doors.

Potential for expanded yard space as well as cross docking.



## HIGHLIGHTS

- 17,700 s.f. available
- Open warehouse with small office
- Heated and Cooled throughout
- Covered Docks



# 5200 CITY LINE RD. HAMPTON, VA 23661

- **17,700 sf available**
- **Open warehouse w/ approx 875 sf office**
- **Fully conditioned**
- **Covered loading area**
- **3 dock doors**
- **17 ft clear span ceilings**
- **2 restrooms**
- **Wet sprinklered**
- **400 amp 480v 3 phase**
- **M3 Heavy Industrial**
- **5 minutes from NN Shipbuilding**
- **Available now**



**LEASE: \$9.50 sf NNN**

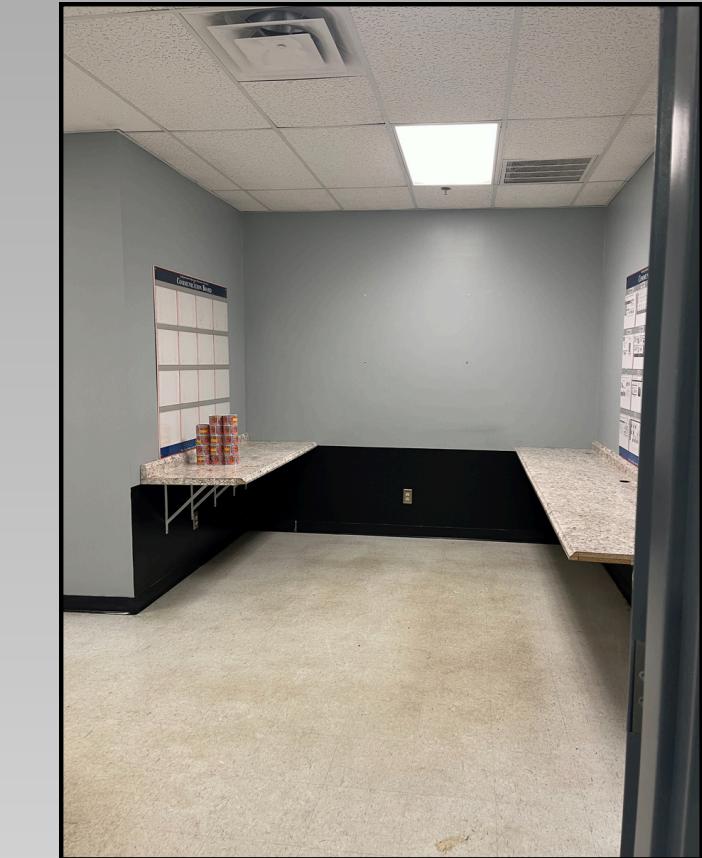
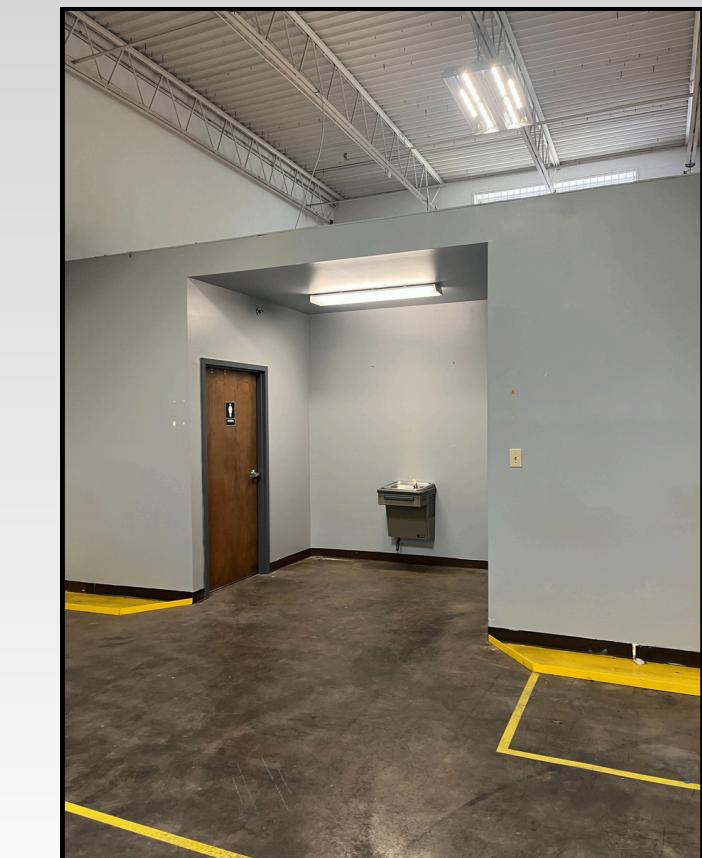
**OpEx estimate \$2.00 sf**



