

# 4308 KECOUGHTAN ROAD

## Hampton, Virginia

WATERFRONT INDUSTRIAL | FOR SALE



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## PROPERTY DETAILS

<b>Property Size:</b>	±6,142 SF
<b>Area:</b>	Partially fenced, entry gate and stable yard
<b>Price:</b>	Contact broker
<b>Utilities:</b>	Dominion Energy
<b>Zoning:</b>	M-2 Light Manufacturing
<b>Additional Features:</b>	<ul style="list-style-type: none"><li>• Dock with pole lighting</li><li>• 9'+ depth with activity (tug)</li></ul>

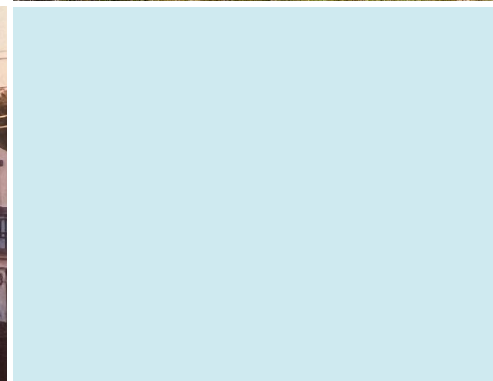




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## LOCATION OVERVIEW





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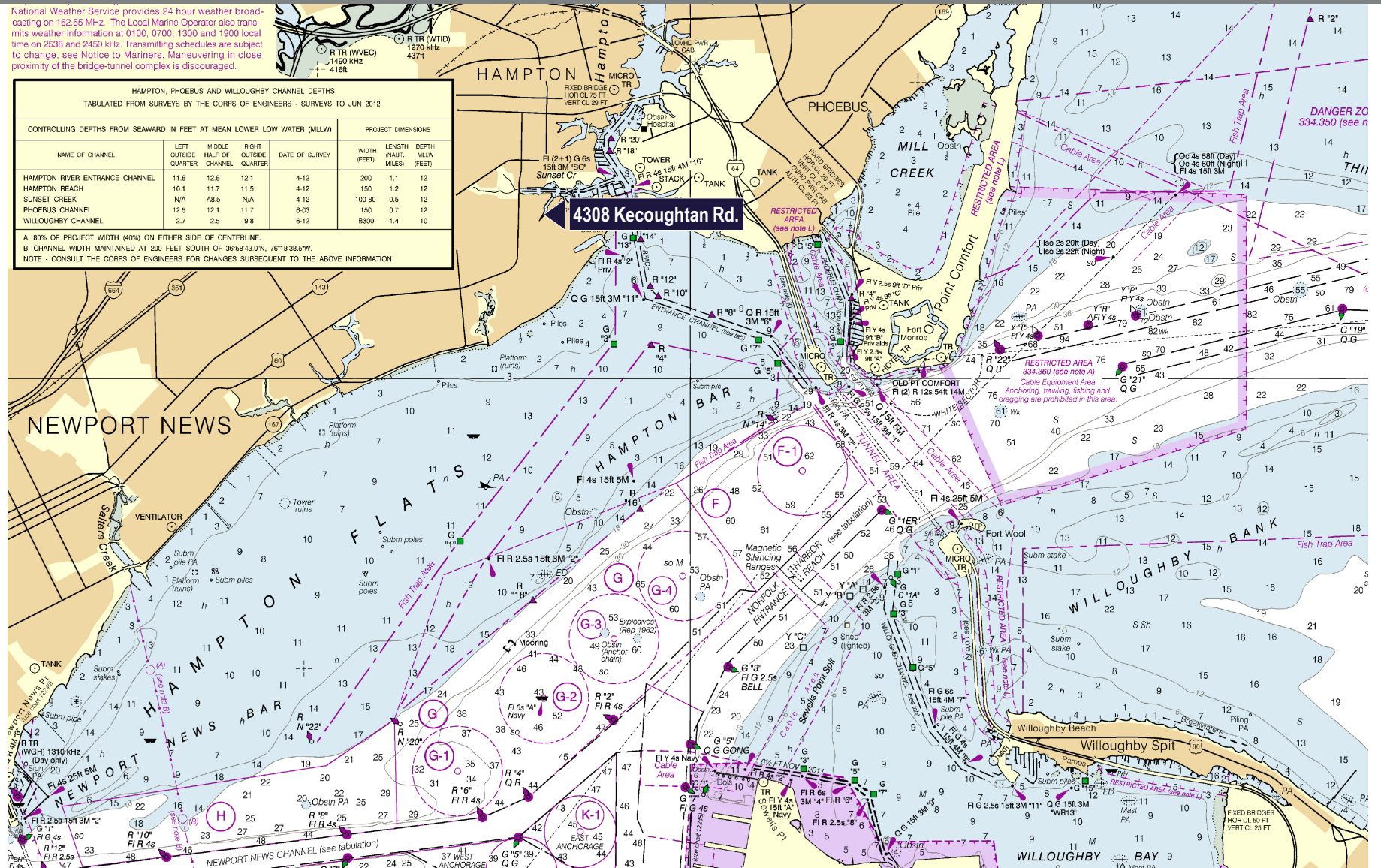
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National Weather Service provides 24 hour weather broadcasting on 162.55 MHz. The Local Marine Operator also transmits weather information at 0100, 0700, 1300 and 1900 local time on 2538 and 2450 kHz. Transmitting schedules are subject to change, see Notice to Mariners. Maneuvering in close proximity of the bridge-tunnel complex is discouraged.

