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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.

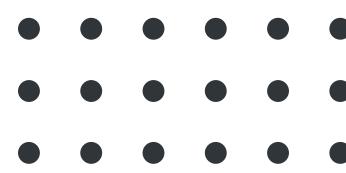


HIGHLIGHTS

- 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

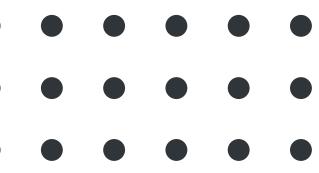
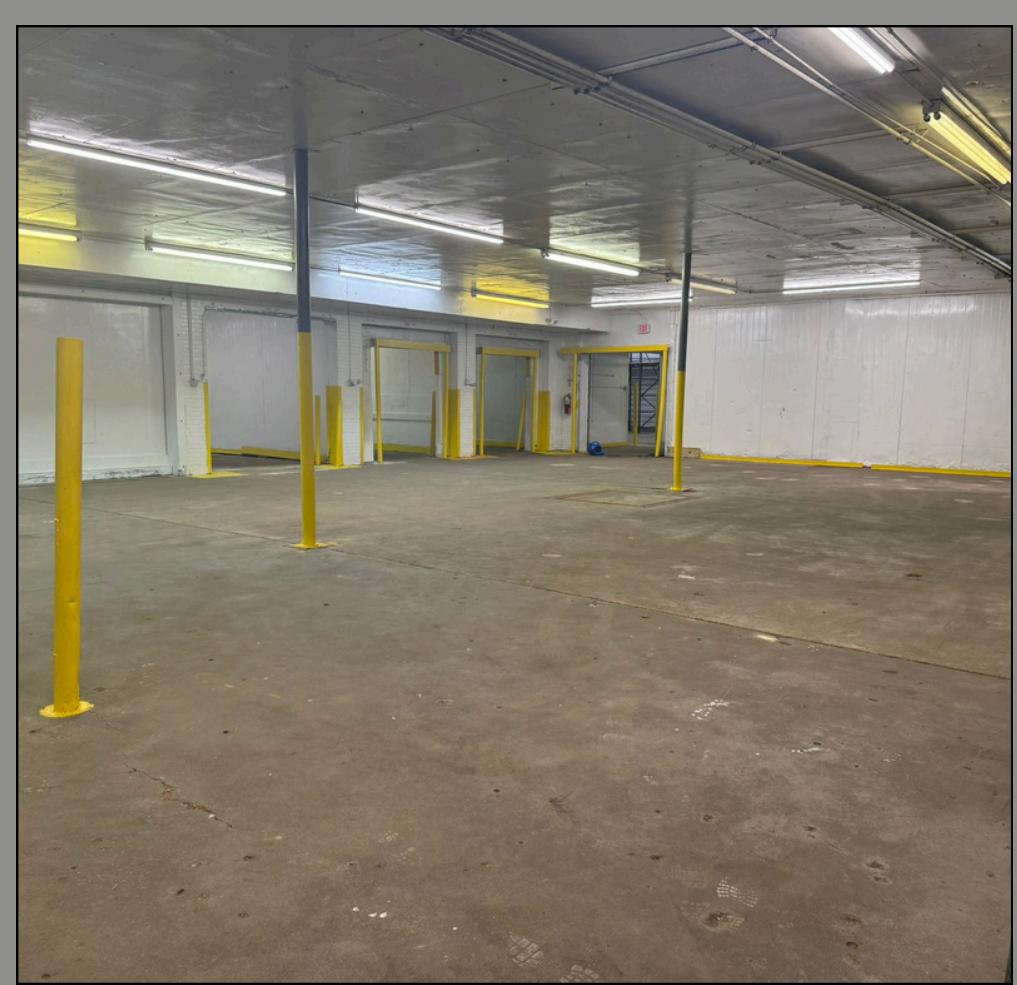
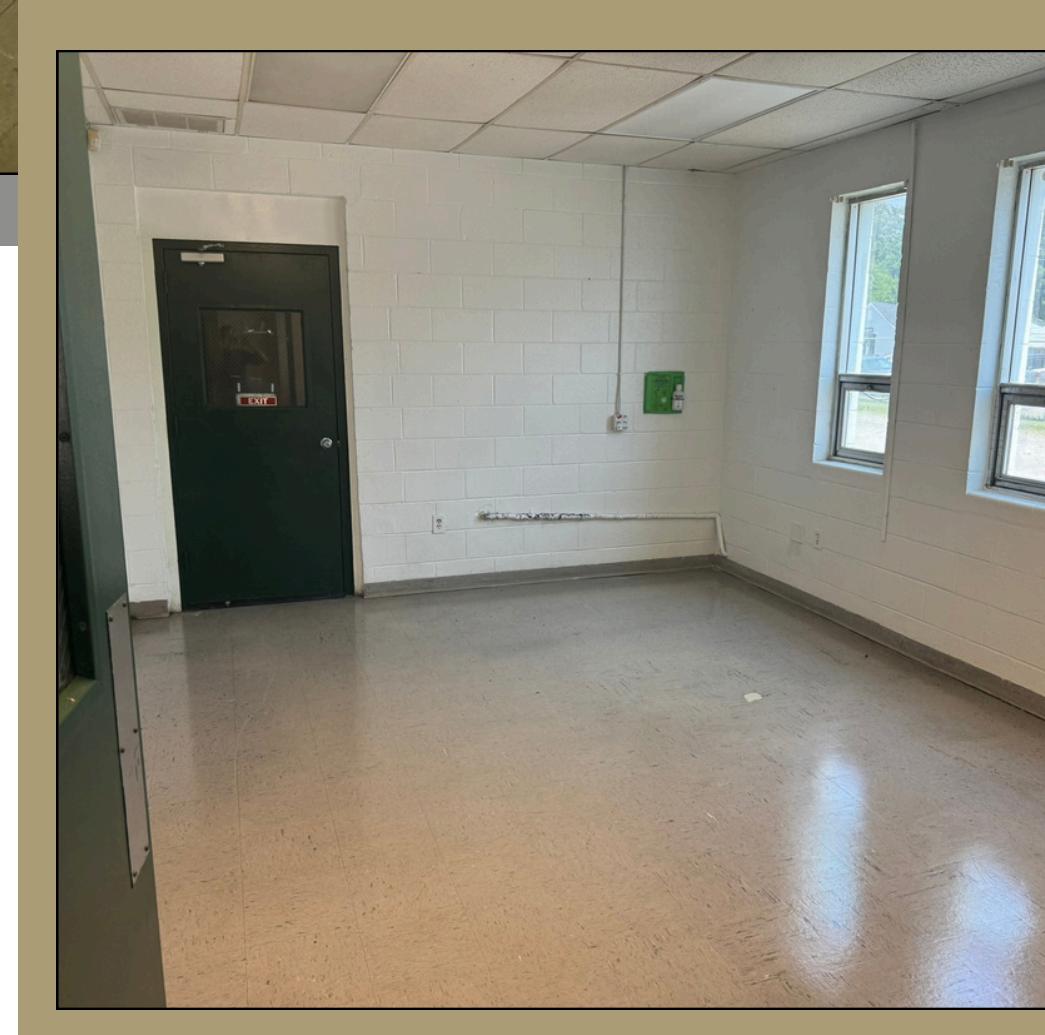
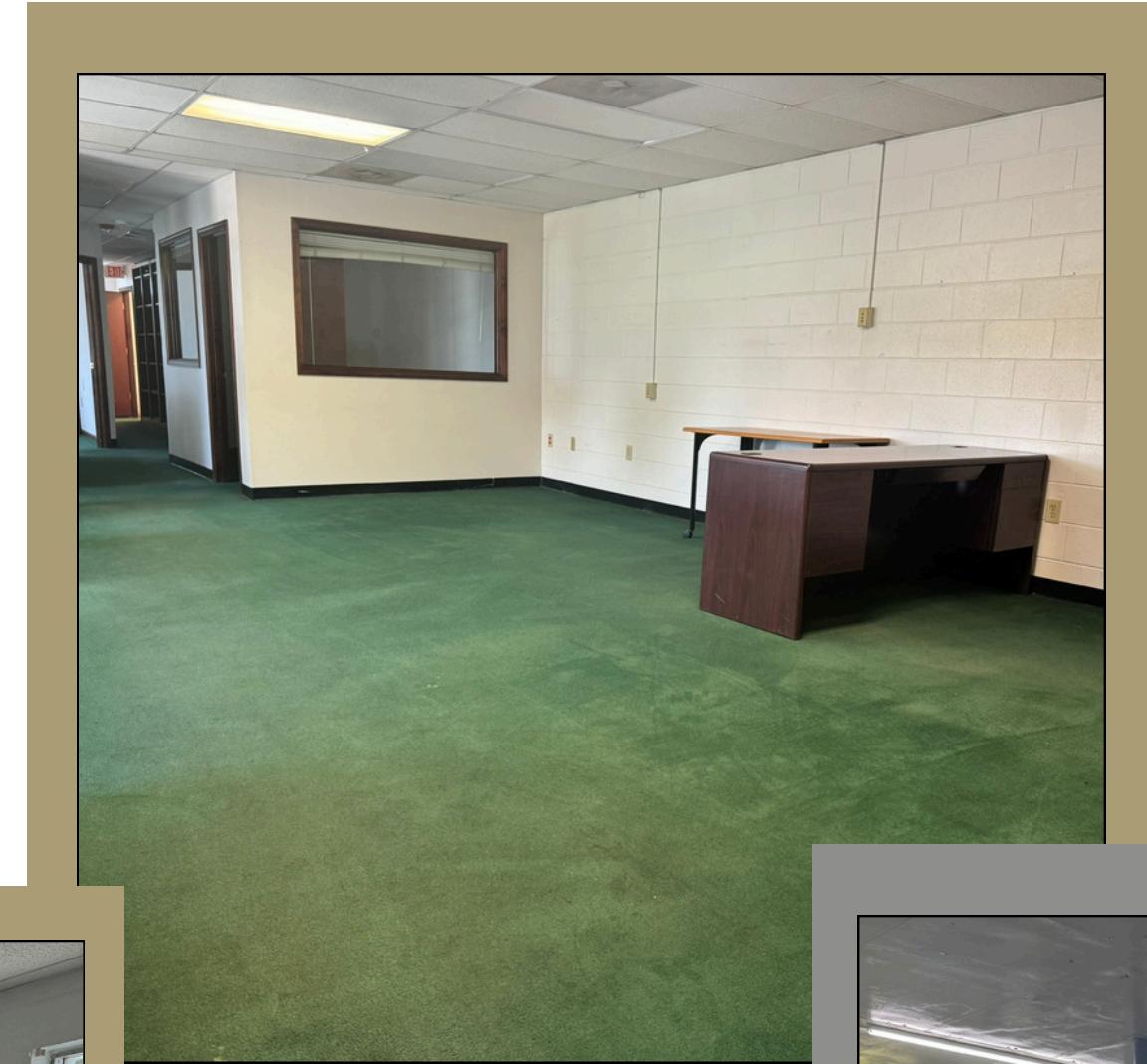
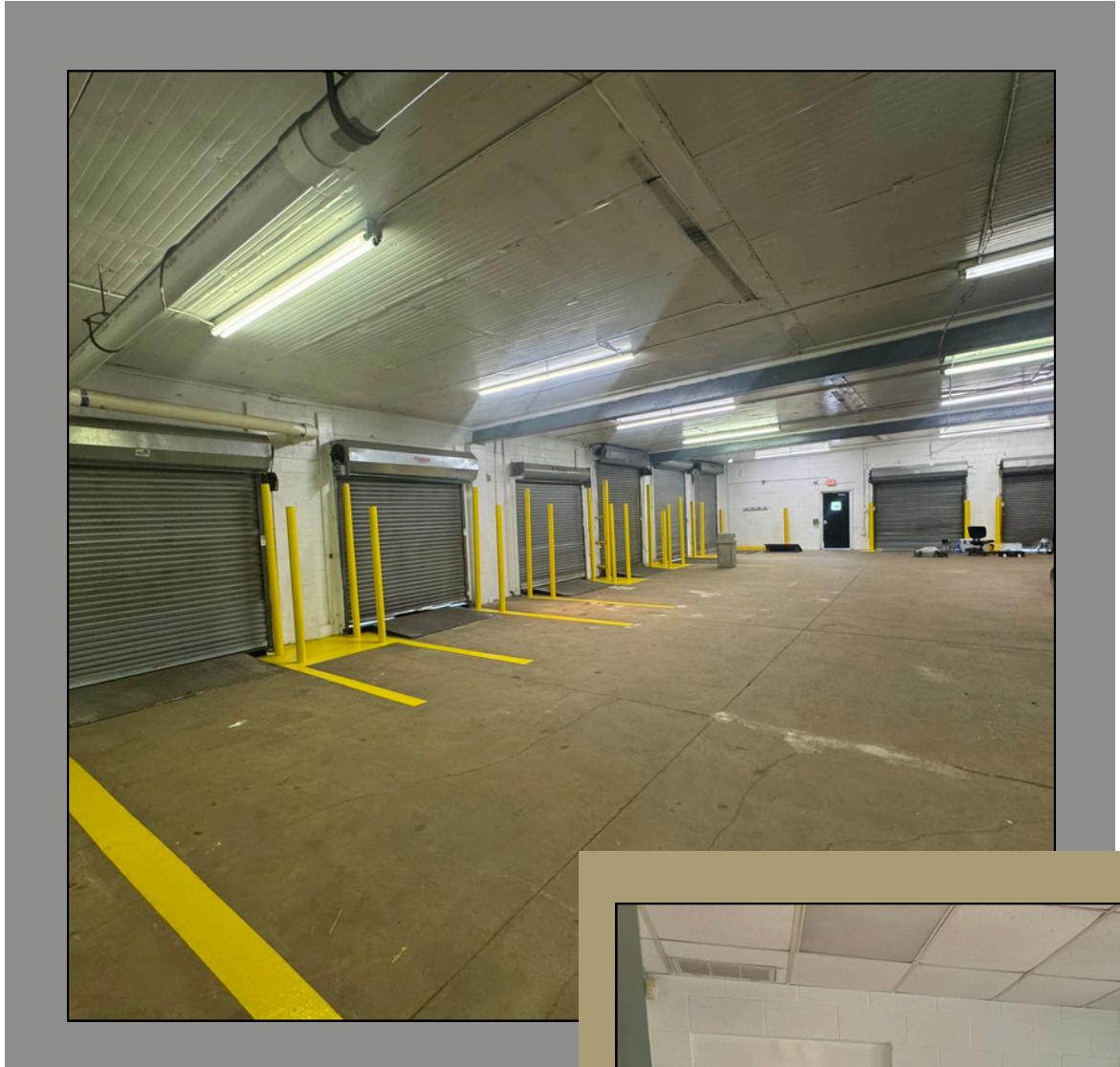


