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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

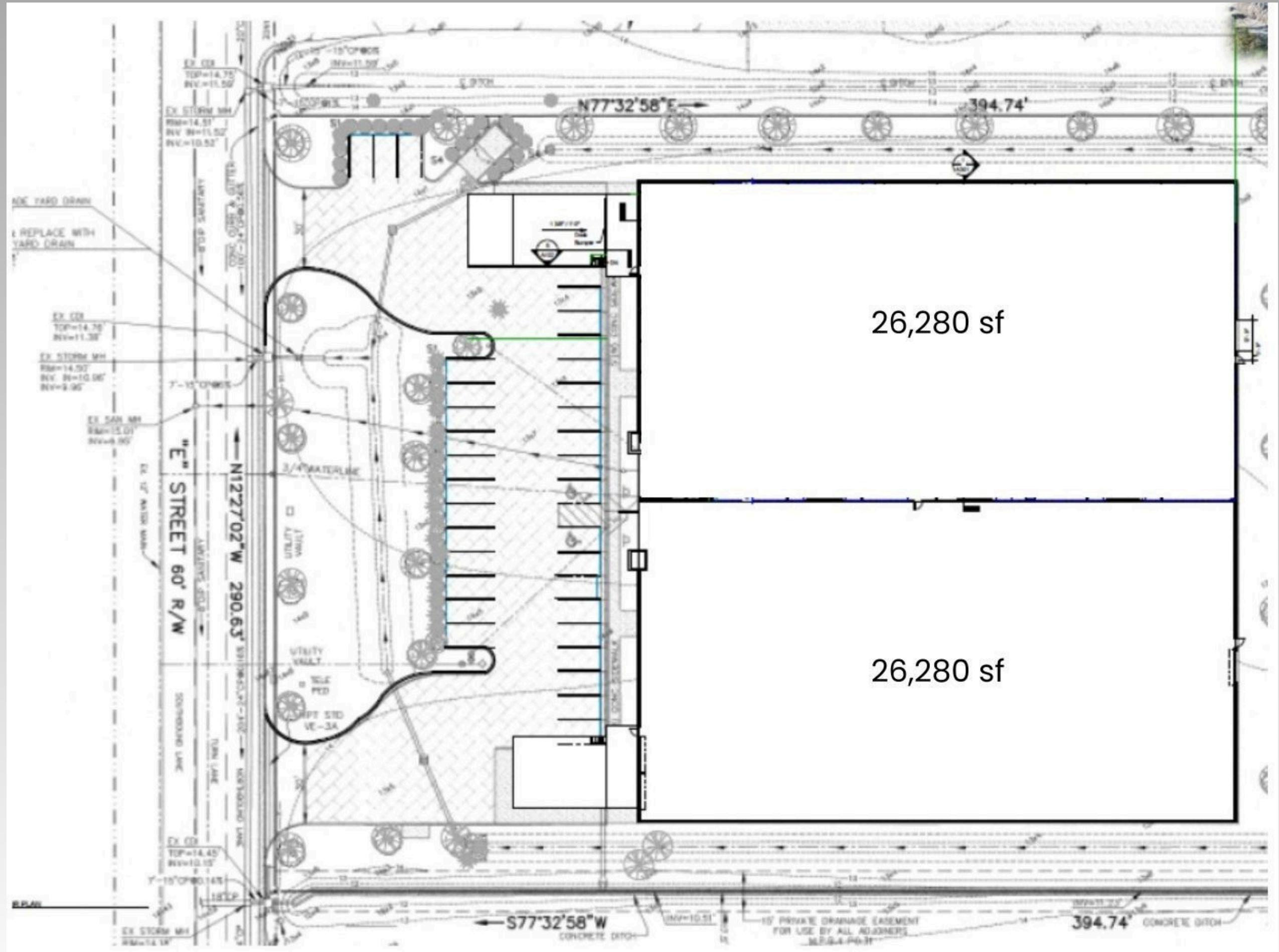


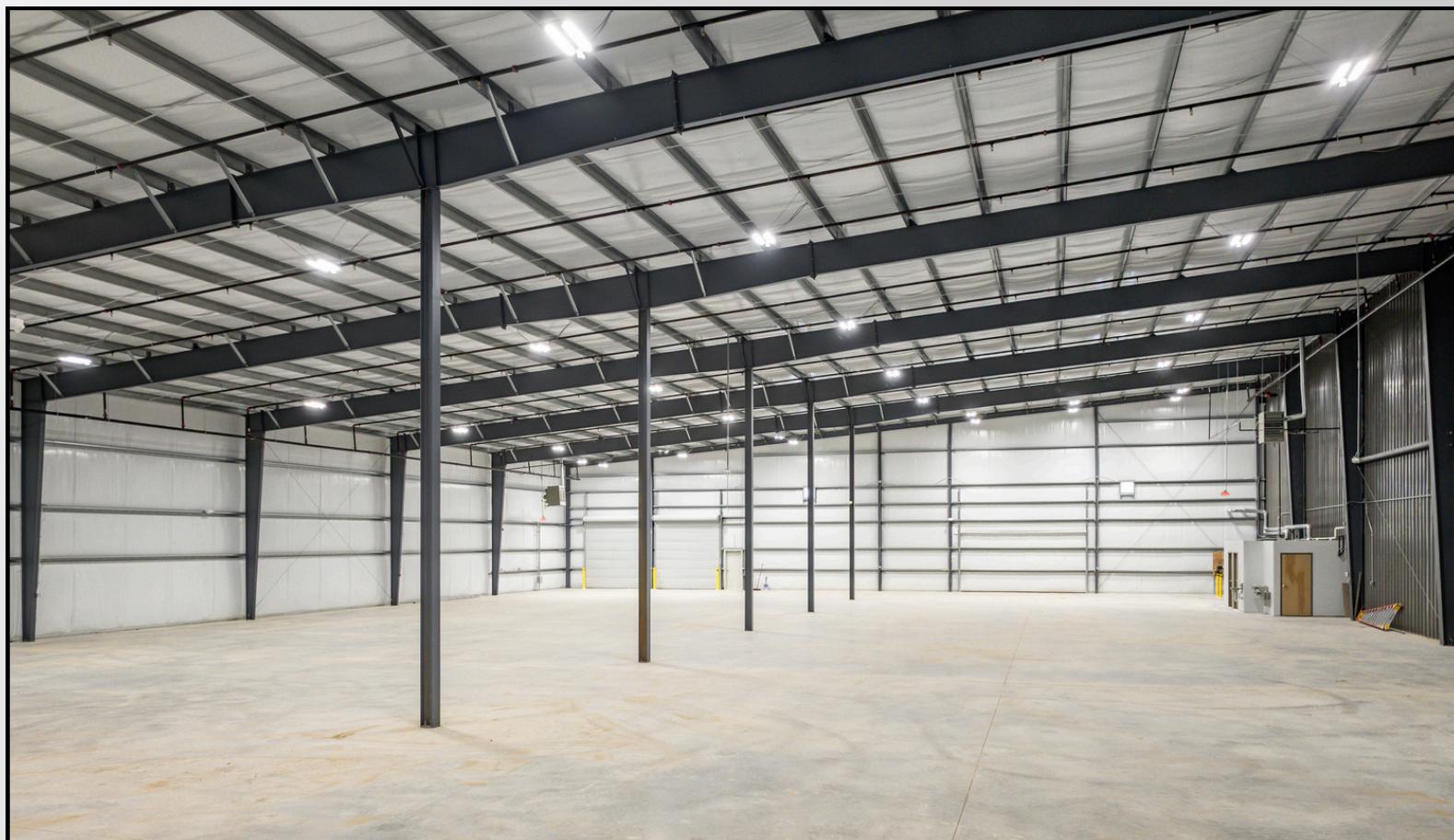
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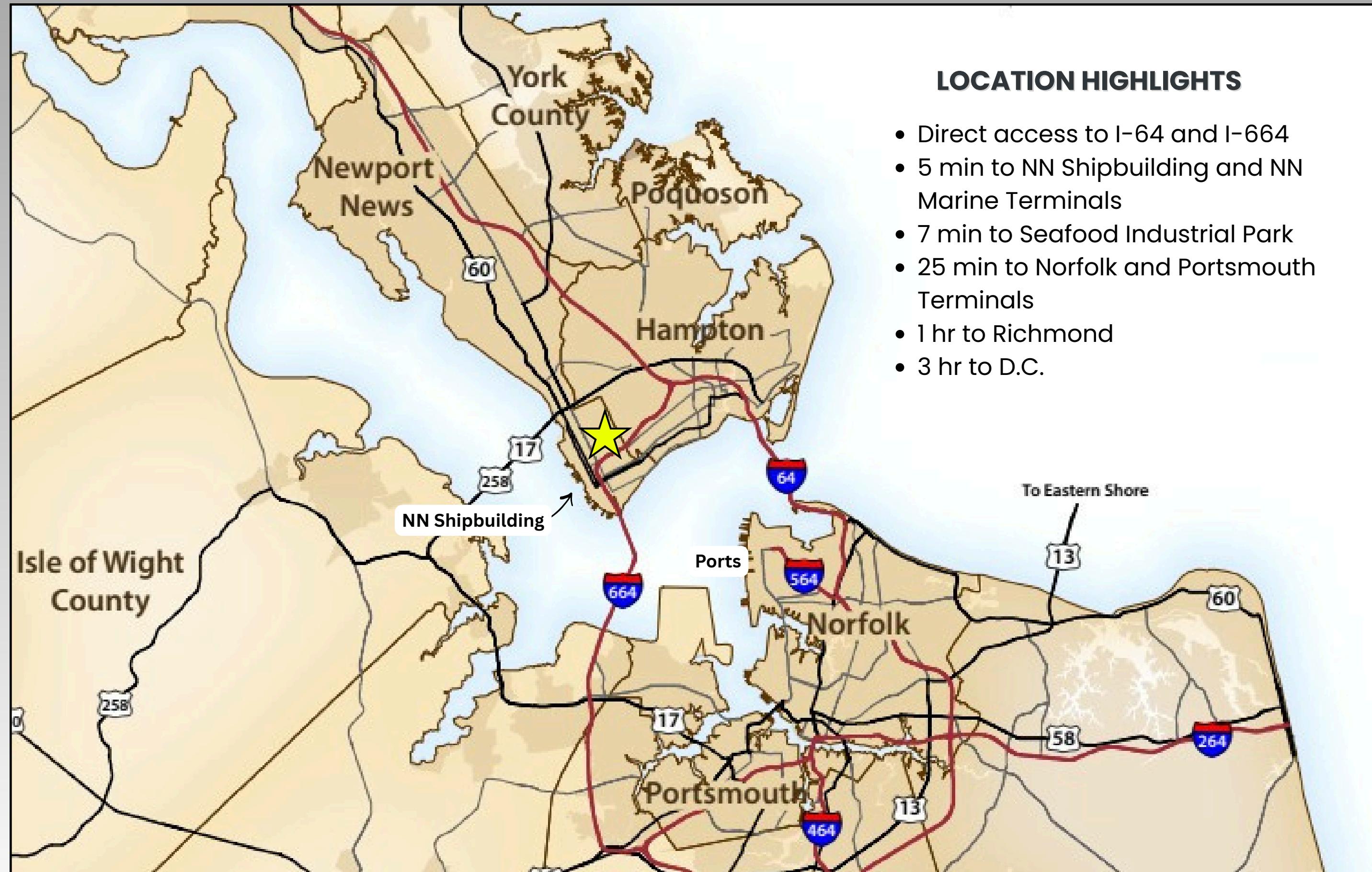
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324 E STREET







LOCATION HIGHLIGHTS

- Direct access to I-64 and I-664
- 5 min to NN Shipbuilding and NN Marine Terminals
- 7 min to Seafood Industrial Park
- 25 min to Norfolk and Portsmouth Terminals
- 1 hr to Richmond
- 3 hr to D.C.



HIGHLIGHTS

- Huntington Ingalls Shipbuilding
25,000 employees
Nations largest ship builder
- Port of Virginia
3rd 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.



HAMNER
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