

SALE AND LEASE PRICE REDUCTION

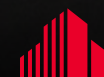
324 E STREET HAMPTON, VA

53,760 SF | 2.63 ACRES

BRAND NEW | READY TO OCCUPY

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**CUSHMAN &
WAKEFIELD**

THALHIMER


PROPERTY DESCRIPTION

324 E STREET

NEWPORT NEWS SHIPBUILDING
Huntington Ingalls Industries

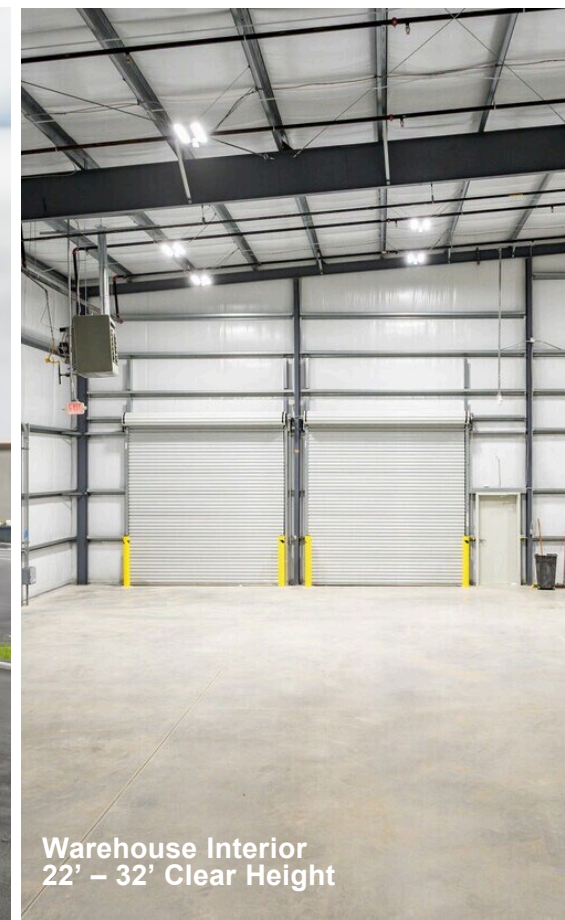
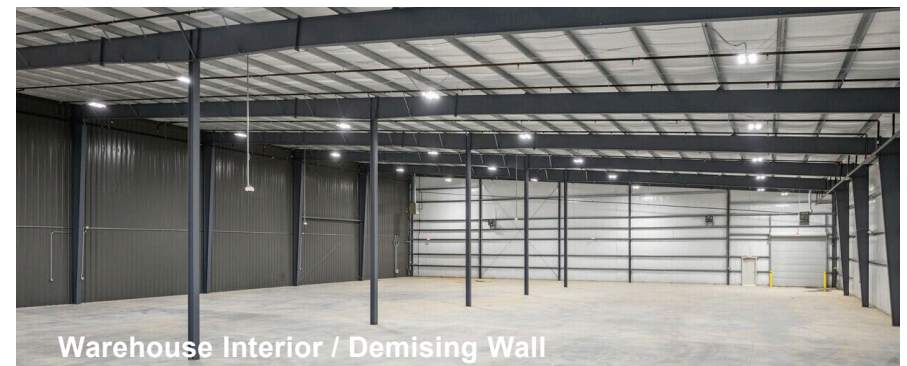
324 E STREET
HAMPTON, VIRGINIA 23661

SITE DETAILS

SITE SIZE:	2.6337 Acres
SALE PRICE:	\$7,000,000 (\$130.21 PSF) Copeland Industrial Park
LEASE RATE:	\$7.95 PSF / NNN (full building user) \$9.00 PSF / NNN (half building user)
PROXIMITY:	Immediate access to Aberdeen Road and 
ZONING:	M-3 (Heavy Industrial)
PARKING:	32 Surface spaces
UTILITIES:	1200 AMP, 3-Phase, 270/440 Volt entire building, each partition metered separately
LIGHTING:	Exterior lighting surrounding the premises
PERMITTED USES:	Click here for local and state incentives
ENTERPRISE ZONE:	Yes
HUB ZONE:	Yes