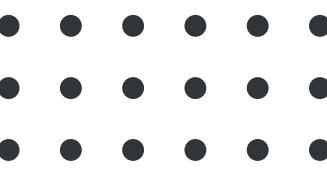
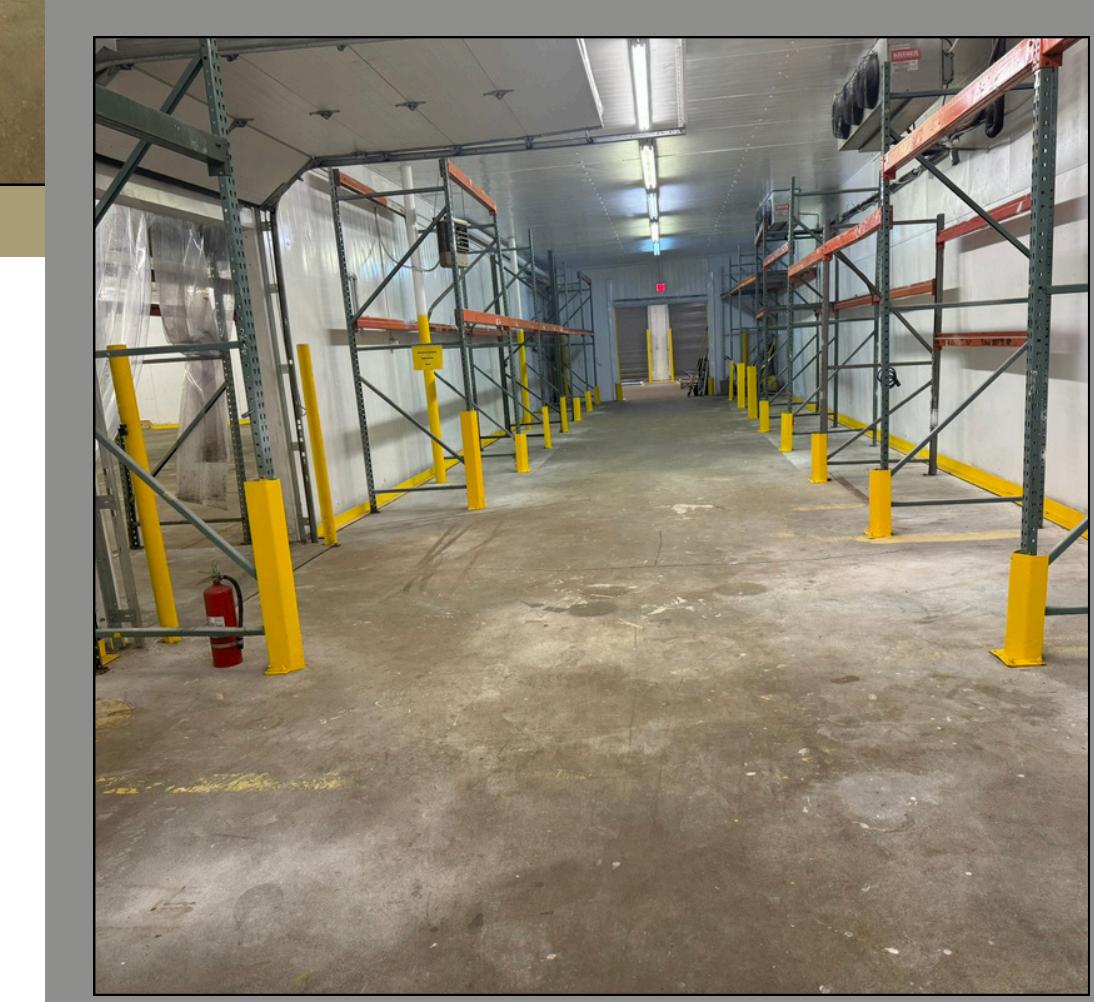
