



# *SALE/LEASE* **INDUSTRIAL**

**NEW CONSTRUCTION**  
**TURN KEY- READY TO OCCUPY**  
**BEST IN CLASS FACILITY**



**324 E St.**  
**Hampton, VA 23661**







## PROPERTY OVERVIEW

**Delivered October 2025, this brand new industrial facility is ready for its first occupant. Well conceived layout allows for one or two tenants with access to both grade and dock loading. Restrooms in place and office can be added to spec.**

**Located close to NN Shipbuilding and the Ports, 324 E St presents a unique opportunity for immediate occupancy of new construction in a tight market.**

## HIGHLIGHTS

- 53,760 sf
- Divisible: two 26,880 sf bays
- Dock and grade loading
- 22 - 32 ft ceilings
- 5 min to Shipyard
- Available Now





Building Size:

53,760 sf

Divisible: Two 26,880 sf bays

Ceilings:

22' - 32'

Column Spacing:

60' by 28'

Construction:

Metal. Insulated

Loading:

Four 12' x 12' dock

Two 12' x 12' grade

Sprinklers:

ESFR

Lighting:

LED

Heat:

Ceiling mounted gas

Floor:

6 in slab

Power:

1200 amp, 3 Phase. 270/440 volt.

Metering:

Separate per bay

Interior Improvements:

Restrooms and utility closet.

Office to spec

Site:

2.6 ac

Zoning:

M-3 Heavy Industrial

Parking:

32 Spaces

Enterprise Zone:

Yes

HUB Zone:

Yes

Sale: \$7,300,000

Lease: \$8.25 NNN full building

\$9.25 NNN half building



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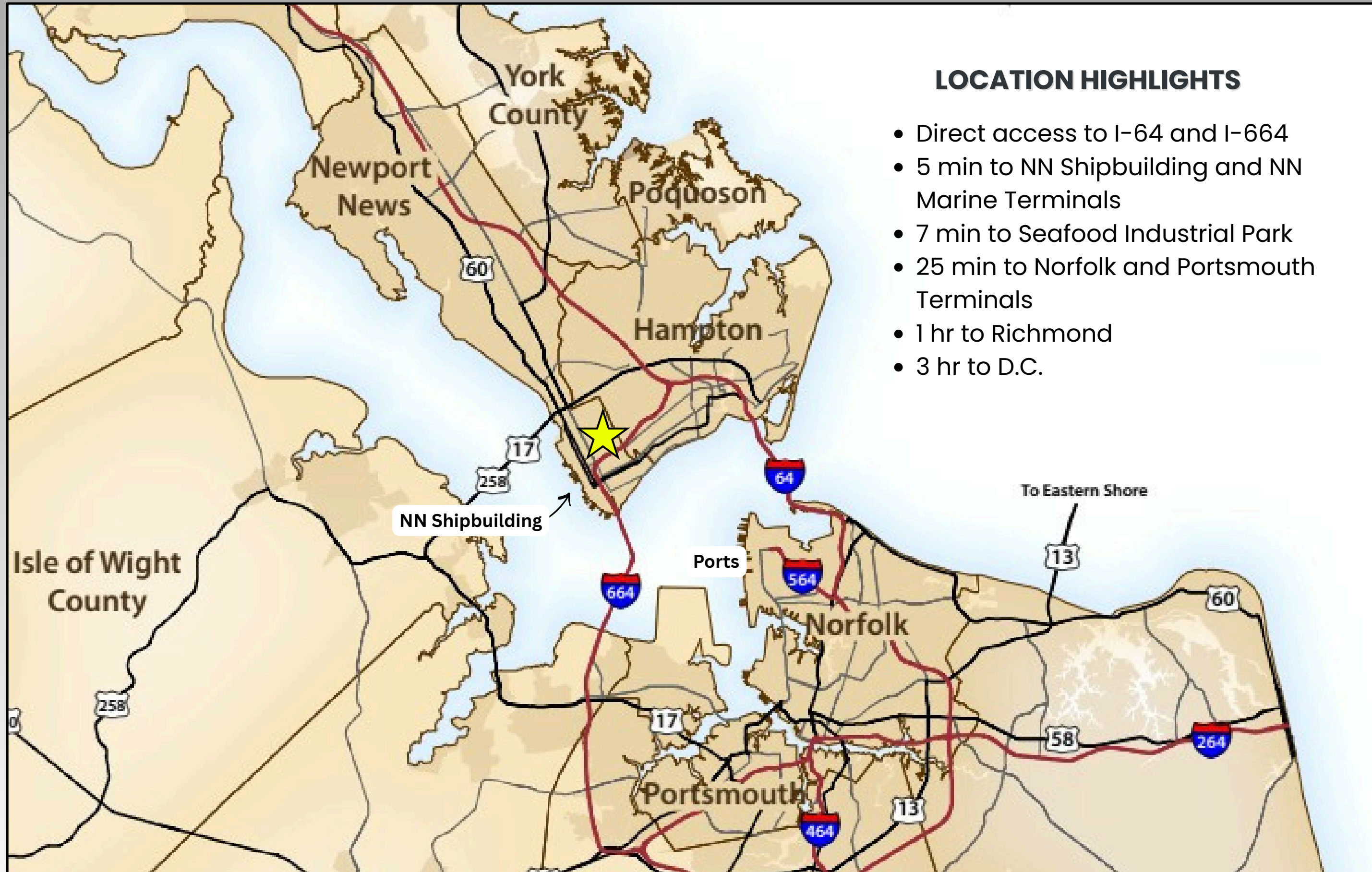
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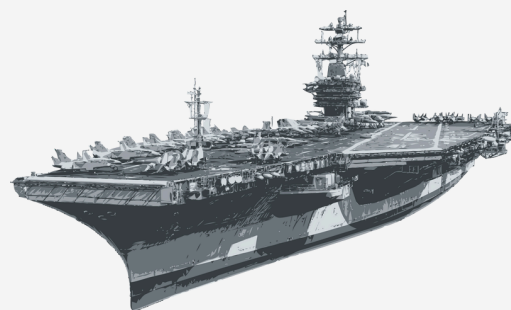




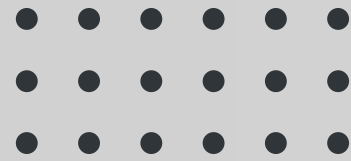


## HIGHLIGHTS

- Huntington Ingalls Shipbuilding  
25,000 employees  
Nations largest ship builder
- Port of Virginia  
3<sup>rd</sup> largest East coast port  
Over 1 bil in new investment
- Copeland Industrial Park  
1% Vacancy
- HRBT tunnel  
8 lane expansion 2027
- Defense  
15 bil in contracts annually







Disclosure: Hamner Development Company is the agent for the owner.



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