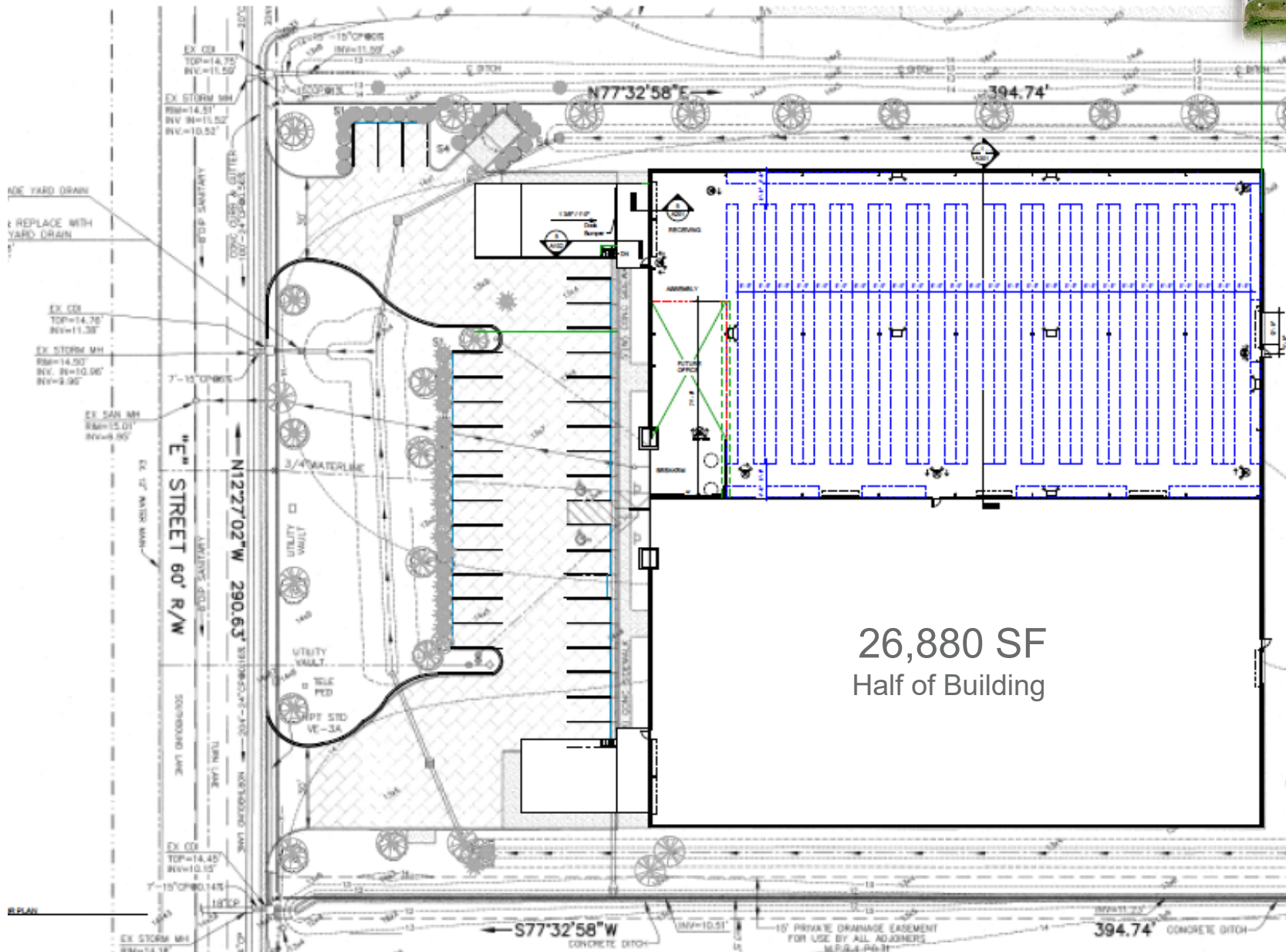
BUILDING DETAILS

WAREHOUSE SIZE:	53,760 SF (240' x 224') <i>Sub-divided into two partitions offering 26,880 SF each with floor to ceiling demising wall</i>
CONSTRUCTION:	Metal, Fully Insulated
COLUMN SPACING:	60' X 28' center column line per partition
LOADING:	Four 12' x 12' Dock-level doors, Two 12' x 12' Grade-level doors
LIGHTING:	LED Warehouse lighting
SPRINKLERS:	ESFR (Early Suppression Fast Response)
CLEAR HEIGHT:	22' – 32' clear in warehouse
MISCELLANEOUS:	M/W Restrooms per partition, janitors closet with slop sink, high/low water fountain, 6" slab over rebar, 3,500 PSI slab in warehouse; Ceiling-mounted gas heaters throughout warehouse
DELIVERY:	AVAILABLE NOW <i>Certificate of Occupancy issued 9/9/25, brand new building, never been occupied</i>



FLOOR PLAN

324 E STREET



26,880 SF
Half of Building

LOCATION OVERVIEW

LANGLEY
AIRFORCE BASE

PENINSULA INDUSTRIAL MARKET

TOTAL SIZE: 30 MSF

Vacancy 2.6%

Avg. Asking Rent \$9.57

40%



GROSS REGIONAL
PRODUCT
ATTRIBUTED TO
DEFENSE
SPENDING

200+



FOREIGN FIRMS
HAVE ESTABLISHED
A HAMPTON ROADS
LOCATION

PORT OF VIRGINIA TERMINALS

Newport News Shipyard	3.5 Miles
Newport News Marine Terminals	4.4 Miles
Virginia Int'l Gateway	16.3 Miles
Norfolk Int'l Terminals	18.3 Miles

NEWPORT NEWS
SHIPBUILDING
Huntington Ingalls Industries

3.5 Miles From Site

324 E STREET
HAMPTON, VIRGINIA



NAVAL STATION
NORFOLK

NORFOLK

VIRGINIA BEACH

SUFFOLK

PORTSMOUTH

CHESAPEAKE

LOCATION OVERVIEW

HAMPTON ROADS