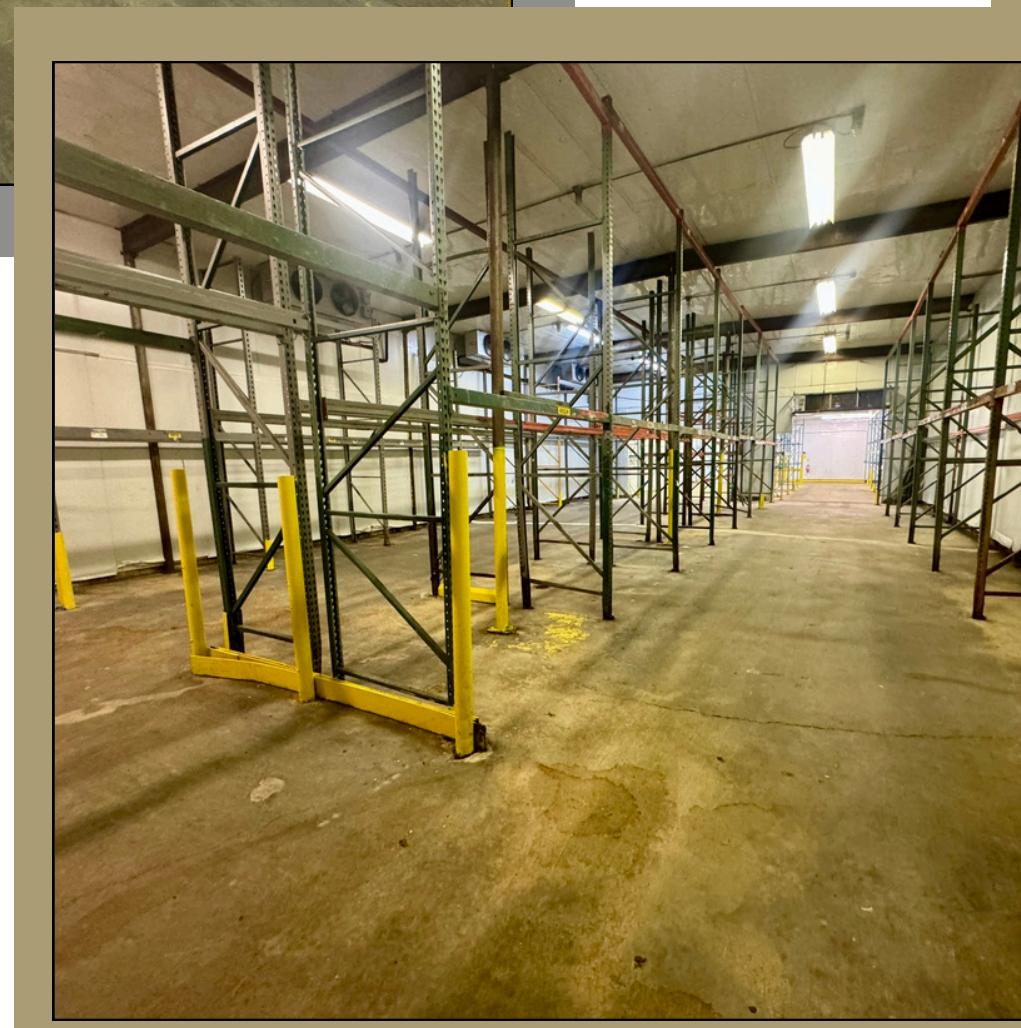
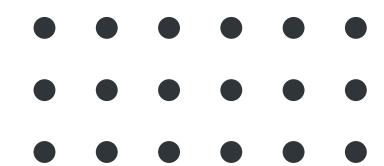
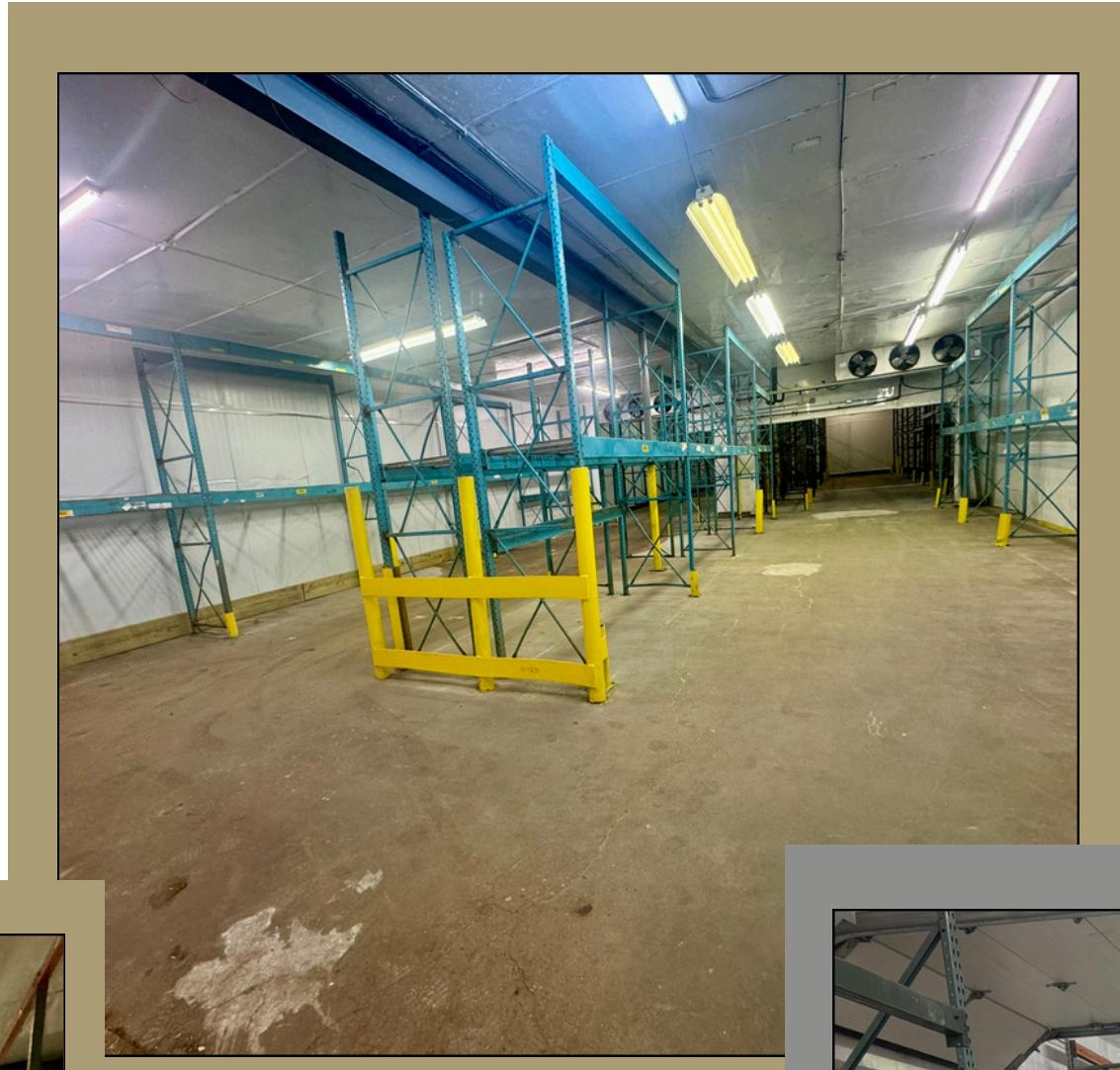
