

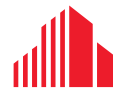


**OFFICE/WAREHOUSE WITH FENCED YARD**  
FOR LEASE | 3,400 SF

**105 E Street Suite 300**

Hampton, Virginia 23661

Copeland Industrial Park



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# // PROPERTY HIGHLIGHTS

Well appointed office | warehouse space located in Copeland Industrial Park, less than one-mile from I-664.

**TOTAL SQUARE FOOTAGE:** 3,400 SF

**OFFICE SQUARE FOOTAGE:** 1,550 SF - Consists Of - Reception Area, Three (3) Executive Offices, Three (3) Administrative Offices, Conference Room, Three (3) Bathrooms, Kitchenette, Open Lounge Area or Workspace

**WAREHOUSE SQUARE FOOTAGE:** 1,850 SF

**ZONING:** M-3, Heavy Industrial

**CLEAR HEIGHT:** 12.5' Clear

**LOADING:** Two (2) 10' x 10' Grade-level Overhead Doors

**YARD SPACE:** ¼ Acre Fenced and Stabilized Yard Space Included  
(Can Accommodate More Yard Space If Needed)

**MISCELLANEOUS:** Newly Renovated With Fresh Paint and Carpet

**LEASE RATE:** \$16.00 PSF, Gross

**OCCUPANCY:** October 1<sup>st</sup>

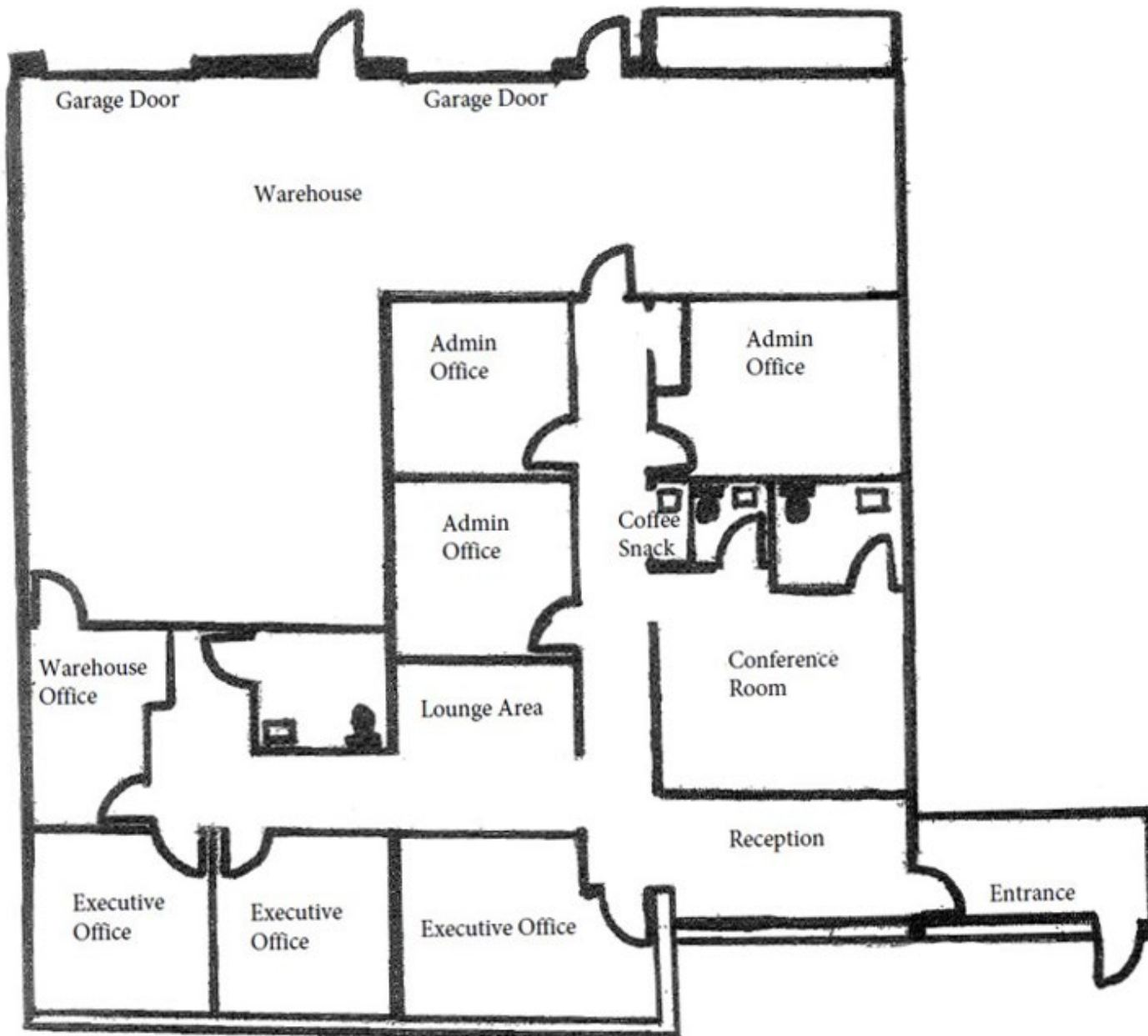


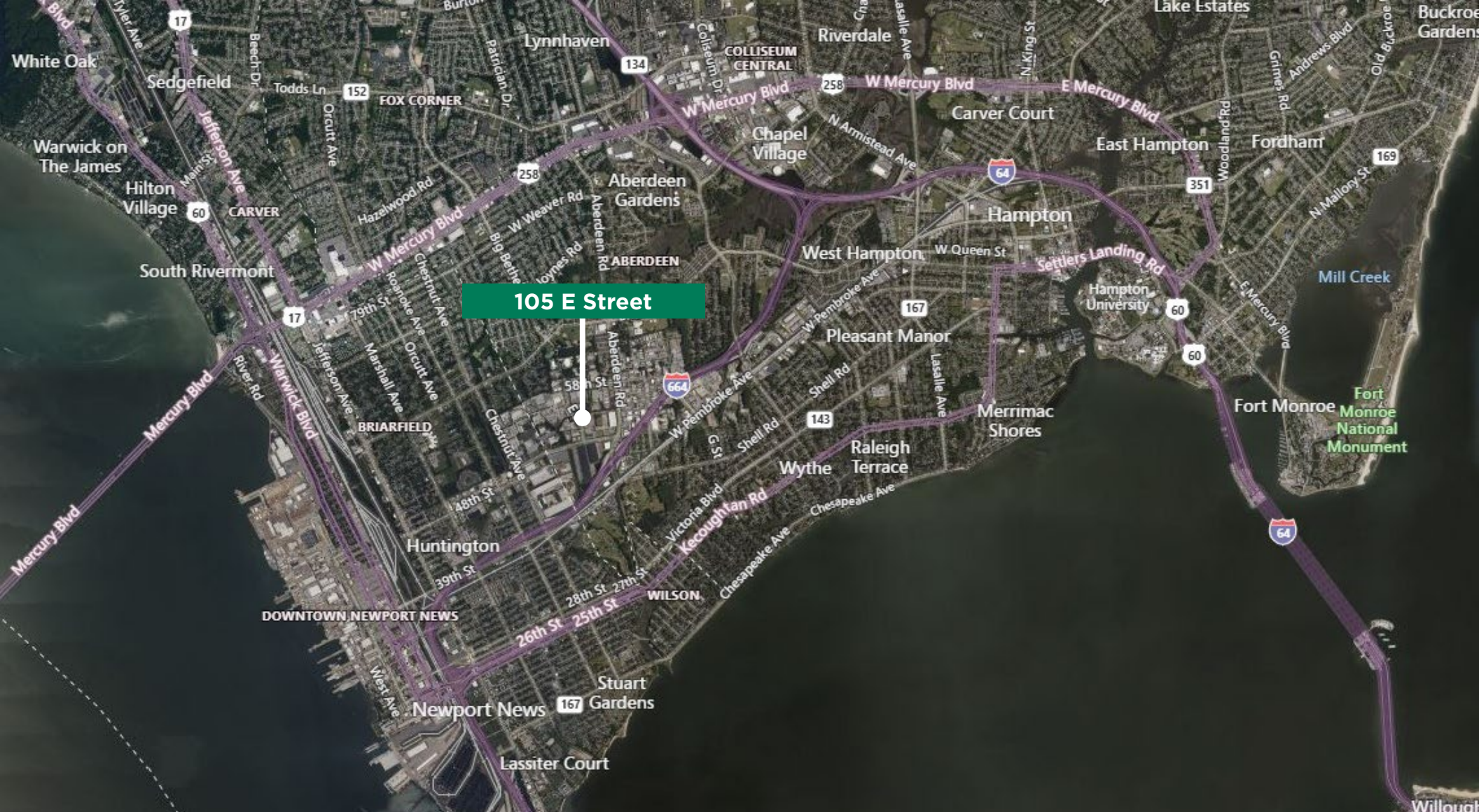
# // PROPERTY PHOTOS





# // FLOOR PLAN





## // CONTACT

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