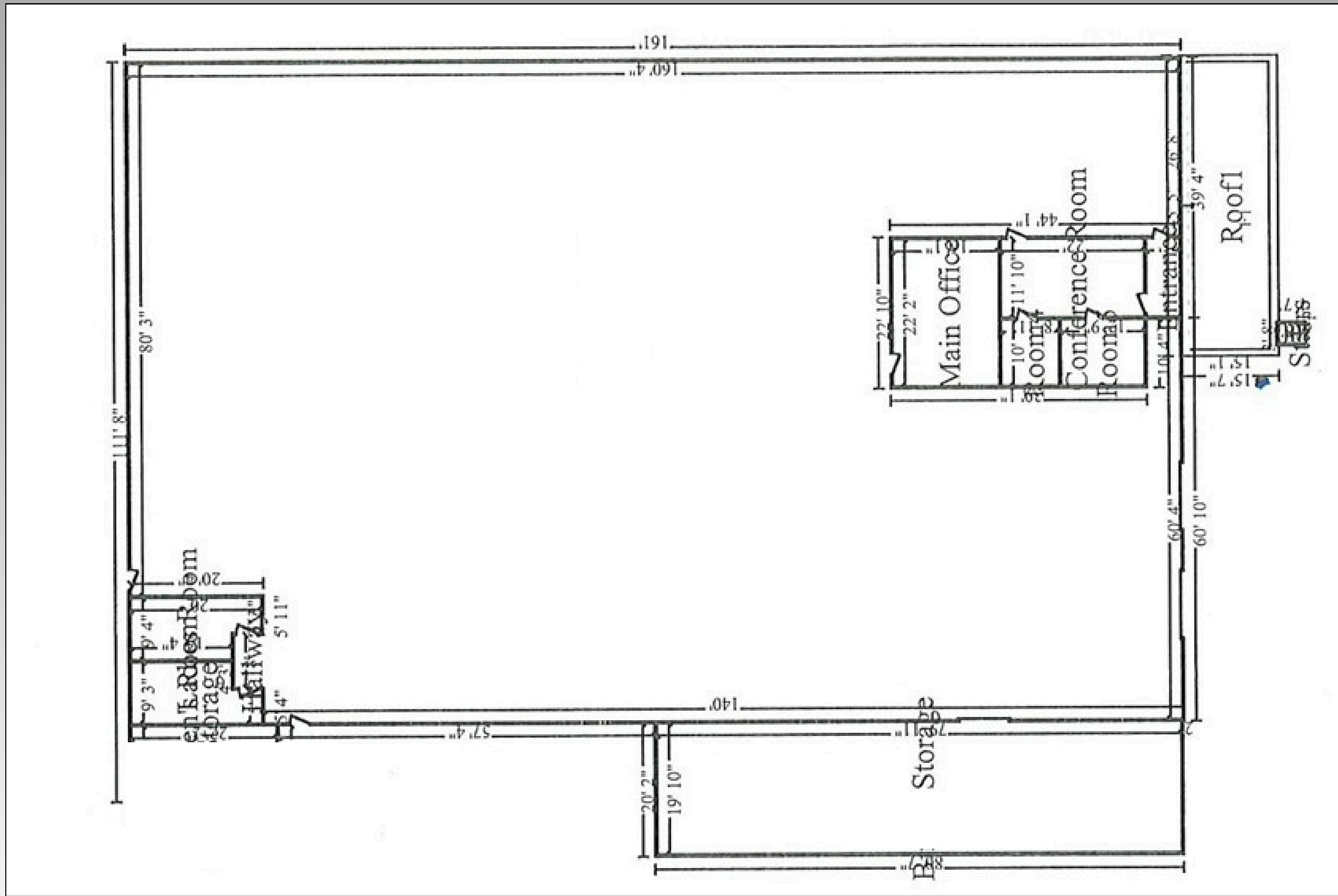
Brian Mello  
757-812-0829  
[bmello@hamnerdevco.com](mailto:bmello@hamnerdevco.com)

