

FOR LEASE

INDUSTRIAL

HIGH BAY

OVERHEAD CRANES

COPELAND INDUSTRIAL PARK



**315 E St.
Hampton, VA 23661**



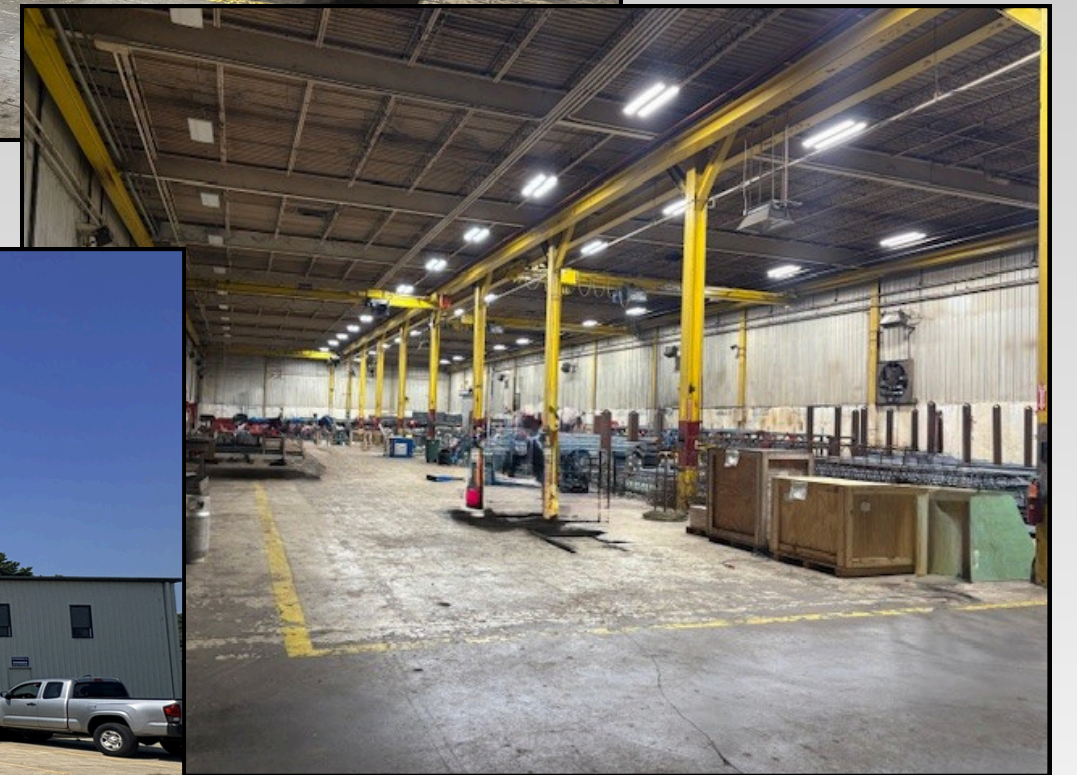
PROPERTY OVERVIEW

Standout manufacturing facility featuring high ceilings and overhead cranes. Located near Newport News Shipbuilding and I664 at the Hampton/Newport News line.

Property availability is confidential and all inquiries MUST be directed through agent.

HIGHLIGHTS

- 21,600 -30,000 s.f. warehouse
- Up to 5000 sf office
- Additional mezzanine storage
- Overhead 5 ton cranes
- Superb manufacturing space
- Available March 2026



315 E ST. HAMPTON, VA 23661

- **21,600 – 30,500 sf warehouse**
- **2500 –5500 sf office**
- **5700 sf mezzanine storage**
- **Heated**
- **5 ton overhead cranes**
- **16 ft & 20 ft oversize grade level doors**
- **Potential for dock doors**
- **24 ft ceilings**
- **Heavy 3 phase power**
- **M3 Heavy Industrial**
- **5 minutes from NN Shipbuilding**
- **Available March 1, 2026**



