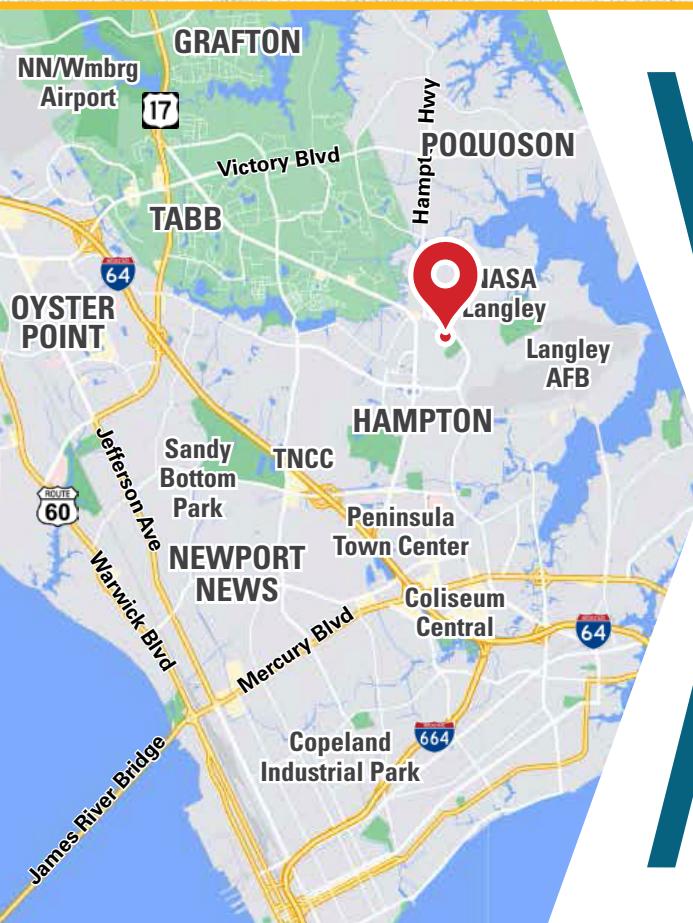


INDUSTRIAL SPACE FOR LEASE / SALE

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

MATT LEFFLER, CCIM

757.640.9284

MattLeffler@HarveyLindsay.com

BAYLEE WANG

757.782.5423

BayleeWang@HarveyLindsay.com

HARVEY LINDSAY

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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

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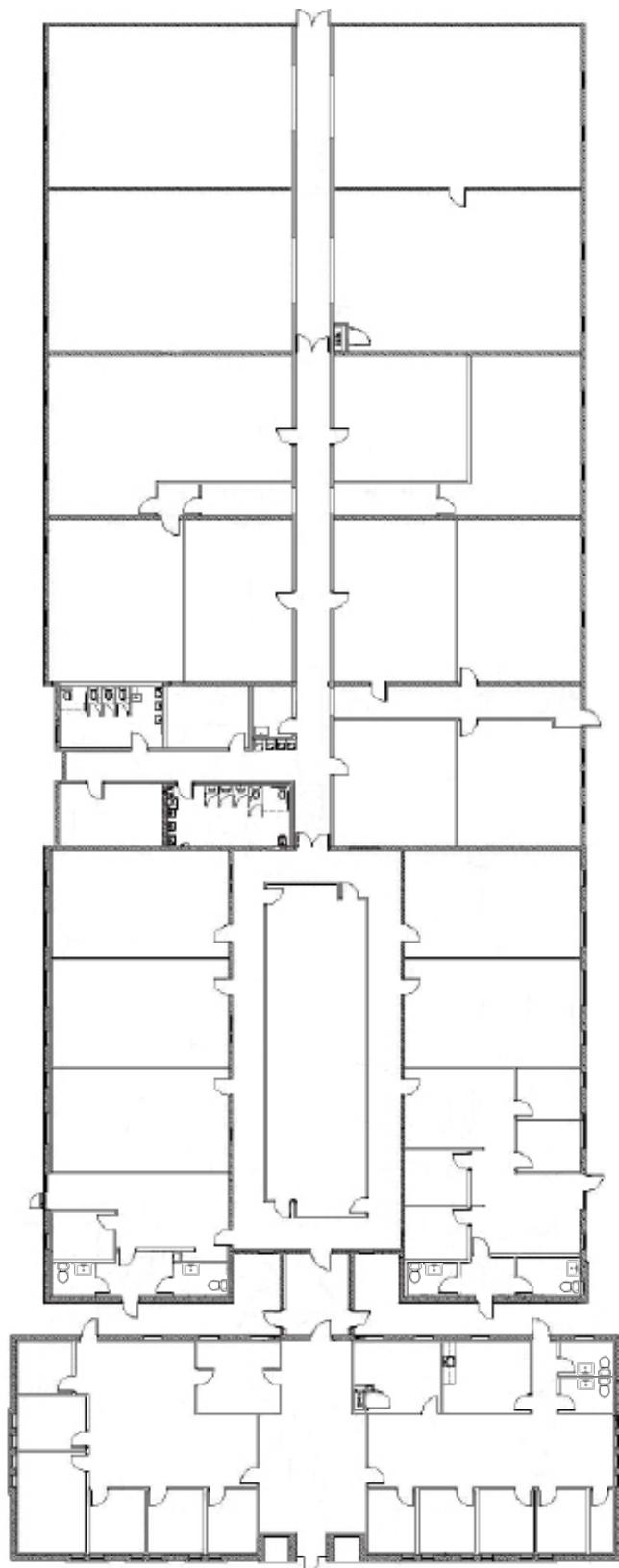
825 Diligence Drive • Suite 114
Newport News, Virginia 23606