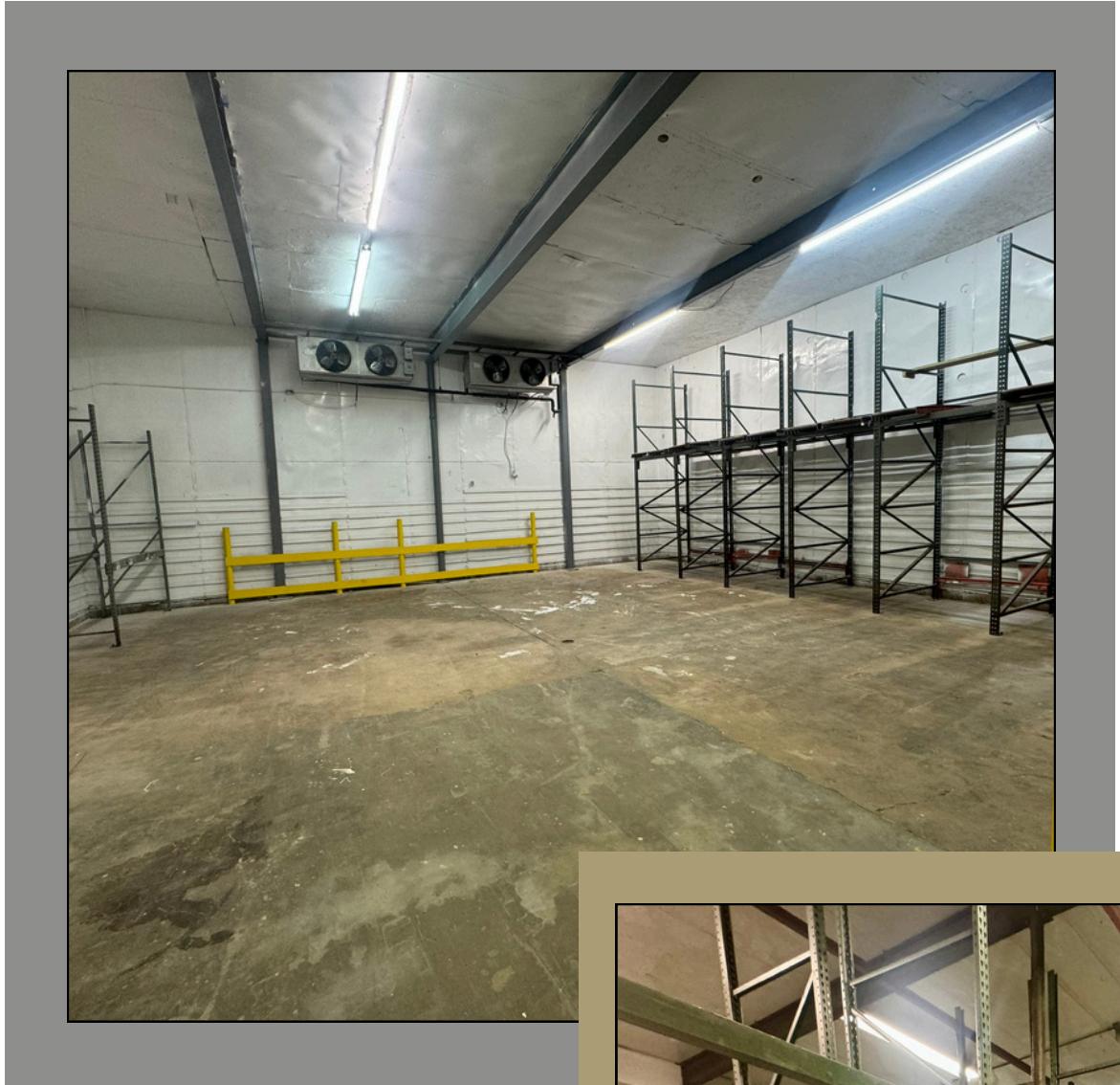
3606 ACORN AVE. NEWPORT NEWS, VA



