



## For Lease

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## Copeland Industrial Park ±2,800 SF Warehouse/Flex Space

400 Copeland Dr., Hampton, VA

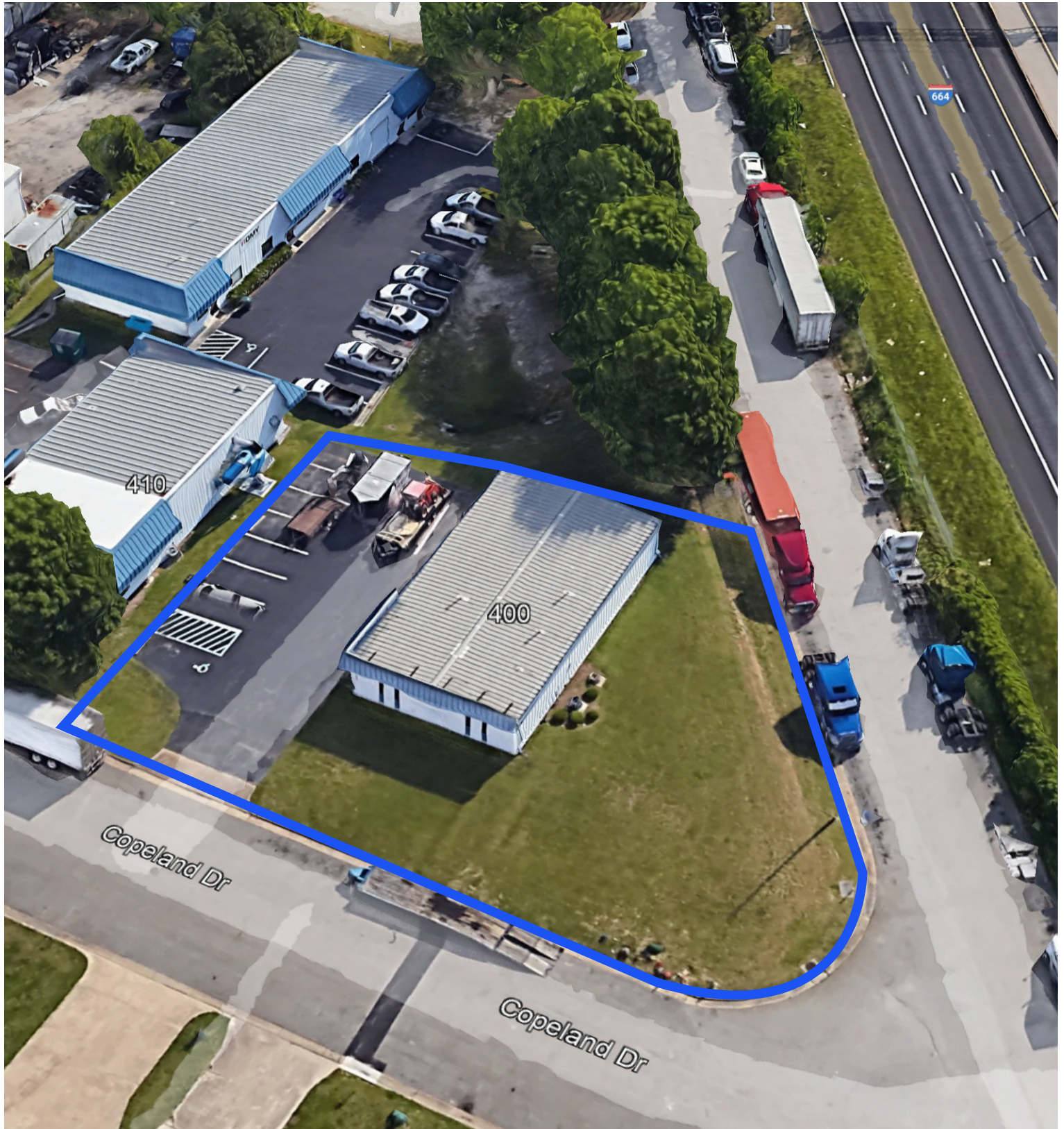
400 Copeland Drive offers 2,800 SF of flexible office/warehouse space in Copeland Industrial Park, featuring a grade-level loading door, ±700 SF of office area, and M-3 zoning. The building is less than one mile from I-664 and close to services, restaurants, and the Newport News Shipyard. The space is available April 1.