HAMPTON, PHOEBUS AND WILLOUGHBY CHANNEL DEPTHS  
TABULATED FROM SURVEYS BY THE CORPS OF ENGINEERS - SURVEYS TO JUN 2012

NAME OF CHANNEL	CONTROLLING DEPTHS FROM SEAWARD IN FEET AT MEAN LOWER LOW WATER (MLLW)			DATE OF SURVEY	PROJECT DIMENSIONS		
	LEFT OUTSIDE QUARTER	MIDDLE HALF OF CHANNEL	RIGHT OUTSIDE QUARTER		WIDTH (FEET)	LENGTH (NAUT. MILES)	DEPTH (MLLW) (FEET)
HAMPTON RIVER ENTRANCE CHANNEL	11.8	12.8	12.1	4-12	200	1.1	12
HAMPTON REACH	10.1	11.7	11.5	4-12	150	1.2	12
SUNSET CREEK	N/A	A8.5	N/A	4-12	100-80	0.5	12
PHOEBUS CHANNEL	12.5	12.1	11.7	6-03	150	0.7	12
WILLOUGHBY CHANNEL	2.7	2.5	9.8	6-12	B300	1.4	10

A. 80% OF PROJECT WIDTH (40% ON EITHER SIDE OF CENTERLINE).  
B. CHANNEL WIDTH MAINTAINED AT 200 FEET SOUTH OF 36°58'43.0"N, 76°18'38.5"W.  
NOTE - CONSULT THE CORPS OF ENGINEERS FOR CHANGES SUBSEQUENT TO THE ABOVE INFORMATION

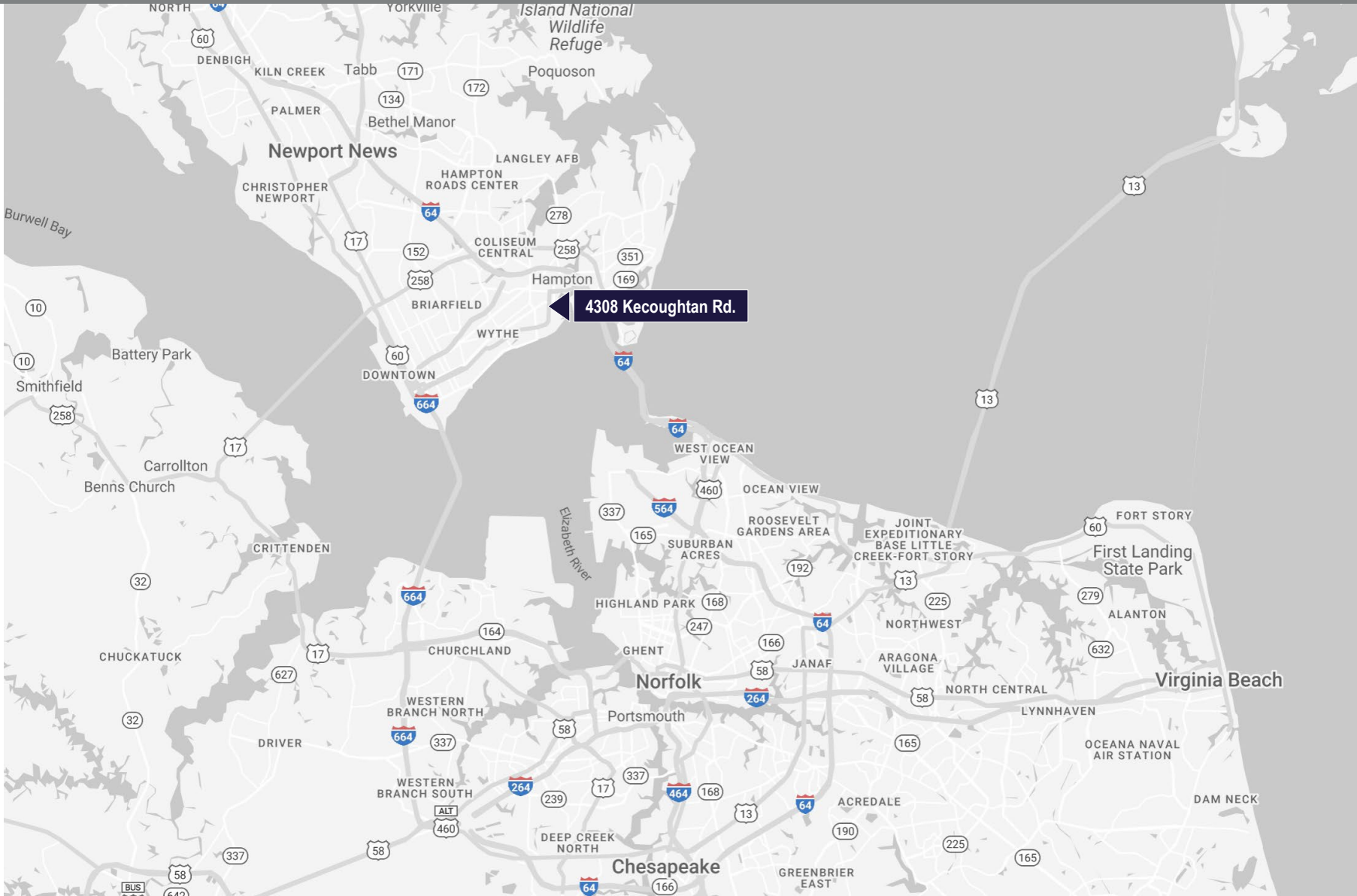




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AERIAL





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**For more information, please contact:**

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