



FOR SUBLEASE

402 ABERDEEN ROAD

HAMPTON, VA 23661



THALHIMER

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BELOW MARKET RENT

IMMEDIATELY AVAILABLE

PROPERTY FEATURES

Total SF:	±14,690
	<ul style="list-style-type: none"> ➤ 1,980 SF showroom / office / city counter space ➤ 12,710 warehouse
Site Size:	±0.92 Acres
	<ul style="list-style-type: none"> ➤ 5,600 SF of Fenced Area
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'
	Two (2) Grade-level doors
Loading:	1 – 8' x 12'
	1 – 12' x 12'
Parking:	Ample Parking
	Two bathrooms in showroom, one in warehouse
	Located in Enterprise Zone and HUB Zone
Miscellaneous:	Showroom offers ample windows and dual access
	Multiple ceiling mounted gas space heaters
	Heavy duty wall fans
Lease Rate:	\$7.50 PSF / NNN
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)

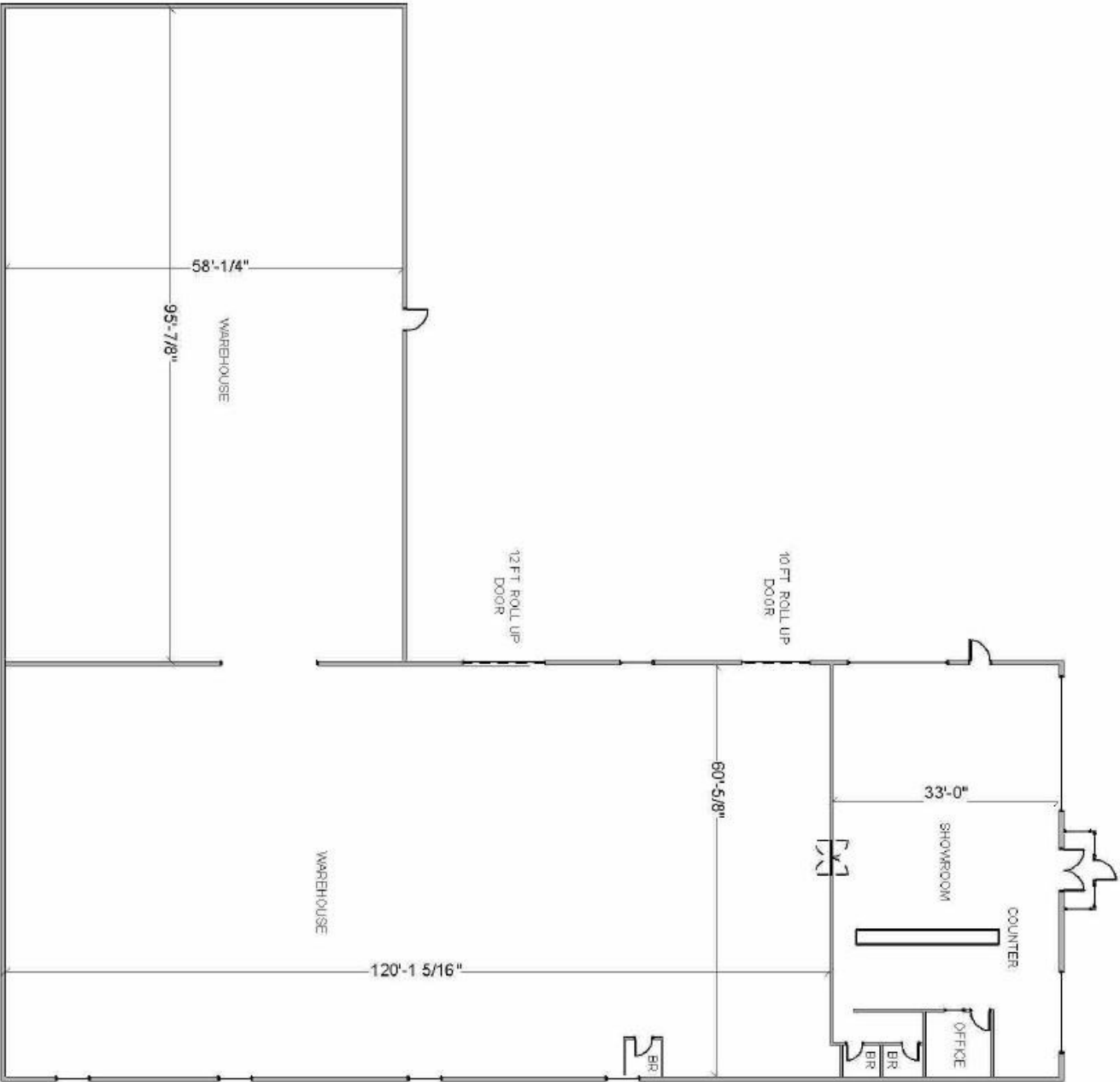


RETAIL IN CLOSE PROXIMITY

SUCH AS HARDEES, WENDY'S, AND MCDONALDS



FLOOR PLAN



PROPERTY AERIAL MAP



**COPELAND
INDUSTRIAL PARK**

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