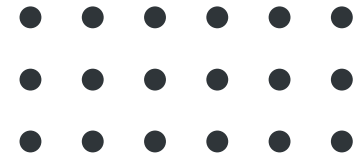


# WAREHOUSE

STORAGE/DISTRIBUTION  
CONDITIONED/REFRIGERATED  
FENCED YARD

3606 Acorn Ave  
Newport News, VA





# PROPERTY OVERVIEW

Rare opportunity for a free standing warehouse with dock loading and extensive outside storage. Formerly a food distribution center, the entire warehouse is refrigerated and has the potential to operate as fully/partially conditioned space or as a cold storage facility. M-1 zoning in a well located industrial hub. Fully renovated 2024.

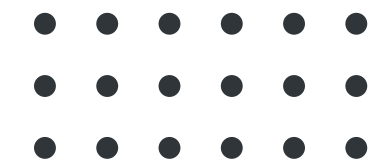


# HIGHLIGHTS

- Over an acre of fenced yard
- 8 dock height doors
- Conditioned warehouse capabilities
- Cold storage potential
- M-1 Light Industrial Zoning
- Renovated 2024
- Central Hampton Roads location

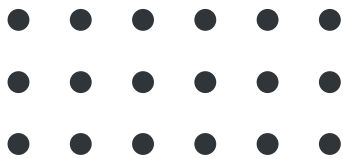
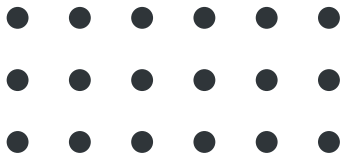
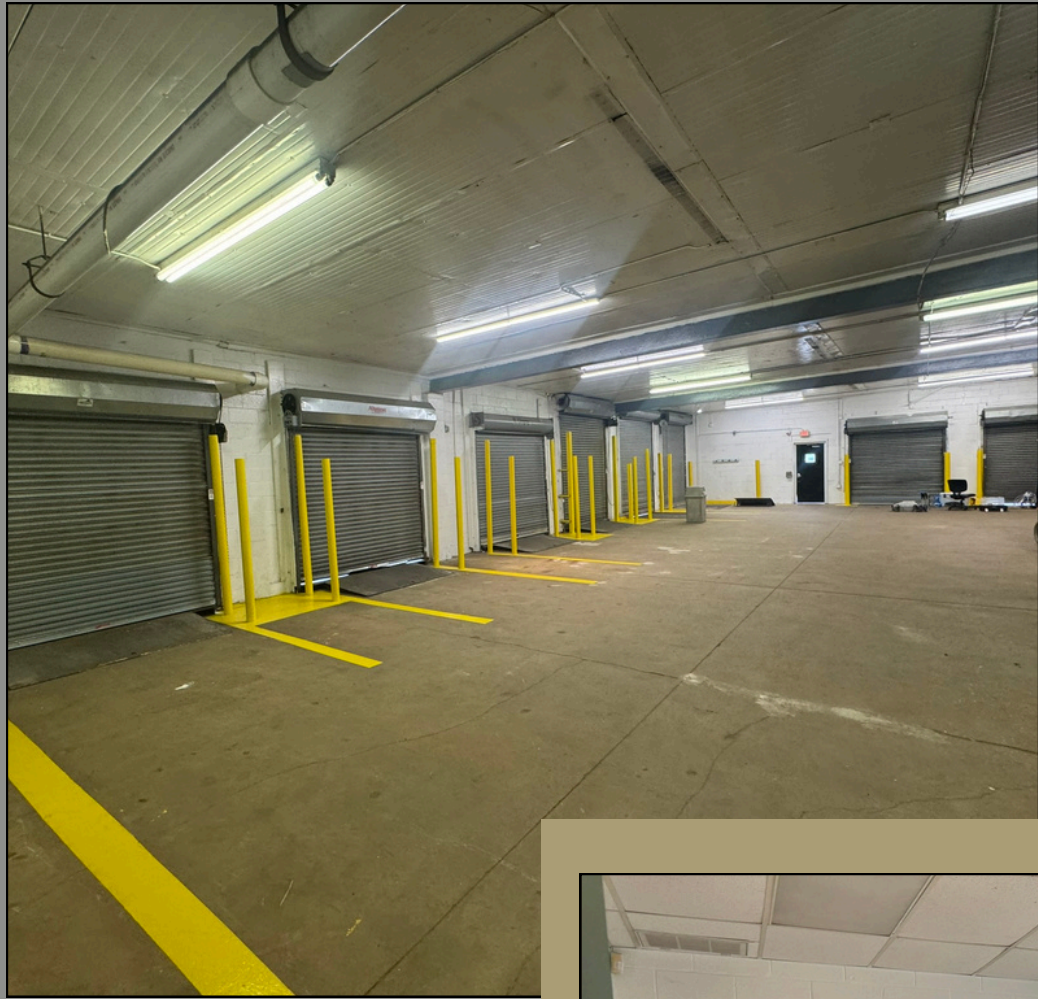