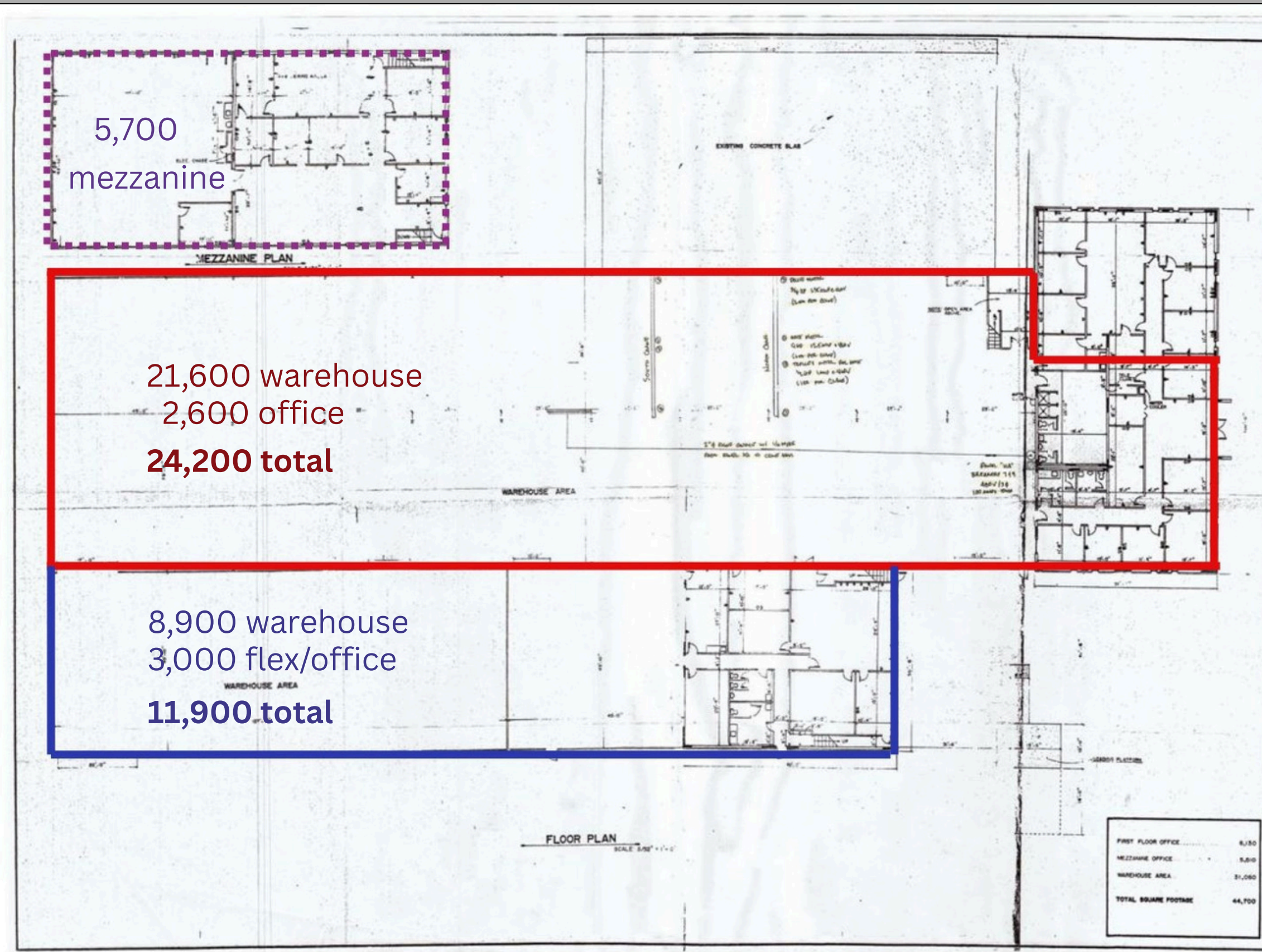
LEASE: \$ 10.00 sf NNN

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