



# 402 ABERDEEN ROAD

Hampton, VA 23661

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# PROPERTY FEATURES



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Total SF:	±14,690
	➤ 1,980 SF showroom / office / city counter space
	➤ 12,710 warehouse
Site Size:	±0.92 Acres
	➤ 30 Parking spaces including (1) light
Zoning:	M-3 (Heavy Industrial)
Electrical System:	Two systems
	Single-phase, 400 amp 240 volt
	3-Phase, 200 amp 240 volt
Warehouse Lighting: LED	
Clear:	14'
Loading:	Two (2) Grade-level doors
	1 - 8' x 12'
	1 - 12' x 12'
Miscellaneous:	Two bathrooms in showroom, one in warehouse
	Located in Enterprise Zone and HUB Zone
	Showroom offers ample windows and dual access
	Multiple ceiling mounted gas space heaters
	Heavy duty wall fans
Lease Rate:	Newly paved parking lot (August 2025)
OPEX:	Est. \$1.05 PSF
Available:	Immediately offered for sublease through 1/31/2027



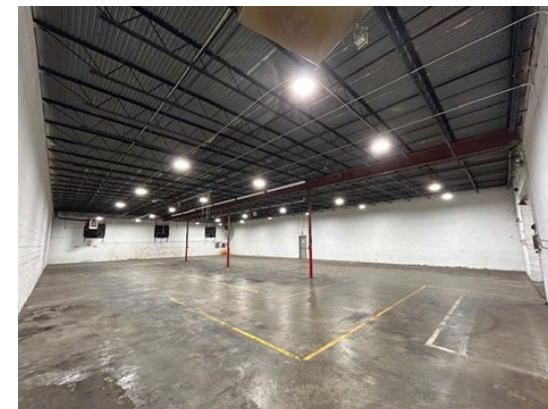
## EASY ACCESS TO I-664

FULL INTERSECTION 30 YARDS AWAY. NEWPORT NEWS SHIPYARD (3-MILES DOOR TO DOOR)

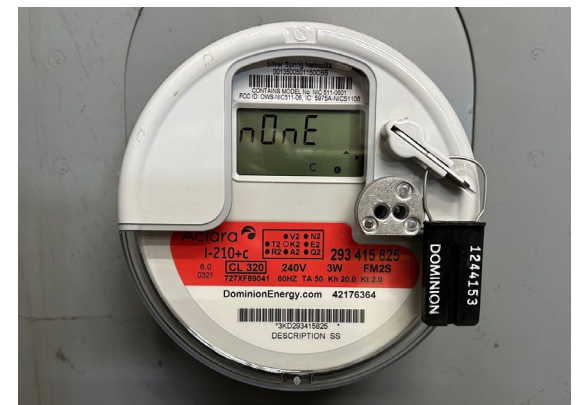
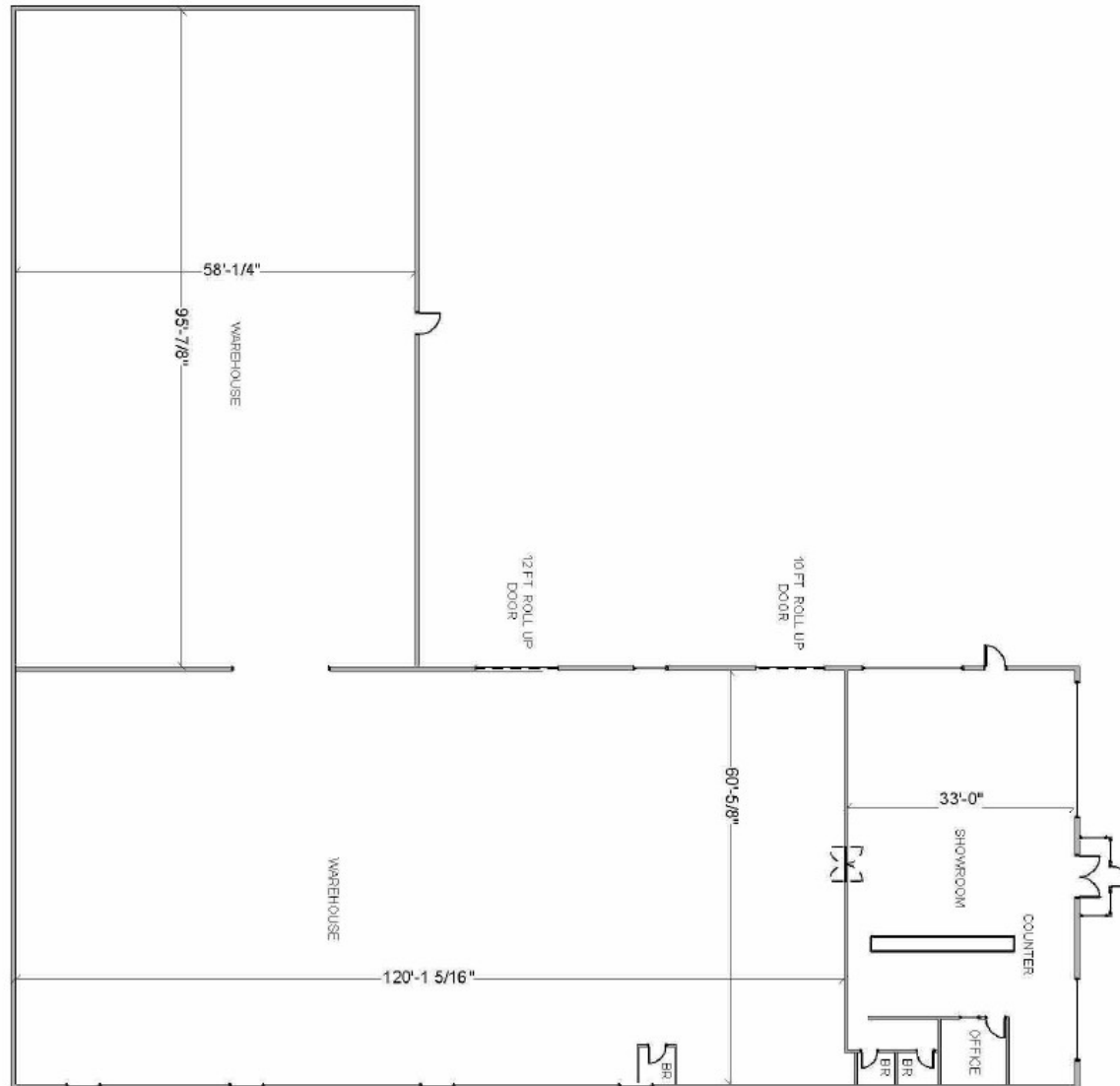


## RETAIL IN CLOSE PROXIMITY

SUCH AS HARDEES, WENDY'S, AND MCDONALDS



# FLOOR PLAN



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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