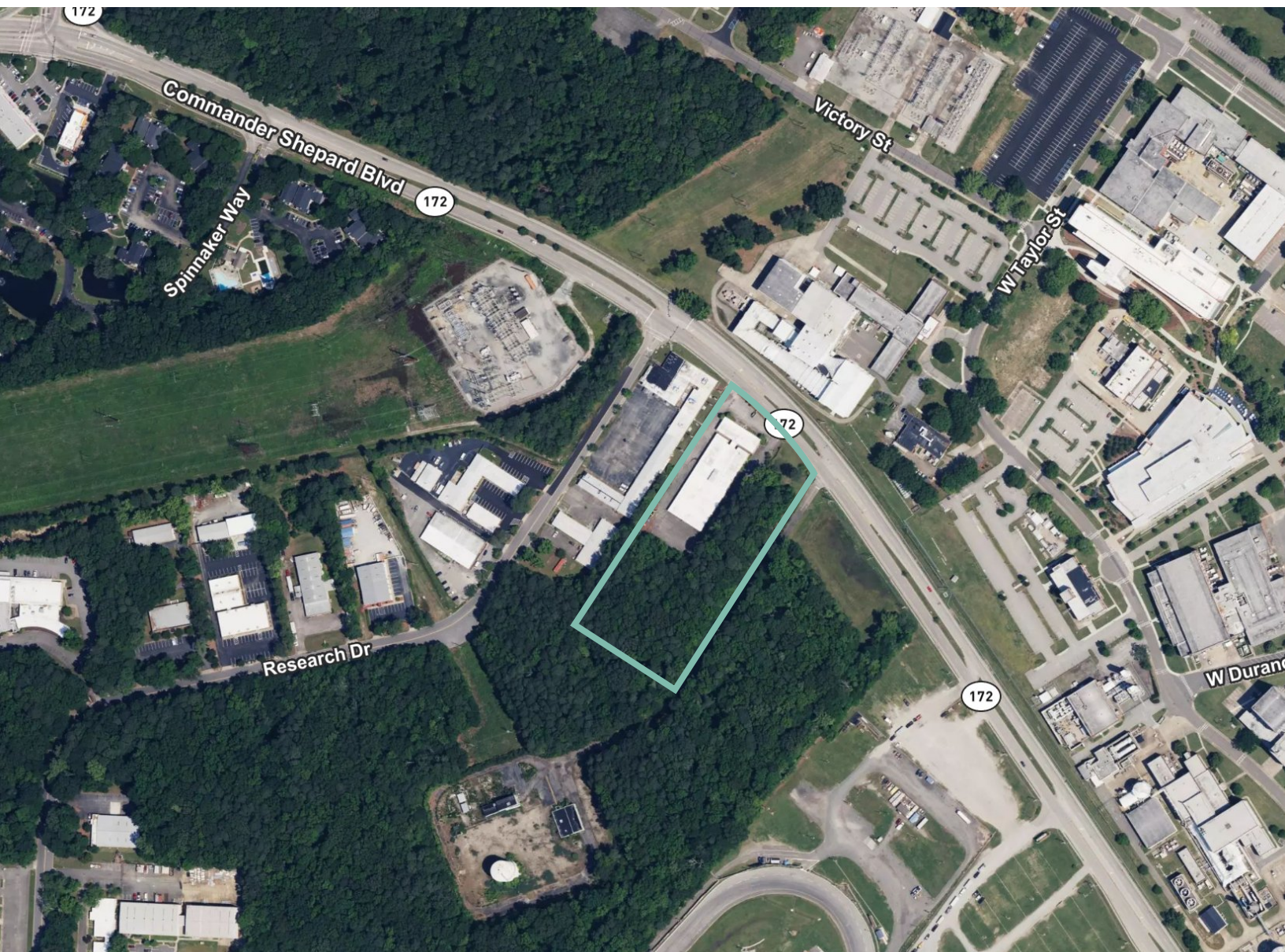


Langley Research & Development Park

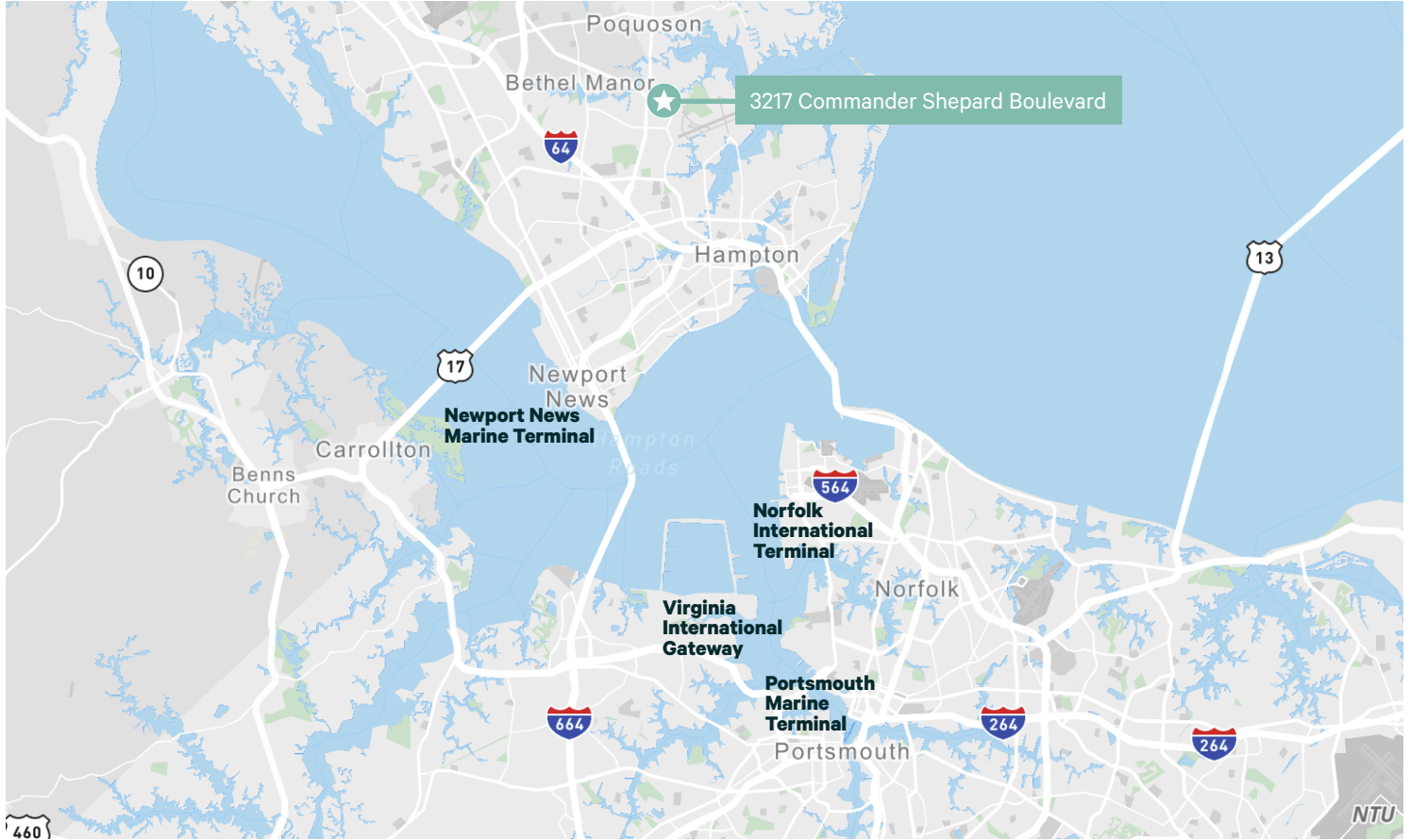
Redevelopment Opportunity

3217 Commander Shepard Blvd
Hampton, VA 23666
www.cbre.com/richmond



Property Overview

- + 3217 Commander Shepard Boulevard totals 4.6 acres zoned industrial in Hampton
- + The property has a 28,425 SF Office/Manufacturing building built in 1965
- + Zoning for property is M-1
- + On-Site Utilities in place (heavy power)
- + Easy access to I-64 (3.4 Miles)
- + 11 Miles from the Newport News Marine Terminal
- + 19.4 Miles to The Port of Virginia



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