

*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**

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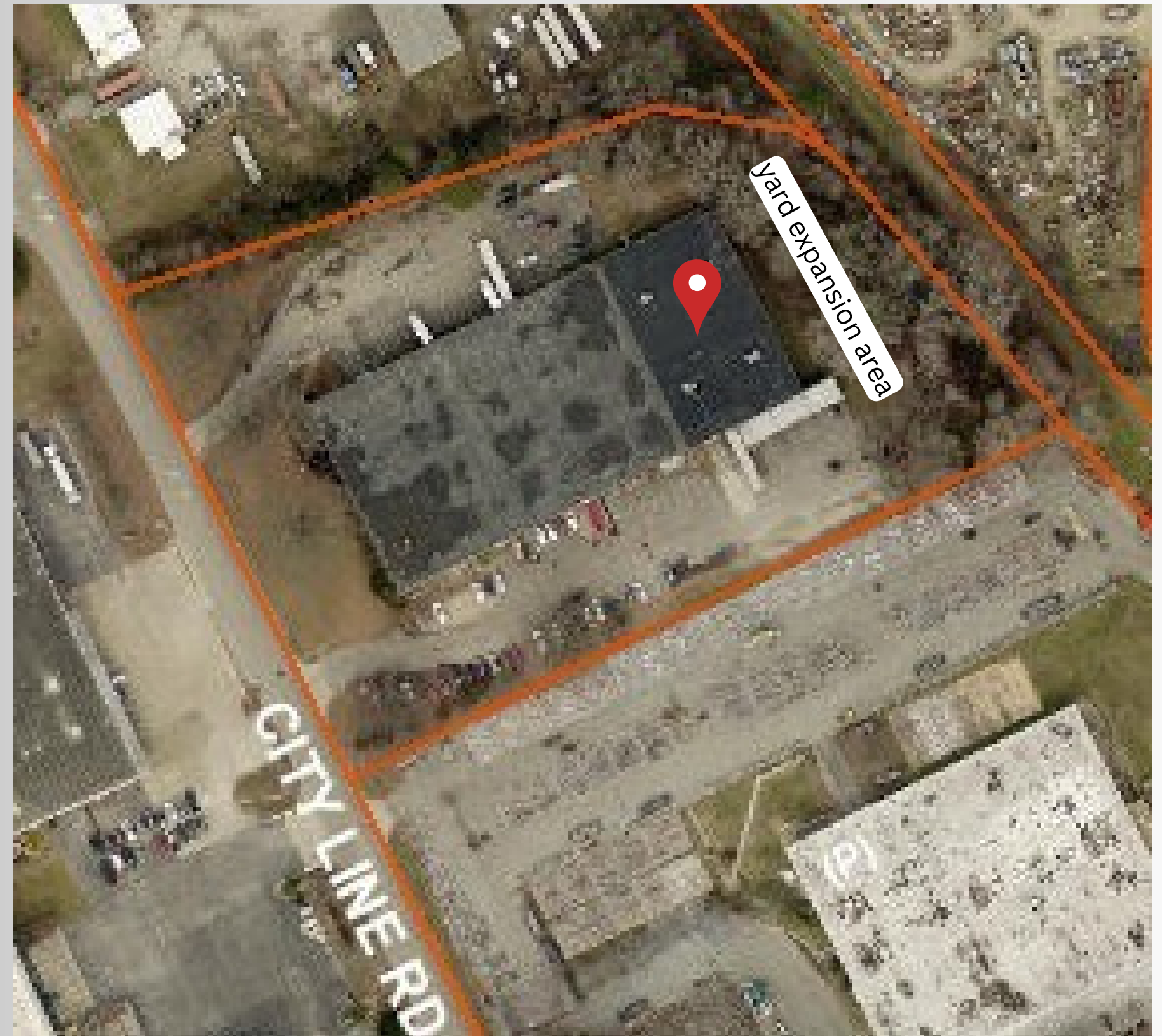