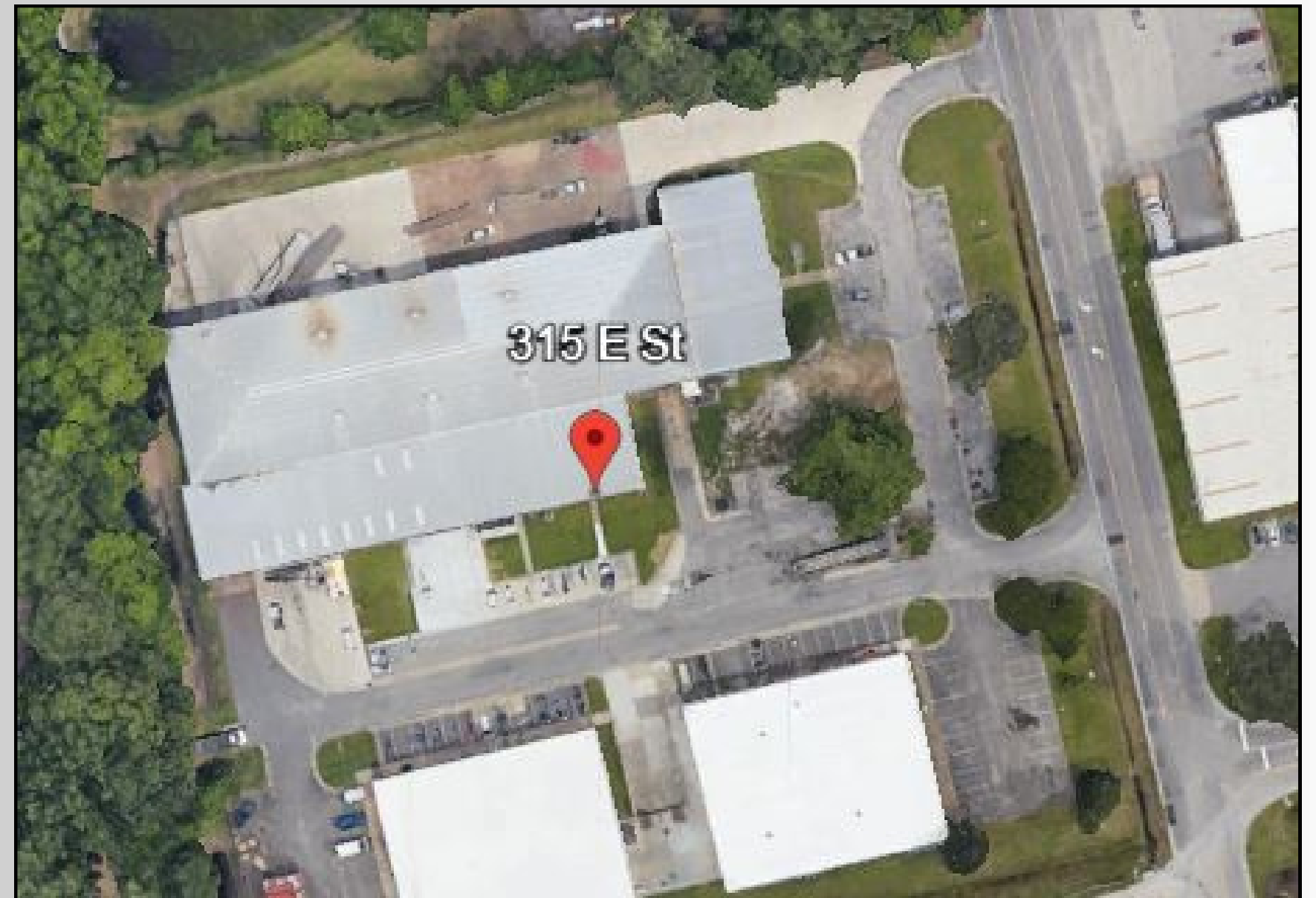
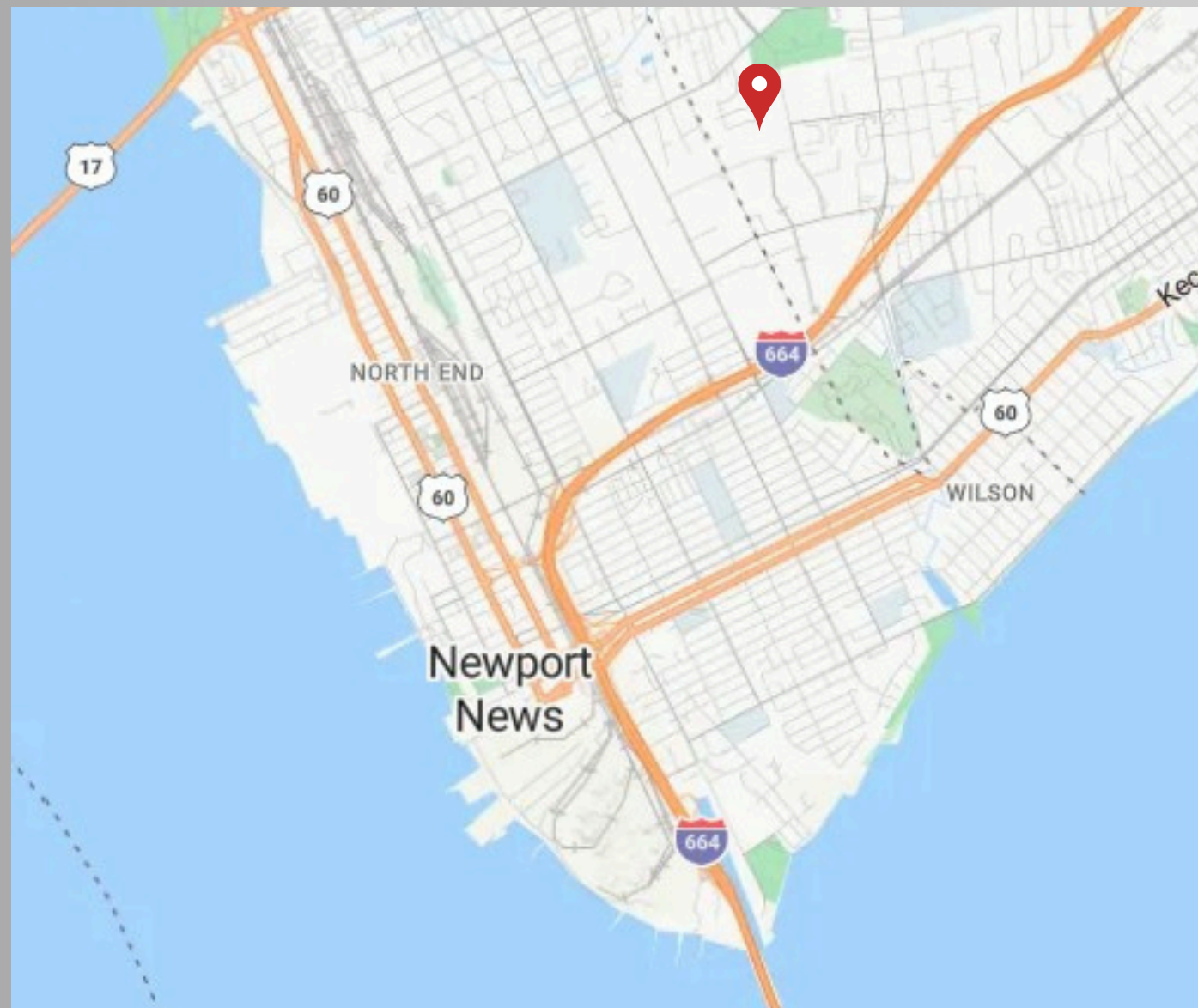
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LOCATION HIGHLIGHTS

- 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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