757.873.2020

www.HarveyLindsay.com

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COMMERCIAL REAL ESTATE

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Commander Shepard Boulevard

For more information

MATT LEFFLER, CCIM
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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	USES	Langley Business Park
	LBP		LBP
RESIDENTIAL - 1, 2 & MULTIFAMILY		RETAIL SALES, SERVICES & OFFICE	
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
GROUP LIVING		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
INSTITUTIONAL		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
AGRICULTURAL & ANIMAL-RELATED		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)]
	P* [Sec. 3-3 (38)]	restaurant 2	ZA* [Sec. 3-3 (13)]
	P	restaurant 3	UP* [Sec. 3-3 (14)]
silviculture/plant nursery, no retail sales		retail sales, general ^A	UP
silviculture/plant nursery, including retail sales	UP* [Sec. 3-3 (27)]	rummage sale, temporary	
slaughterhouse/stockyard		sign painting shop	P
stables		storage facility 1	UP
taxidermist		storage facility 2	UP
veterinarian office/hospital	P* [Sec. 3-3 (28)]	storage facility 3	
OTHER		tattoo parlor	
cemetery		tire sales	
excavation, filling, borrow pit operation, extraction,		tire repair	
off-premises advertising signs, existing		Turkish bath	
open-air version of any use permitted in HRC-2		upholstery shop	P
promotional event		vehicle repair, heavy	
rescue mission		vehicle repair, light	
wholesaler	P	vehicle sales, of new vehicles, to include sales of	
		vehicle sales, new vehicle inventory lot	
bus terminal		vehicle sales, of used vehicles	
communication antenna, commercial building	P* [Sec. 3-3 (33)]	vehicle repair, accessory to new vehicle sales	
communication tower, commercial	P*/UP* [Sec. 3-3 (34)]	vehicle repair, accessory to used vehicle sales	
communication tower, noncommercial 75' max.	P	vehicle storage, indoor	
communication tower, noncommercial 75' to 125'	UP	vehicle storage, outdoor	
heliport/helistop		vending stand, food	
parking garage/lot, public	P* [Sec. 3-3 (59)]		
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			

For more information

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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	USES	Langley Business Park
	LBP		LBP
RECREATIONAL			
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 1B	P	park, private	UP
manufacturing/processing/treatment 2C		park, public	P
manufacturing/processing/treatment 3D		recreation center	
manufacturing/processing/treatment 4E	P	shooting range, indoor	UP
manufacturing/processing/treatment 5F		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		

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