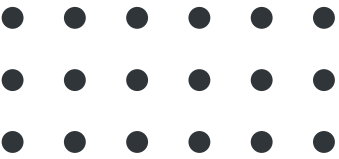
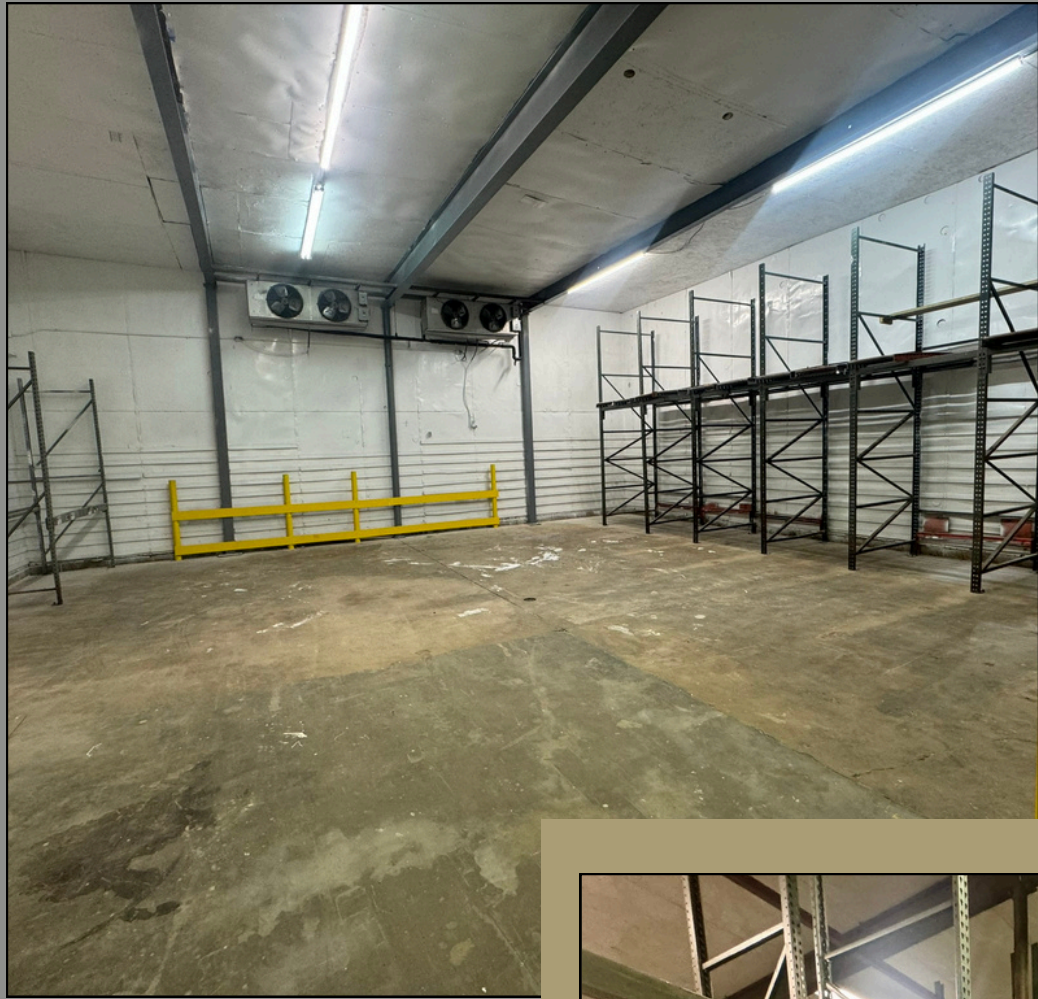
# 3606 ACORN AVE. NEWPORT NEWS, VA



- Building Size: Warehouse: approx 17,500 sf  
Office/Flex: approx 5,300 sf  
Total: approx 22,800 sf
- Approx 1.2 ac of fenced yard on 2 ac site
- 8 Loading Docks. (5) 8x8 doors. (3) 8 x 10 doors
- Dock levelers
- Ceiling height: 11 – 16 ft
- Renovated 2024
- Power: 3 Phase 800 amp service
- HVAC/Refrigeration: Building designed as cold storage with refrigeration units throughout the warehouse. Readily adaptable as conditioned space. Potential to be fully refrigerated again
- New fire detection/security system. Tenant to assume contract
- Zoning: M-1 Light Industrial
- Enterprise Zone







3606 ACORN AVE



Not to Scale

Concept plan for removal of non-load bearing walls

35 x 40  
16'

71 x 40  
12'

?

