



8012 Hankins Industrial Park Road

TOANO, VA 23168

CBRE

Executive Summary

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)

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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

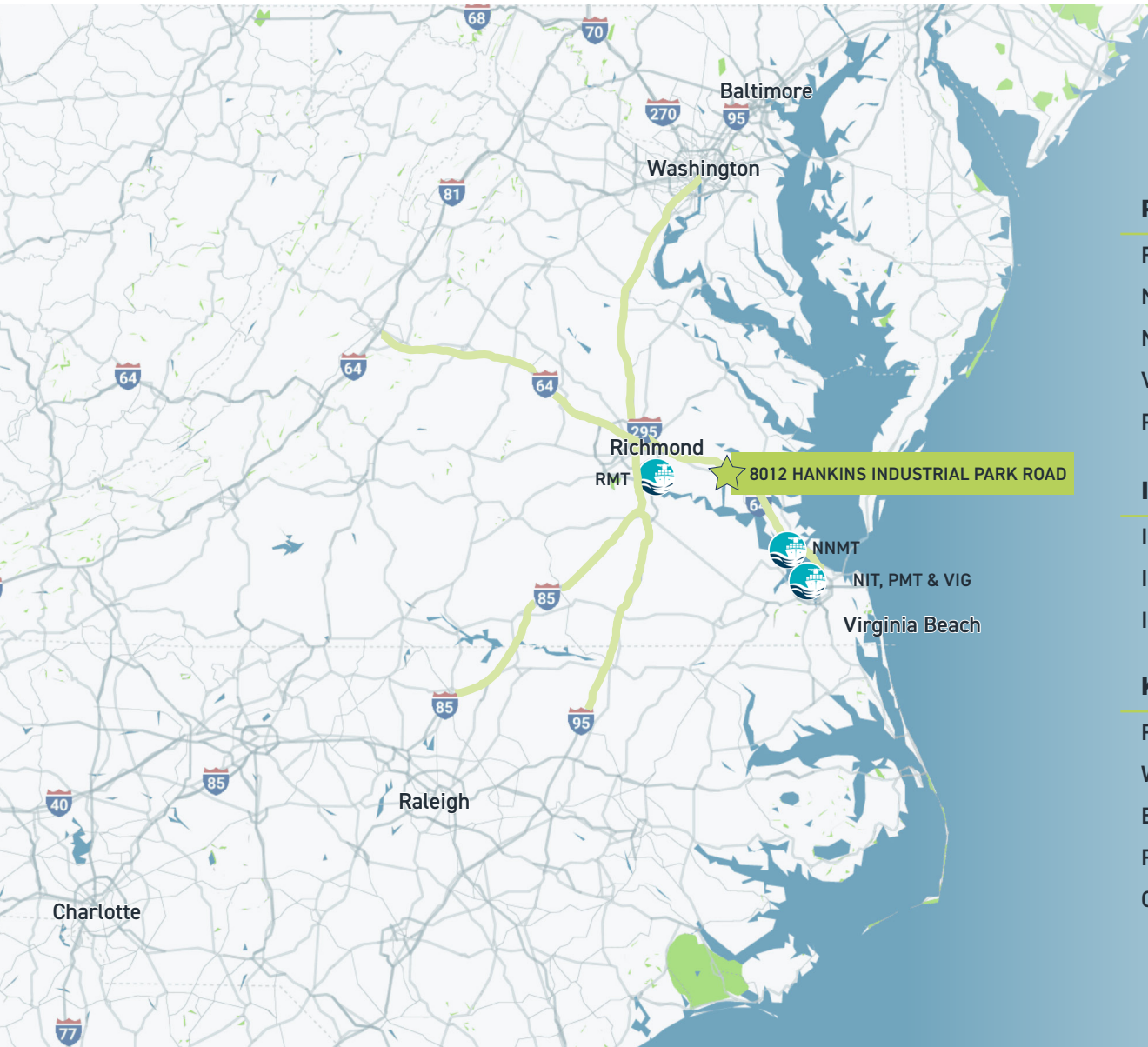
\$87,678

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

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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