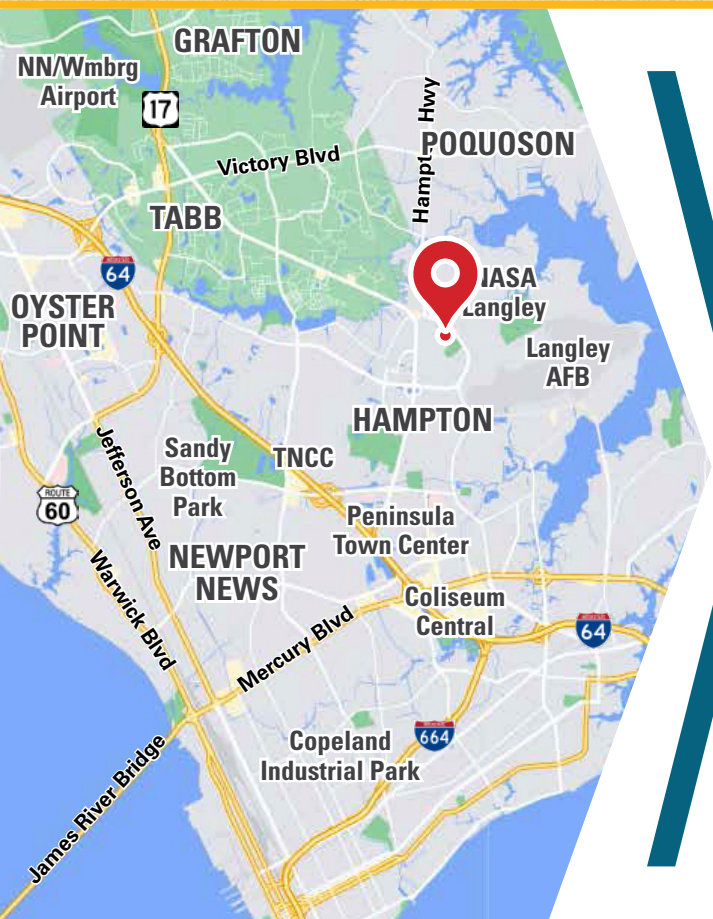


# INDUSTRIAL SPACE FOR LEASE / SALE

3217 Commander Shepard Boulevard  
Hampton, VA 23666



28,425 SQUARE FEET



## ABOUT PROPERTY

- Free-standing one-story industrial building located on Commander Shepard Boulevard in the Langley Research & Development Park
- Excellent Data Center location, adjacent to 60mw Battery Storage Facility coming 2026
- Excellent interstate access
- Virginia Enterprise Zone
- Zoned LBP - Langley Business Park
- 480V 3-Phase Power
- 4.6 acres
- Rental Rate: \$8.00 PSF | NNN
- **Sales Price: \$1,650,000**

For more information  
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757.640.9284  
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**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE  
[www.harveylindsay.com](http://www.harveylindsay.com)