  
**HAMNER**  
Development  
Company

Alan Meetze  
757-871-3738  
[ameetze@hamnerdevco.com](mailto:ameetze@hamnerdevco.com)

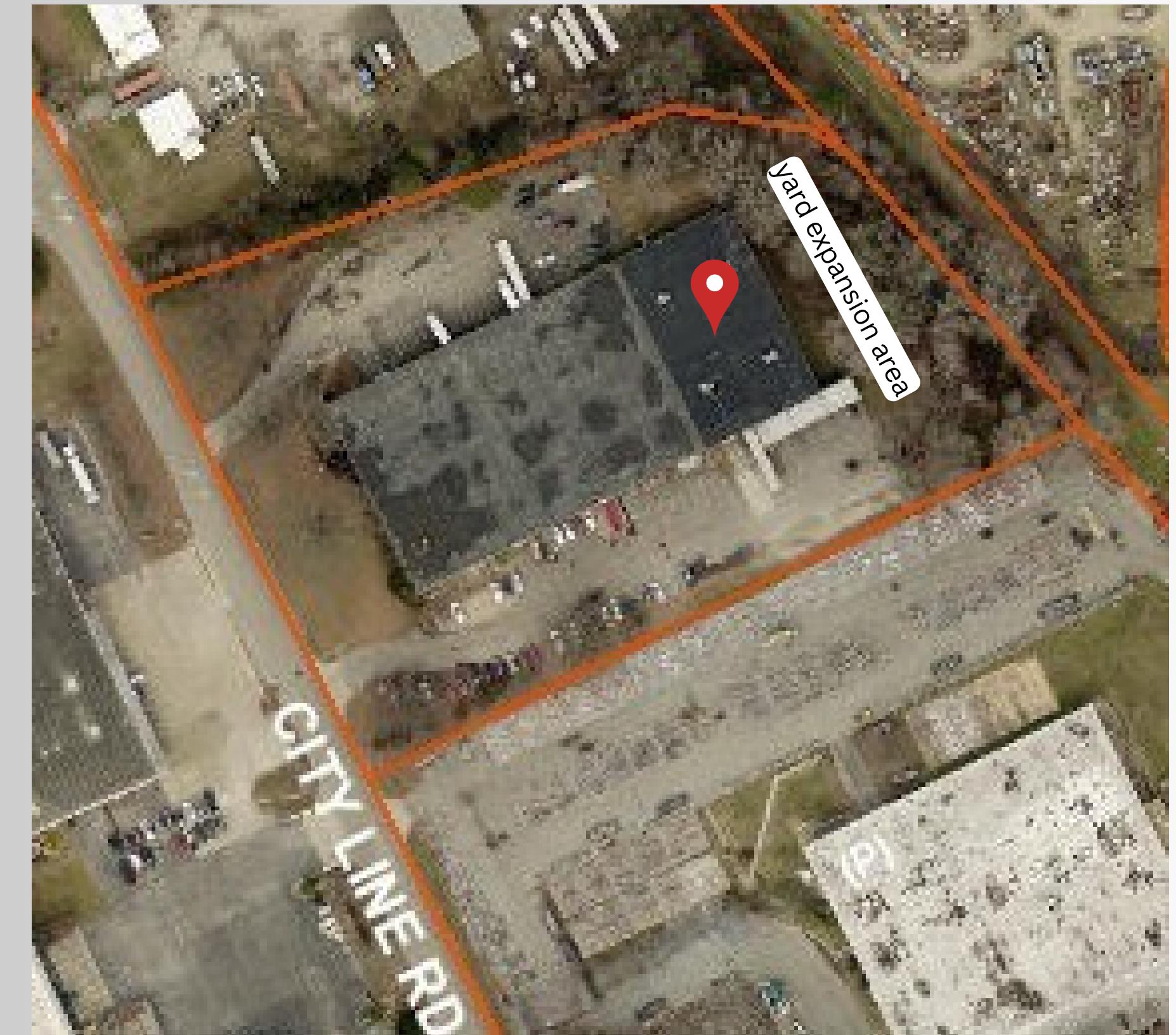
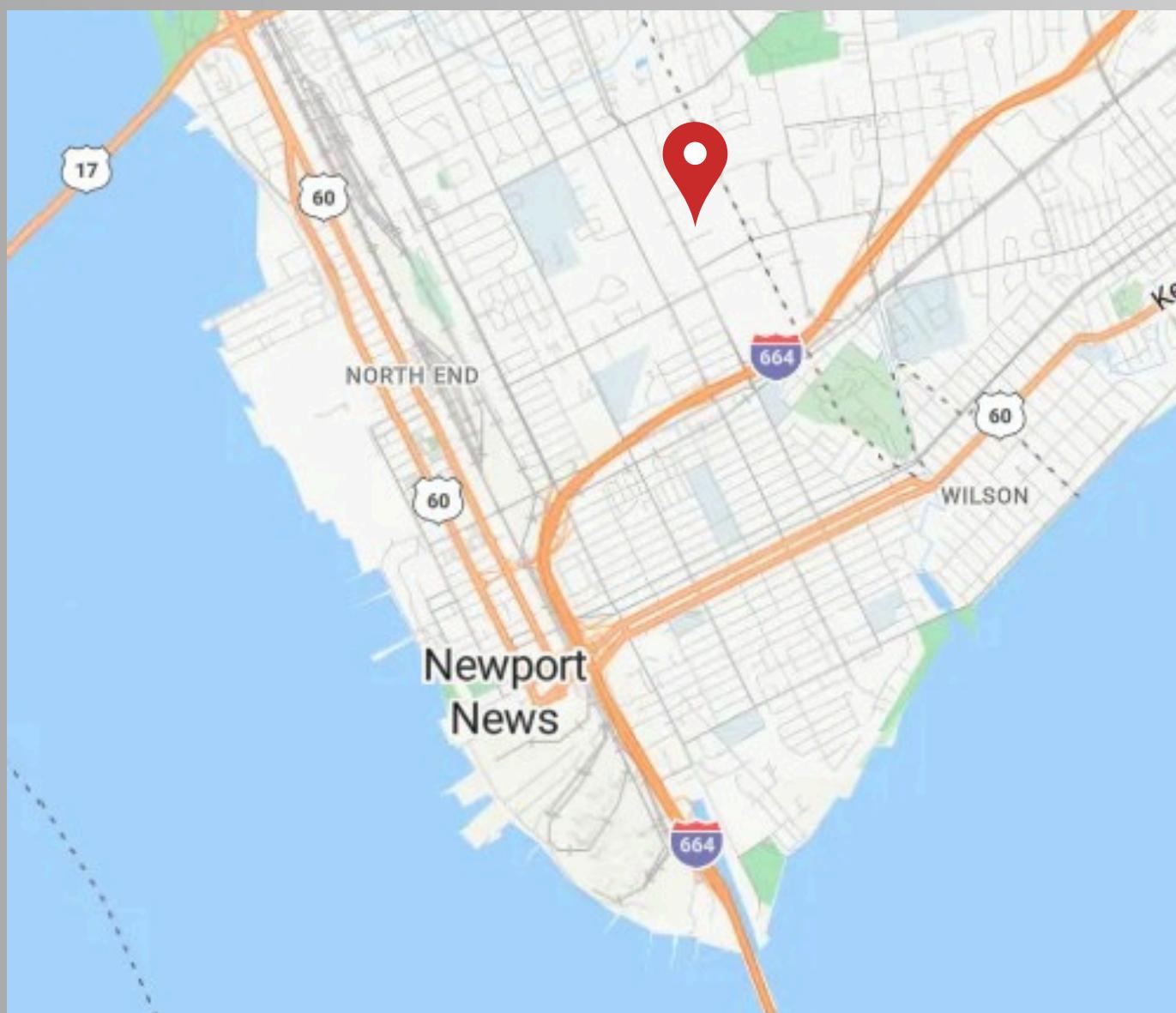


**5200 CITY LINE RD**



## LOCATION HIGHLIGHTS

- Direct access to I-64 and I-664
- 5 min to NN Shipbuilding and Marine Terminals
- 7 min to Seafood Industrial Park
- 25 min to Norfolk and Portsmouth Terminals
- 1 hr to Richmond
- 3 hr to D.C.



Disclosure: Hamner Development Company is the agent for the owner.



**Brian Mello**  
**757-812-0829**  
**[bmello@hamnerdevco.com](mailto:bmello@hamnerdevco.com)**

**Alan Meetze**  
**757-871-3738**  
**[ameetze@hamnerdevco.com](mailto:ameetze@hamnerdevco.com)**