Hampton Roads is strategically located in the center of the U.S. eastern seaboard and is the eighth largest metro area in the Southeastern U.S. with a population of more than 1.8 million. In addition to being home to the Port of Virginia, the region also features the world's largest naval base at Naval Station Norfolk and is serviced by two of the nation's largest rail providers-Norfolk Southern and CSX. Additionally, Hampton Roads has a longstanding shipbuilding and repair industry and is home to over half of the Commonwealth's largest employers (i.e., Newport News Shipbuilding, Canon, Cox, Riverside). The area's central location and integrated transportation system of highways, railroads, airports and seaports provides direct, one-day access to more than 60% of the U.S. population.

Two passenger airports serve Hampton Roads – Norfolk International Airport (ORF) and Newport News/Williamsburg Airport (PHF). Nine major airlines offer over 100 flights per day through these airports, serving over four million passengers per year.

The technology sector is driven by scientific discoveries at the Thomas Jefferson National Accelerator Facility (Jefferson Lab) and nearby NASA Langley Research Center as well as companies like Canon, Alion Science and Technology, C² Technologies and Triumph Aerospace Systems. Jefferson Lab will anchor a new 100-acre mixed-use development Tech Center to convert scientific discoveries into practical uses.

HAMPTON, VIRGINIA

Located directly off of I-64 and I-664, centrally located in the center of Hampton Roads, Virginia in the heart of the Mid-Atlantic. This city known as a city with an old soul and a youthful enthusiasm is situated within a high growth, densely populated area of the MSA. Direct access to interstates allows easy accessibility to neighboring cities and across the state while the Newport News/Williamsburg International Airport is the airport of choice for the region.

