



# 8012 Hankins Industrial Park Road

TOANO, VA 23168

CBRE

# Executive Summary

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8012 Hankins Industrial Park Road presents a rare opportunity to acquire a premier office/warehouse facility in the heart of James City County, just minutes from Toano and with easy access to I-64. This impressive 26,494 SF property combines functionality with flexibility, featuring nearly 10,000 SF of well-appointed office space and 16,500 SF of high-clearance warehouse designed for efficiency and adaptability. Constructed of steel frame and concrete slab, the building boasts modern infrastructure, including full HVAC throughout, heavy 3-phase electrical service, and a cold storage room—ideal for specialized operations. Two dock-level roll-up doors, 59 dedicated parking spaces, and a generous 2.62-acre site within the M-2 General Industrial zoning district further enhance its appeal for a wide range of industrial, distribution, or light manufacturing users. Vacant and ready for immediate occupancy, this property offers a turnkey solution for businesses seeking a strategic foothold in a thriving corridor.

Toano's proximity to major transportation routes and its role within the Williamsburg industrial corridor make it a magnet for regional and national operators. With its modern construction, strategic location, and versatile design, 8012 Hankins Industrial Park Road presents an opportunity for investors and occupiers alike to secure a property at an attractive below market price.



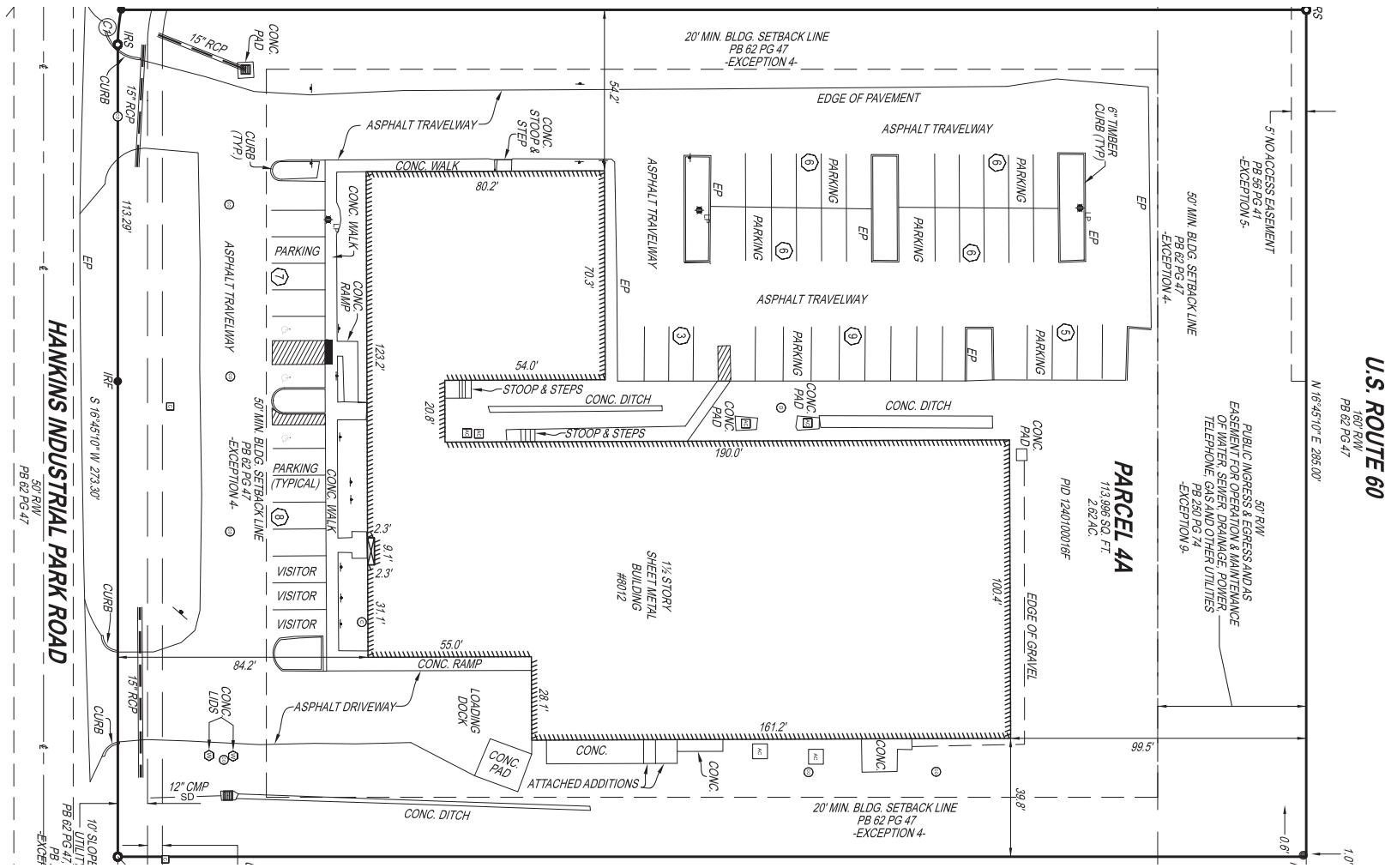
# Property Specifications

Rentable Building Area	26,494 SF
Office SF	9,994 SF
Warehouse SF	16,500 SF
Land Area	2.62 AC
Ceiling Height	Office: 14' to deck Warehouse: 18' clear
Loading	2 (10'X14') dock level roll-up doors
Year Built	1991 (20,350 SF) 2012 (6,144 SF addition)
Parking	59 Designated spaces
Zoning	M-2 General Industrial District
Construction	Steel frame with concrete slab & Metal panels
HVAC	Office and warehouse heated and cooled / office heat pumps / warehouse heat pumps and gas packs (warehouse formerly used for storing temperature sensitive foods) warehouse also contains a cold storage room.
Yard Area	In rear parking lot with room to expand either building or yard area.



Roof	Low pitched standing-seam metal
Utilities	All utilities on site
Power	3 Phase Heavy Electrical Service
Occupancy	Vacant
Asking Price	\$3,175,000 (\$120.00 PSF)

# Property Survey



# Area Demographics

**76,484**

Population for  
James City County

**35,685**

Labor Force for  
James City County

**34,036**

Total Employment for  
James City County

**\$87,678**

Median Household Income  
for James City County



## Population

	5 Mile	10 Mile	15 Mile
Population	25,841	92,565	146,583
Daytime Population	22,176	94,193	144,374
Households	9,973	36,494	58,372
Businesses	646	3,053	4,825
Employees	7,944	77,952	99,793