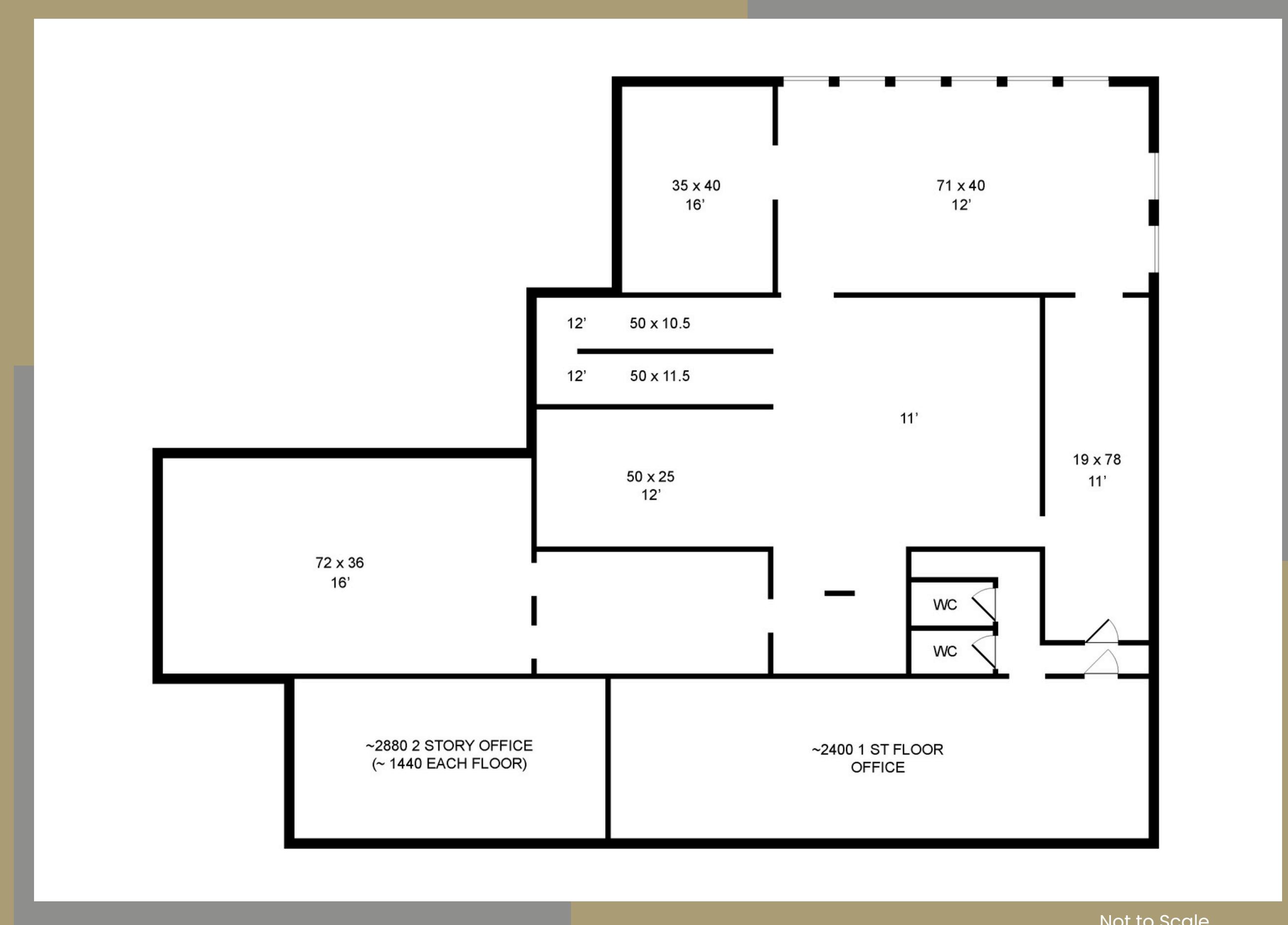
- Building Size: Warehouse: approx 17,500 sf
- Office/Flex: approx 5,300 sf
- Total: approx 22,800 sf
- Approx 1.2 ac of fenced yard on 2 ac site
- 8 Loading Docks. (5) 8x8 doors. (3) 8 x 10 doors
- Dock levelers
- Ceiling height: 11 – 16 ft
- Renovated 2024
- Power: 3 Phase 800 amp service
- HVAC/Refrigeration: 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