### Property Features:

- Total Size: ±2,500 SF
  - o Office: ±700 SF - Includes reception, 3 private offices, conference room, break room, men's and women's restroom.
- Clear Height: 9'
- Loading: Grade-Level Door 7' x 6'
- Power: Single-phase 120/240V
- Parking: 8 dedicated spaces
- Zoning: M-3 (Heavy Manufacturing)
- Available: April 1, 2026
- Lease Rate: \$10.00/SF NNN

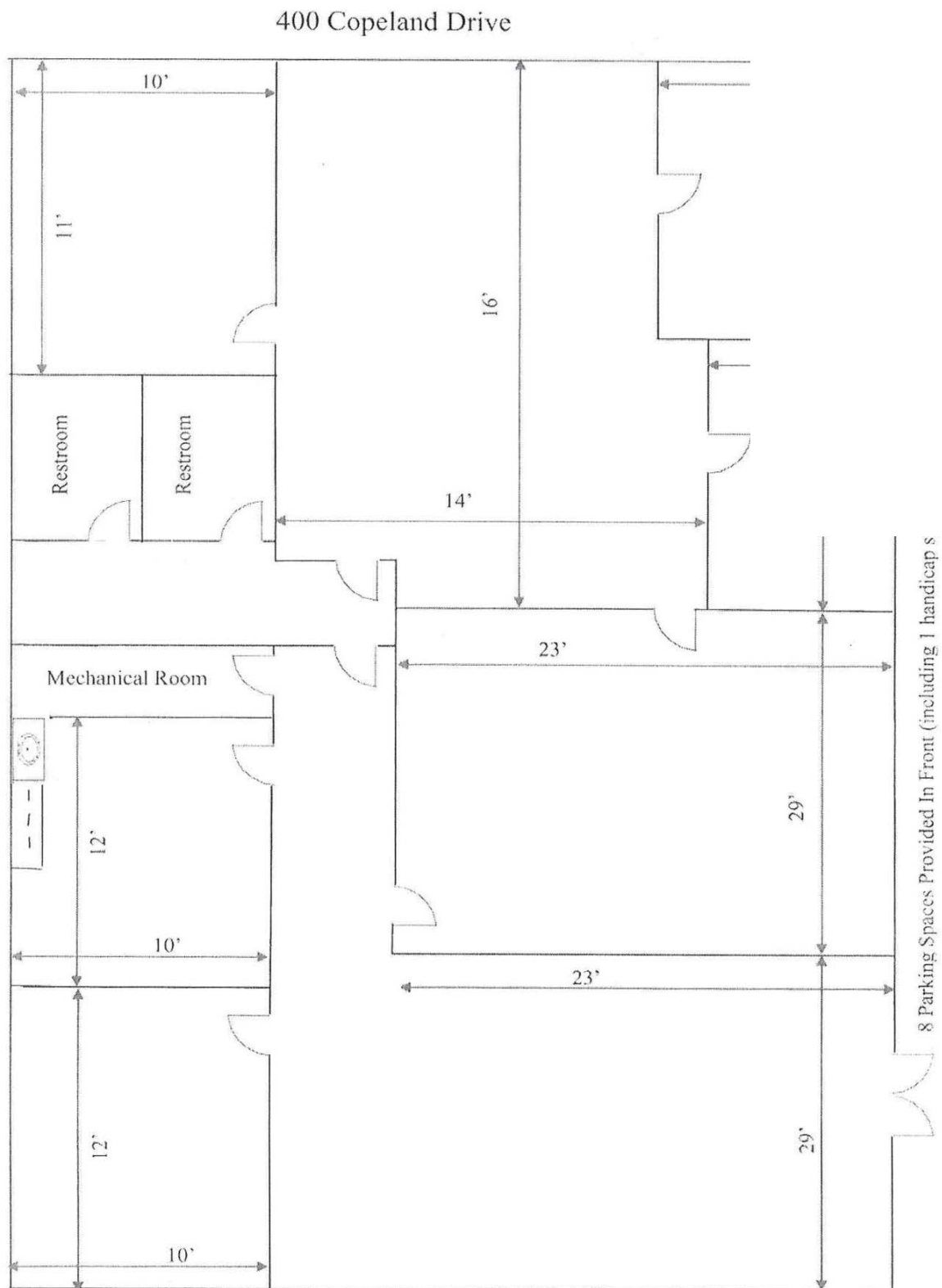


# Property Aerial



# Property Drawings

## Floor Plan







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