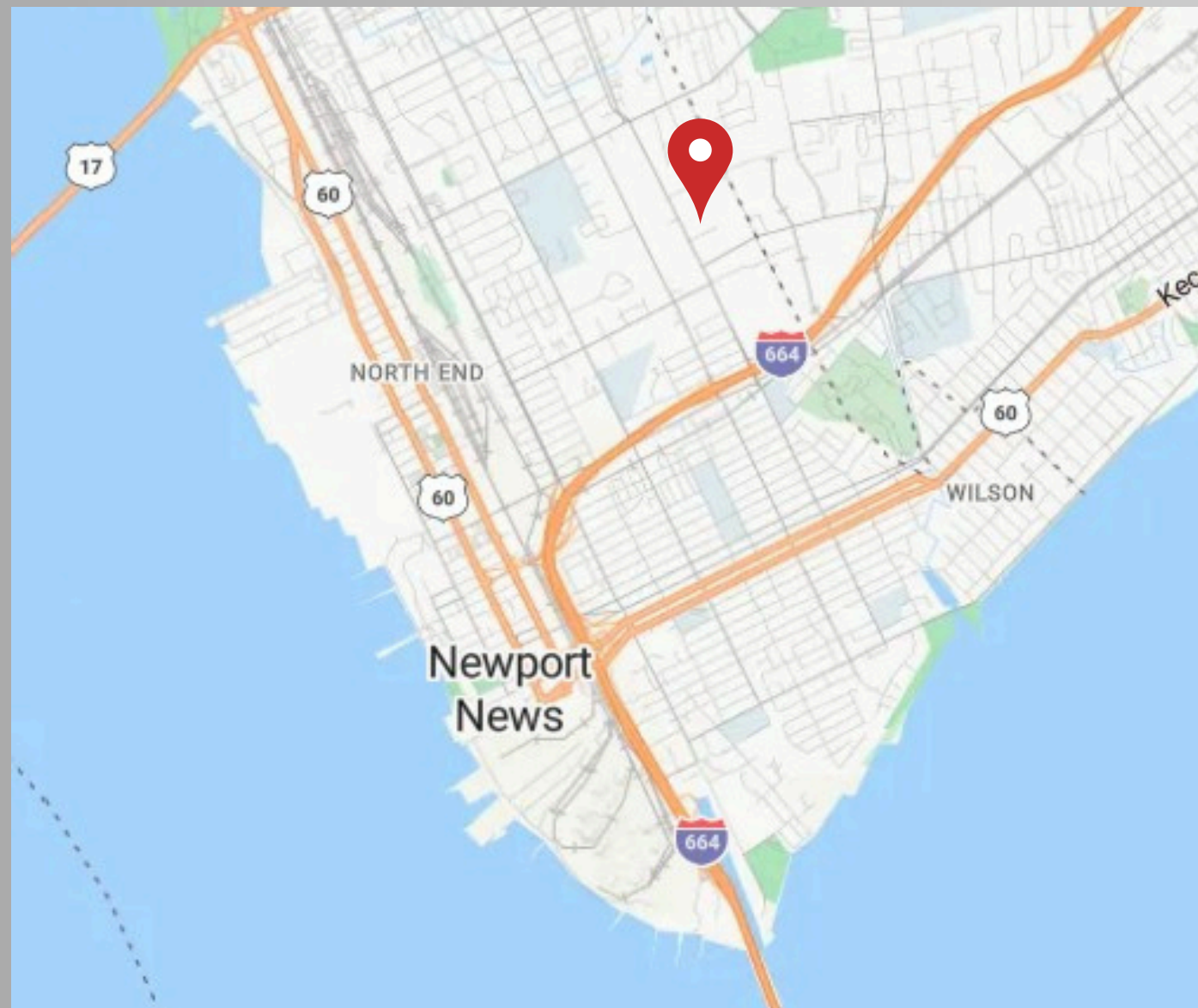






## LOCATION HIGHLIGHTS

- 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.



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