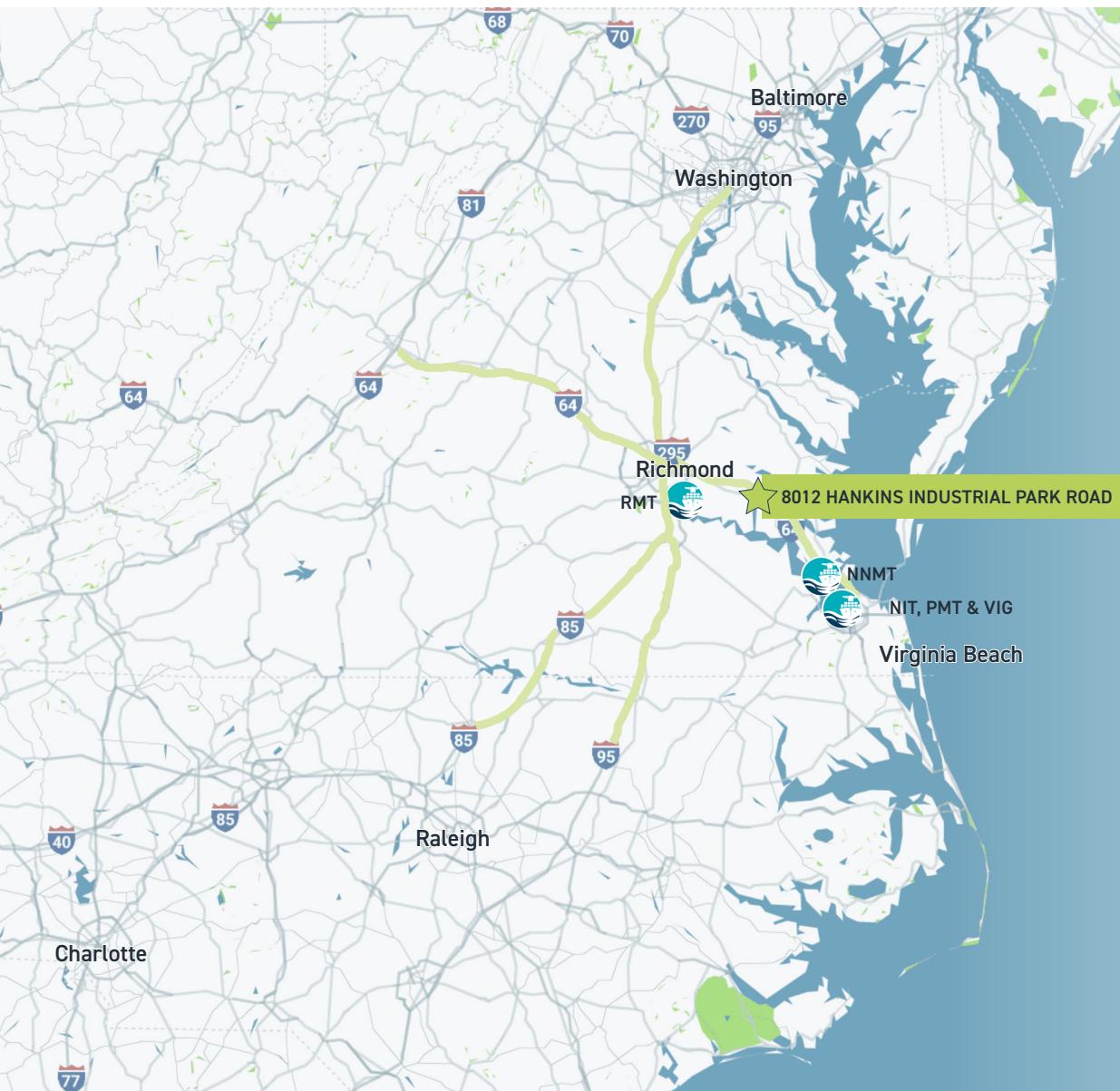
## Household Income

Median Household Income	\$146,442	\$133,713	\$134,048
Average Household Income	\$114,219	\$105,851	\$105,314

## Age

Median Age	16	45	45
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# Key Locations Map



## PORT OF VIRGINIA

Richmond Marine Terminal	44 Miles
Newport News Marine Terminal	43 Miles
Norfolk International Terminals	52 Miles
Virginia International Gateway	55 Miles
Portsmouth Marine Terminal	58 Miles

## INTERSTATE SYSTEMS

I-295	28 Miles
I-95	40 Miles
I-85	55 Miles

## KEY CITIES

Richmond, VA	40 Miles
Washington, DC	142 Miles
Baltimore, MD	181 Miles
Raleigh, NC	198 Miles
Charlotte, NC	326 Miles

# Why The Port of VA

## UNMATCHED REACH | INVESTING IN GROWTH



### DEEPEST, WIDEST CHANNELS ON EAST COAST

Two-way traffic for ultra-large container vessels by 2025.



### VIRGINIA-OWNED & OPERATED

Streamlined services and management



### ADVANCED INFRASTRUCTURE

Semi-automated systems powered by expert operators.



### 75% OF U.S. POPULATION IN TWO DAYS

Central East Coast location for fast delivery.



### TWO CLASS I RAILROADS

Norfolk Southern & CSX + 7 miles of on-dock track.



### ROAD

Direct access to the nation's 3rd-largest highway system.

Virginia's premier port is more than a gateway—it's a competitive advantage. With six world-class terminals, cutting-edge infrastructure, and strategic East Coast access, we deliver speed, efficiency, and growth.



### \$1.4B GATEWAY INVESTMENT PROGRAM

Modernizing every link in the supply chain.



### \$450M CHANNEL DEEPENING & WIDENING

Clear air and water access speeds cargo movement



### \$650M NORTH NIT OPTIMIZATION

Adding 1.4M TEUs capacity by 2027



### OFFSHORE WIND HUB

\$220M investment at Portsmouth Marine Terminal.



### VIRGINIA: #1 STATE FOR BUSINESS

34M SF of development-ready space and pro-business policies (CNBC, 2024)



**THE PORT OF VIRGINIA**

AMERICA'S MOST MODERN GATEWAY



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## CONTACTS

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