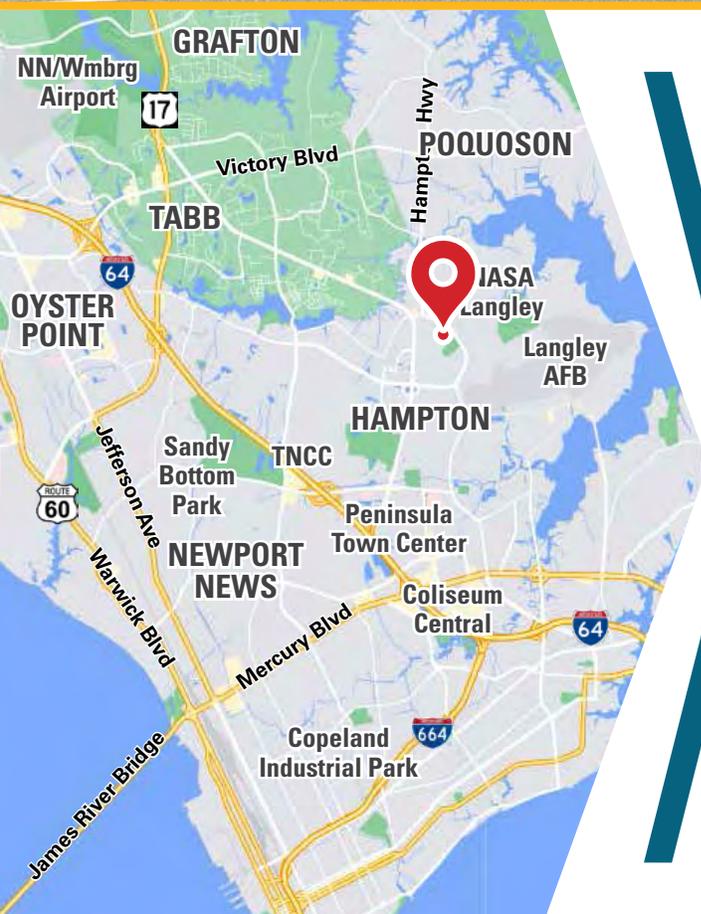


INDUSTRIAL SPACE FOR SALE

3221 Commander Shepard Boulevard
Hampton, VA 23666



33,400 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
- Can be combined with the adjacent 4.6-acre parcel (3217 & 3209 Commander Shepard Blvd)
- Excellent interstate access
- Zoned LBP - Langley Business Park
- 2.04 acres
- Sale Price: ~~\$1,800,000~~ **\$1,650,000**

For more information
MATT LEFFLER, CCIM
757.640.9284
MattLeffler@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

3221 Commander Shepard Boulevard | Hampton VA

PARCEL

NEW 60MW BATTERY STORAGE FACILITY
COMPLETION IN 2026

4.6 AC

2.04 AC

RESEARCH DR

COMMANDER SHEPARD BLVD

For more information
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757.640.9284
MattLeffler@HarveyLindsay.com

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Newport News, Virginia 23606
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

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CNU

CITY CENTER AT OYSTER POINT

RIVERSIDE

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

SENTARA CAREPLEX

PENINSULA TOWN CENTER

LANGLEY AIR FORCE BASE

HAMPTON COLISEUM & CONVENTION CENTER

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
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)]
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 ^A	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
OTHER		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	
UTILITIES & TRANSPORTATION		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
	LBP		
INDUSTRIAL			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
laundry and cleaning, commercial	P		community center
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 ^B	P		park, private
manufacturing/processing/treatment 2 ^C			park, public
manufacturing/processing/treatment 3 ^D			recreation center
manufacturing/processing/treatment 4 ^E	P		shooting range, indoor
manufacturing/processing/treatment 5 ^F			shooting range, trap or skeet
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 rental and contractor's storage		UP	
tannery			
trash or junk collection, storage, sorting or baling			
yard, railroad freight classification			
yard, trucking terminal or draying		P	
warehouse/distribution center		P	