HAMPTON ROADS' LARGEST EMPLOYERS

EMPLOYERS	# OF EMPLOYEES
Huntington Ingalls Industries	25,000
Sentara Healthcare	22,000
Norfolk Naval Shipyard	12,000
Riverside Health System	8,000
Naval Medical Center	5,400
NASA Langley Research Center	4,000
Bon Secours	4,000
The Colonial Williamsburg Foundation	3,100
Bank of America	3,025
Old Dominion University	3,000
Amerigroup - The Wellpoint Companies	2,067
Geico Direct	2,500
Gold Key / PHR Hotels & Resorts	2,400
STIHL	2,067
BAE Systems Norfolk Ship Repair	2,000
Children's Health System	1,905
Navy Exchange Service Command	1,888
Canon Virginia	1,500

HAMPTON ROADS KEY EMPLOYERS

Canon **NASA**

FERGUSON®

EVMS **NAVY**
Eastern Virginia Medical School FORGED BY THE SEA

The Colonial Williamsburg Foundation

HI **Huntington Ingalls Industries** **OLD DOMINION UNIVERSITY**
Hard Stuff Done Right™

RIVERSIDE

Smithfield

Anheuser-Busch

Continental

LIEBHERR

STIHL®

HIGH LINER FOODS

SEAWORLD PARKS & ENTERTAINMENT
WILLIAM & MARY
CHARTERED 1693

HAMPTON, VA



MARKET OVERVIEW

COPELAND INDUSTRIAL SUBMARKET

(12 months)

347K

NET ABSORPTION

\$9.25

ASKING RENT, PSF

1.0%

VACANCY RATE

3.9%

ASKING RENT
GROWTH

Copeland Industrial Submarket Highlights

- Changes to accommodate business needs—Copeland Industrial Park straddles the Newport News-Hampton City line. Only minutes from the Port of Virginia, the park is home to major national and international manufacturers. Recent infrastructure improvements have improved access for large trucks benefiting companies throughout the well-established park.
- Liebherr expands footprint with market investments
- Liebherr Mining Equipment to invest 72.3 million to increase global mining truck production creating new jobs the Copeland Industrial Submarket

MARKETBEAT HAMPTON ROADS, VA

INDUSTRIAL Q3 2024

TOTAL INVENTORY 114.5 MSF

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
3.7% Vacancy Rate	▲	▲
872.7K YTD Net Absorption, SF	▲	▼
\$9.69 Asking Rent, PSF (Overall, Net Asking Rent)	▲	▲

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
822K Hampton Roads MSA Employment	▲	▲
3.0% Hampton Roads MSA Unemployment Rate	▬	▲
4.1% U.S. Unemployment Rate	▲	▲

Source: BLS

SURROUNDING AREA



CHESAPEAKE

NORFOLK
INTERNATIONAL
AIRPORT



NORFOLK

NORFOLK INTL.
TERMINALS



VIRGINIA INTL.
GATEWAY



Hampton Roads
Bridge Tunnel

Chesapeake Bay

Monitor Merrimac
Memorial Bridge Tunnel



HAMPTON

W Pembroke Avenue

HOWMET
AEROSPACE

LIEBHERR



Newport News
Shipbuilding

James River

Aberdeen Road



James River Bridge

LOGISTICAL ADVANTAGE

HAMPTON ROADS

INFRASTRUCTURE IMPROVEMENTS



\$5.8 BILLION

Regional Roadway & Transportation Projects



8 LANES

I-64 Hampton Roads Bridge Tunnel Expansion (2025)



\$1.4 BILLION

Port of Virginia Gateway Investments



\$650 MILLION

Port of Virginia
NIT North Capacity Expansion
(Port Capacity 5.8M TEU)

NEWPORT NEWS SHIPBUILDING



\$11.5 BILLION

FY23 Revenue



44,000+

Employees Companywide



Nations **LARGEST**
Military Shipbuilder



138+

Year History





Newport News Shipbuilding



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