12' 50 x 10.5

12' 50 x 11.5

11'

19 x 78  
11'

50 x 25  
12'

72 x 36  
16'

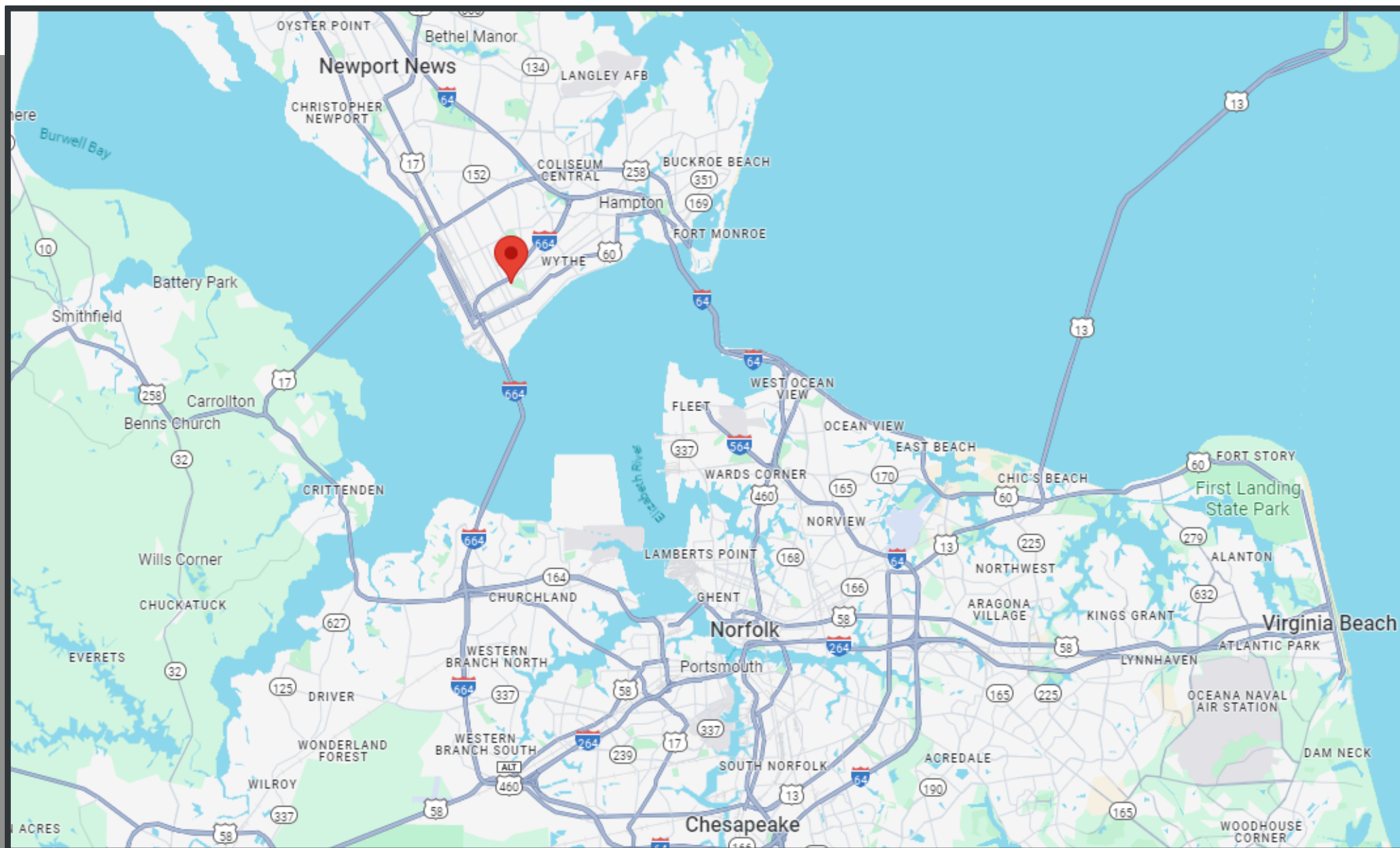
WC

WC

~2880 2 STORY OFFICE  
(~ 1440 EACH FLOOR)