3217 Commander Shepard Boulevard | Hampton VA

PARCEL

**NEW 60MW BATTERY STORAGE FACILITY  
COMPLETION IN 2026**



**4.6 AC**

**COMMANDER SHEPARD BLVD**

**RESEARCH DR**

**For more information**

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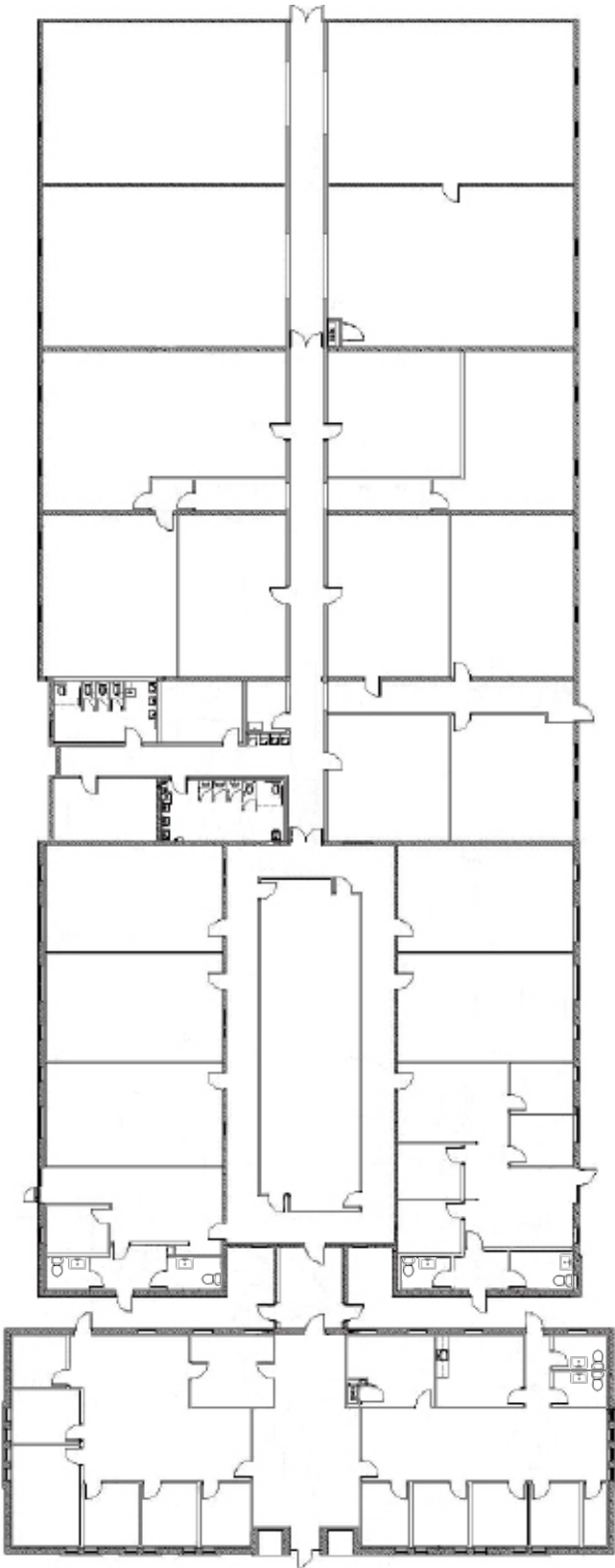
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COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.





Commander Shepard Boulevard

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3217 Commander Shepard Boulevard | Hampton VA

**AERIAL**



CNU

CITY CENTER AT  
OYSTER POINT

RIVERSIDE

J Clyde Mor-

**NASA LANGLEY RESEARCH CENTER**  
Analytical Services & Materials, Bihrl Applied  
Research, Inc., Microbotics, Inc., Science and  
Technology Corp., ViGYAN, Inc., and others