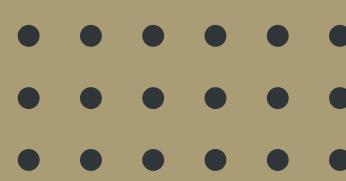




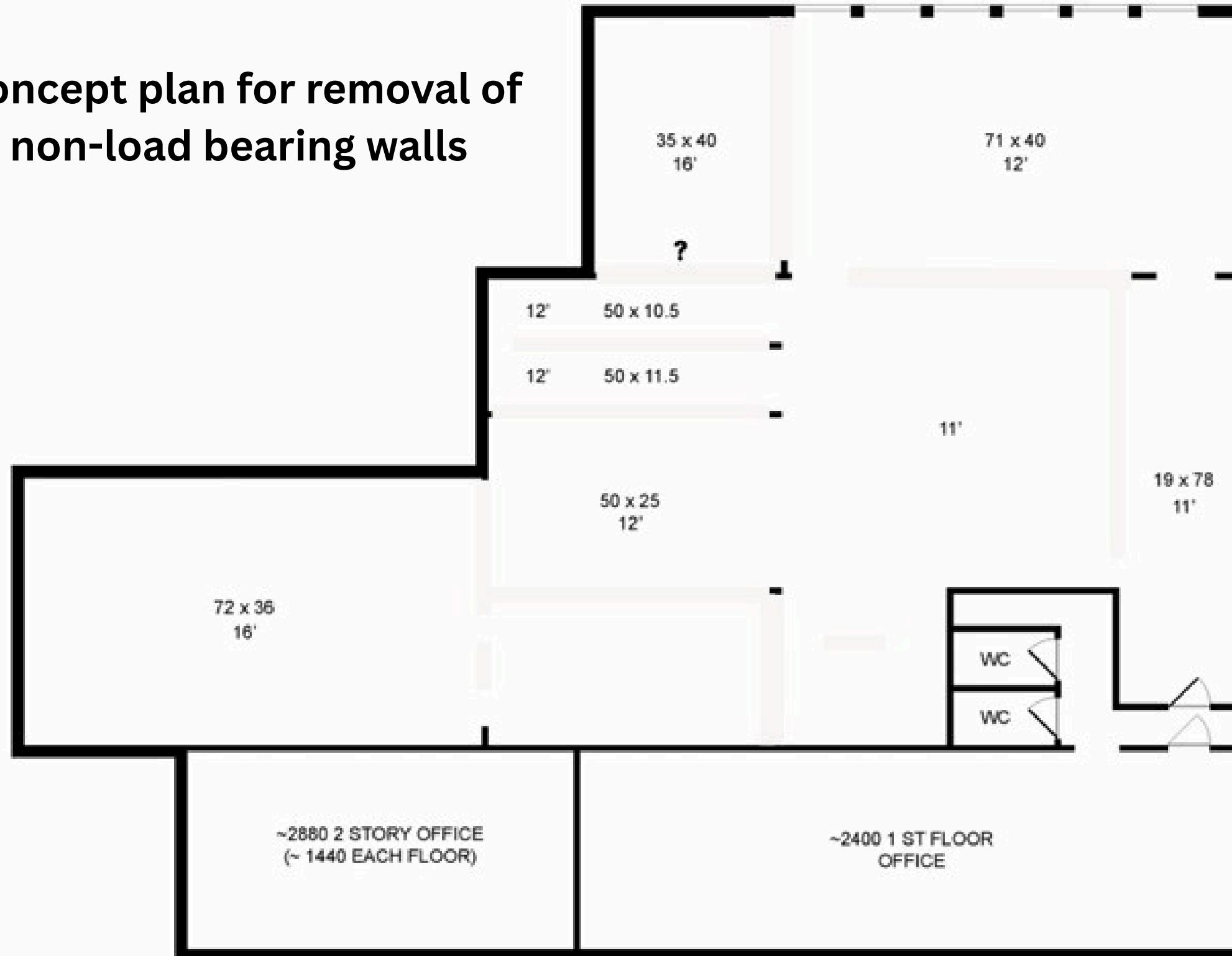


3606 ACORN AVE



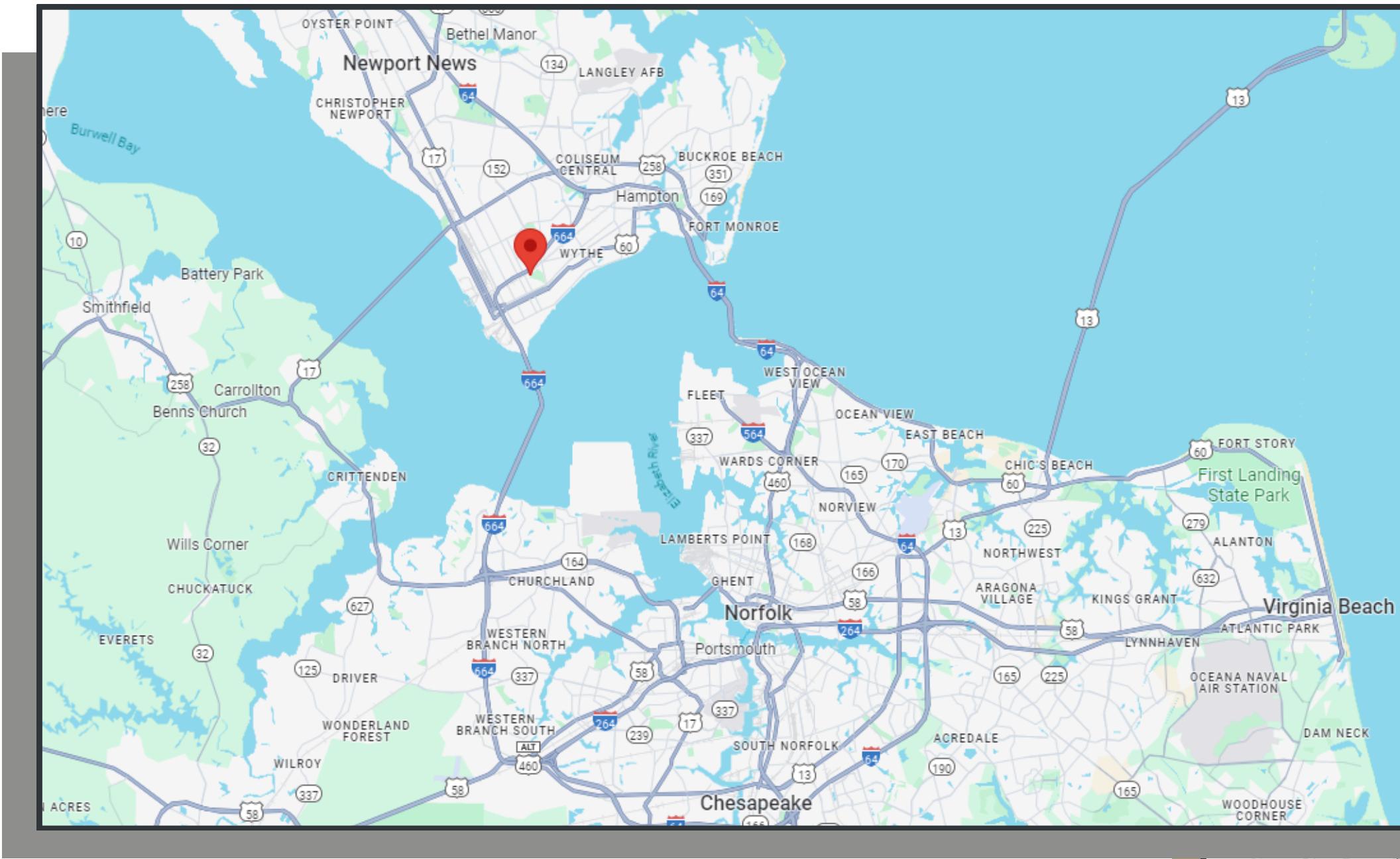


Concept plan for removal of non-load bearing walls

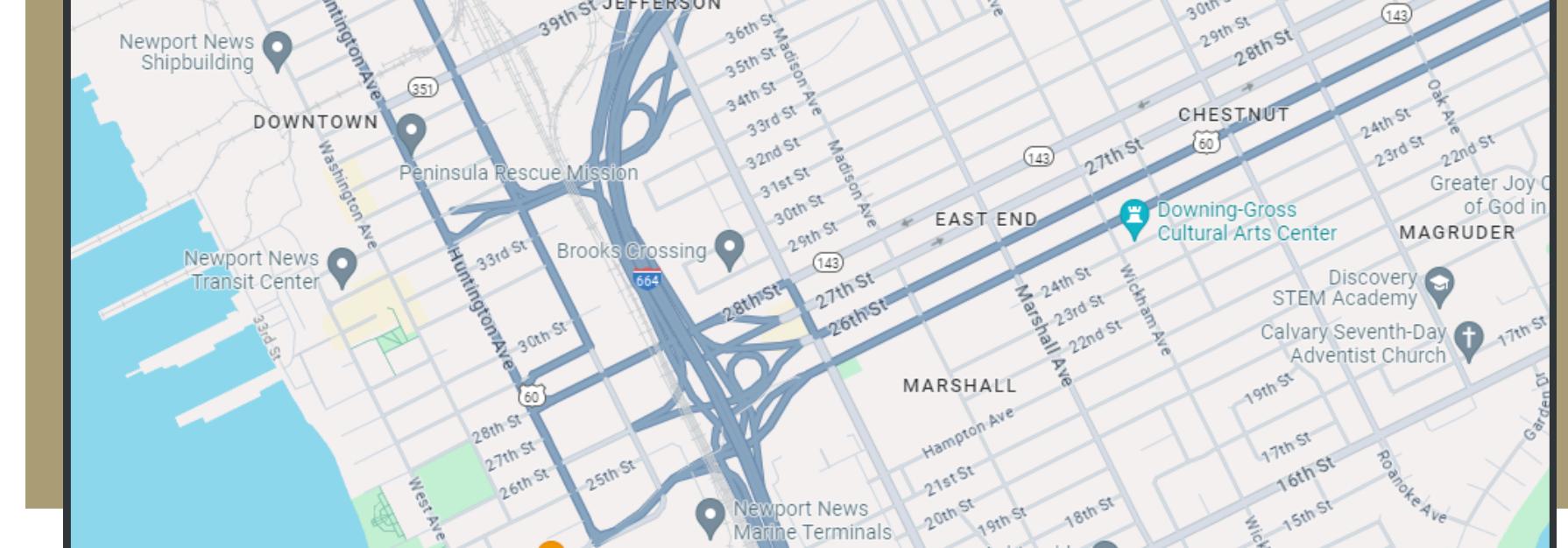


Not to Scale





Central to All of Hampton Roads



LOCATION HIGHLIGHTS

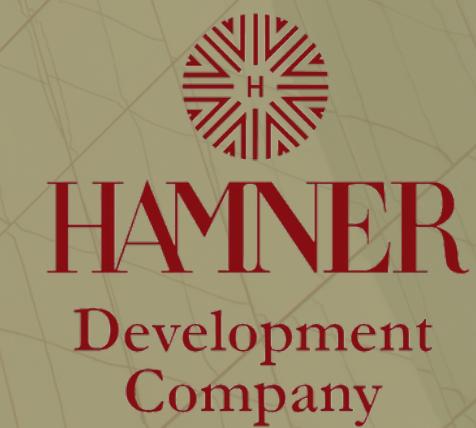
- Direct access to I-64 and I-664
 - 4 min to NN Shipbuilding and Marine Terminals
 - 7 min to Seafood Industrial Park
 - 25 min to Norfolk and Portsmouth Terminals
 - 1 hr to Richmond
 - 3 hr to D.C.



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



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