~2400 1 ST FLOOR OFFICE

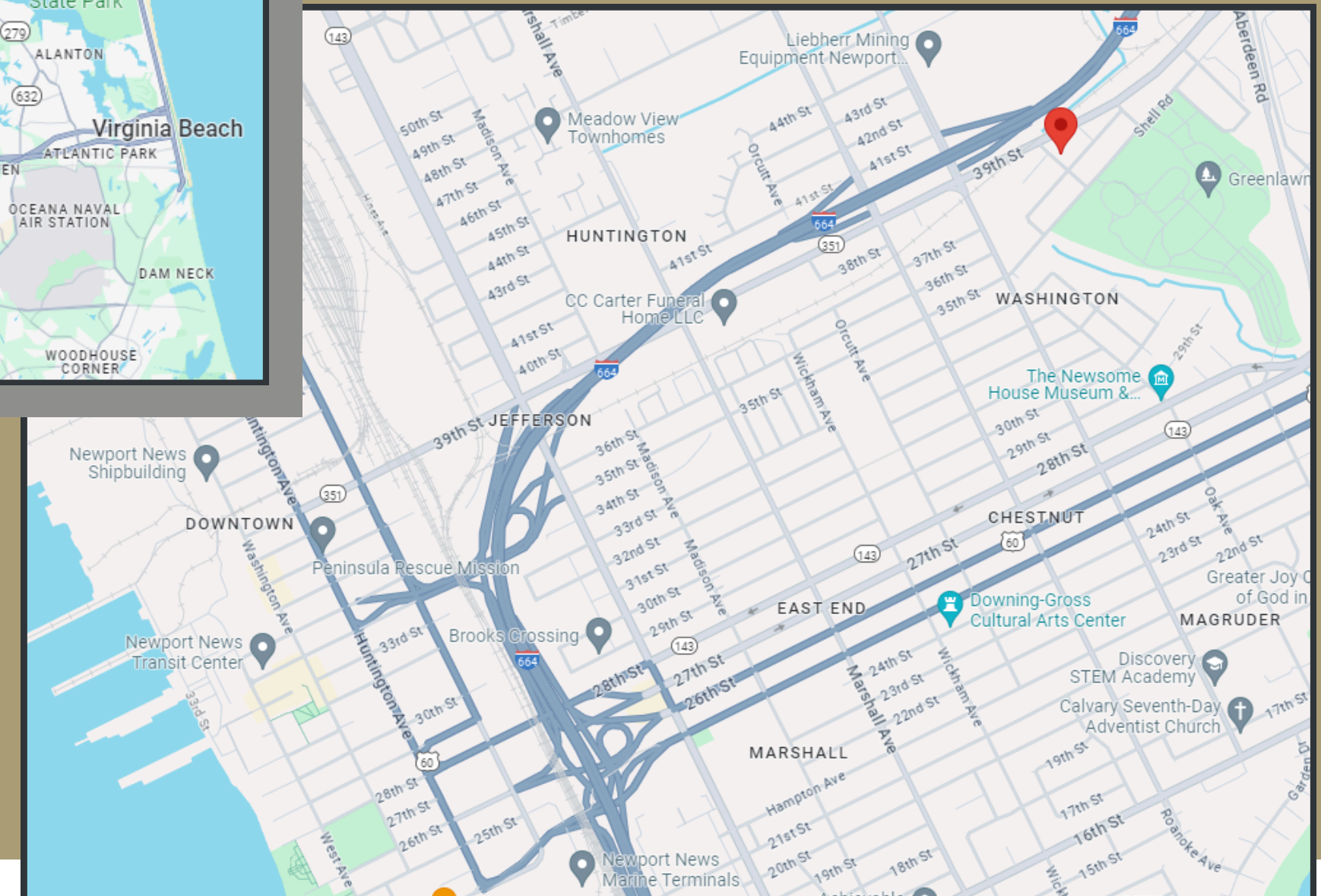




***Central to All of Hampton Roads***

## LOCATION HIGHLIGHTS

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



Disclosure: Hamner Development Company is the agent for the owner in any transaction.

Brian Mello and Alan Meetze, who have an interest in the property as principals, hold Virginia real estate licenses and represent the owner.

Please contact the above for tours and additional information



conceptual rendering with renovations



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