HUNTINGTON  
INGALLS

NATIONAL INSTITUTE  
OF AEROSPACE

NASA LANGLEY  
RESEARCH CENTER

THOMAS NELSON

TODDS  
CENTER

PENINSULA  
TOWN CENTER

SENTARA  
CAREPLEX

HAMPTON COLISEUM &  
CONVENTION CENTER

LANGLEY AIR  
FORCE BASE

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TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE - LANGLEY BUSINESS PARK (LBP)			
Key: P = permitted by-right   UP = use permit   PC = planning commission action   SX = special exception   ZA = zoning administrator permit   blank = not permitted   * = see additional reference			
USES	Langley Business Park LBP	USES	Langley Business Park LBP
<b>RESIDENTIAL - 1, 2 &amp; MULTIFAMILY</b>		<b>RETAIL SALES, SERVICES &amp; OFFICE</b>	
1-family detached dwelling		bank, with drive-through	P
2-family dwelling (on one lot)		bank, without drive-through	P
duplex dwelling (on two fee-simple lots)		barber shop/beauty salon	UP
multifamily dwelling		bed & breakfast 1	
townhouse (on a fee-simple lot)		bed & breakfast 2	
manufactured home		bicycle sales and repair	P
manufactured/mobile home park		boat repair	
manufactured/mobile home subdivision		boat sales	
upper-floor dwelling units		car wash, hand/auto detailing	
dwelling unit for resident caretaker/watchman		car wash, self-service or automated	
home occupation		catering service	P
<b>GROUP LIVING</b>		clothing maker, custom	P
boarding/rooming house		computer equipment repair	P
detention facility		day care 1, family	
group home 1		day care 2, family	
group home 2		day care 1, commercial	ZA* [Sec. 3-3 (49)]
halfway house		day care 2, commercial	UP
juvenile residence		day spa	P
nursing home		dry cleaning, collection or pick-up station	
orphanage		dry cleaning, closed type using nonflammable liquid	
shelter		dry cleaning	UP
<b>INSTITUTIONAL</b>		farm supplies/equipment sales and service	
college/university, public	P	funeral home/mortuary	
college/university, private	UP	gas station	UP
hospital		hotel	
library, public	UP	hotel, extended stay	
library, private		laundromat	
museum, public	UP	liquor store	UP
museum, private		loan office	
post office	P	motorcycle sales	
religious facility		motorcycle service	
mental health/substance abuse treatment facility		office, general	P
school, horse riding		office, government	P
school, public	UP	office, laboratory or research	P* [Sec. 3-3 (44)]
school, private	UP	office, medical	P
<b>AGRICULTURAL &amp; ANIMAL-RELATED</b>		office, taxicab	
agriculture/farming		pawn shop	
animal day care	P* [Sec. 3-3 (23)]	print shop/private postal service, max. 500 sq. ft.	
animal shelter	UP	print shop/private postal service, max. 3000 sq. ft.	
community garden	P* [Sec. 3-3 (46)]	print shop/private postal service, no max.	P
home based rescue		restaurant 1	P* [Sec. 3-3 (12)]
kennel	P* [Sec. 3-3 (38)]	restaurant 2	ZA* [Sec. 3-3 (13)]
silviculture/plant nursery, no retail sales	P	restaurant 3	UP* [Sec. 3-3 (14)]
silviculture/plant nursery, including retail sales	UP* [Sec. 3-3 (27)]	retail sales, general <sup>A</sup>	UP
slaughterhouse/stockyard		rummage sale, temporary	
stables		sign painting shop	P
taxidermist		storage facility 1	UP
veterinarian office/hospital	P* [Sec. 3-3 (28)]	storage facility 2	UP
<b>OTHER</b>		storage facility 3	
cemetery		tattoo parlor	
excavation, filling, borrow pit operation, extraction,		tire sales	
off-premises advertising signs, existing		tire repair	
open-air version of any use permitted in HRC-2		Turkish bath	
promotional event		upholstery shop	P
rescue mission		vehicle repair, heavy	
wholesaler	P	vehicle repair, light	
<b>UTILITIES &amp; TRANSPORTATION</b>		vehicle sales, of new vehicles, to include sales of	
bus terminal		vehicle sales, new vehicle inventory lot	
communication antenna, commercial building-	P* [Sec. 3-3 (33)]	vehicle sales, of used vehicles	
communication tower, commercial	P*/UP* [Sec. 3-3 (34)]	vehicle repair, accessory to new vehicle sales	
communication tower, noncommercial 75' max.	P	vehicle repair, accessory to used vehicle sales	
communication tower, noncommercial 75' to 125'	UP	vehicle storage, indoor	
heliport/helistop		vehicle storage, outdoor	
parking garage/lot, public	P* [Sec. 3-3 (59)]	vending stand, food	
parking garage/lot, private	UP* [Sec. 3-3 (59)]		
parking lot, accessory to PO-2 uses			
conjunction with adjacent C-zoned property under common			
pier, dock, seawall related to commercial or			
railroad track spur			
transit station			
transmission center, government-operated			
utility infrastructure/structure to house a government	P		
utility building/substation	PC		
utility plant/power plant			

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USES	Langley Business Park	USES	Langley Business Park
	LBP		LBP
<b>INDUSTRIAL</b>		<b>RECREATIONAL</b>	
blacksmith		adult entertainment establishment	
blast furnace/boiler works		amusement center	
brewery/distillery/winery, micro	ZA*/UP* [Sec. 3-3 (47)]	amusement operations	
brewery/distillery/winery	ZA*/UP* [Sec. 3-3 (48)]	auditorium	
cotton gin/oil mill		banquet hall	
drop forge/power hammer		billiard hall	
elevator; coal, grain or flour		boat tour/charter boat docking facility	
foundry		boathouse, pier, dock, ramp; commercial (public or	
freezing plant for produce	P	bowling alley	
ice storage and distribution	P	club/lodge, private or fraternal	UP
laundry and cleaning, commercial	P	community center	UP
machine shop or light metal fabrication	P	coin-operated amusement devices, accessory	
manufacturing of boats/sail-making	P	dance hall	
manufacturing/processing/treatment of baked	P	golf course/country club	
manufacturing/processing/treatment of seafood		marina, including boat sales, rental, storage and fuel	
manufacturing/processing/treatment 1 <sup>B</sup>	P	park, private	UP
manufacturing/processing/treatment 2 <sup>C</sup>		park, public	P
manufacturing/processing/treatment 3 <sup>D</sup>		recreation center	
manufacturing/processing/treatment 4 <sup>E</sup>	P	shooting range, indoor	UP
manufacturing/processing/treatment 5 <sup>F</sup>		shooting range, trap or skeet	UP* [Sec. 3-3 (25)]
mill, lumber or saw; including lumberyard		skateboard ramp	
mixing plant, asphalt or concrete		skating rink, ice or roller	
motion picture studio	P	swimming pool, commercial	
pharmaceutical processor	UP	theater, indoor	
rolling mill		theater, outdoor	
salvage or wrecking			
scrap metal processor			
small artisan shop	P		
smelting or tin, copper, iron, or zinc			
storage/distribution of flammable liquids			
storage of materials, indoor/outdoor, including equipment	UP		
rental and contractor's storage			
tannery			
trash or junk collection, storage, sorting or baling			
yard, railroad freight classification			
yard, trucking terminal or draying	P		
warehouse/distribution center	P		