



FOR SUBLEASE

402 Aberdeen Road

Hampton, VA 23661

IMMEDIATELY AVAILABLE

CLAY CULBRETH
Senior Vice President
757 407 2424
clay.culbreth@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
Thalhimer.com

BELOW MARKET RENT

PROPERTY FEATURES

Total SF:	±14,690
	➤ 1,980 SF showroom / office / city counter space
	➤ 12,710 warehouse
Site Size:	±0.92 Acres
	➤ 5,600 SF of Fenced Area
Zoning:	M-3 (Heavy Industrial)
Electrical System:	Two systems
	Single-phase, 400 amp 240 volt
	3-Phase, 200 amp 240 volt
Warehouse Lighting:	LED
Clear:	14'
	Two (2) Grade-level doors
Loading:	1 – 8' x 12'
	1 – 12' x 12'
Parking:	Ample Parking
	Two bathrooms in showroom, one in warehouse
	Located in Enterprise Zone and HUB Zone
Miscellaneous:	Showroom offers ample windows and dual access
	Multiple ceiling mounted gas space heaters
	Heavy duty wall fans
Lease Rate:	\$7.50 PSF / NNN
OPEX:	Est. \$1.05 PSF
Available:	Immediately offered for sublease through 1/31/2027



EASY ACCESS TO I-664

FULL INTERSECTION 30 YARDS AWAY. NEWPORT NEWS SHIPYARD (3-MILES DOOR TO DOOR)

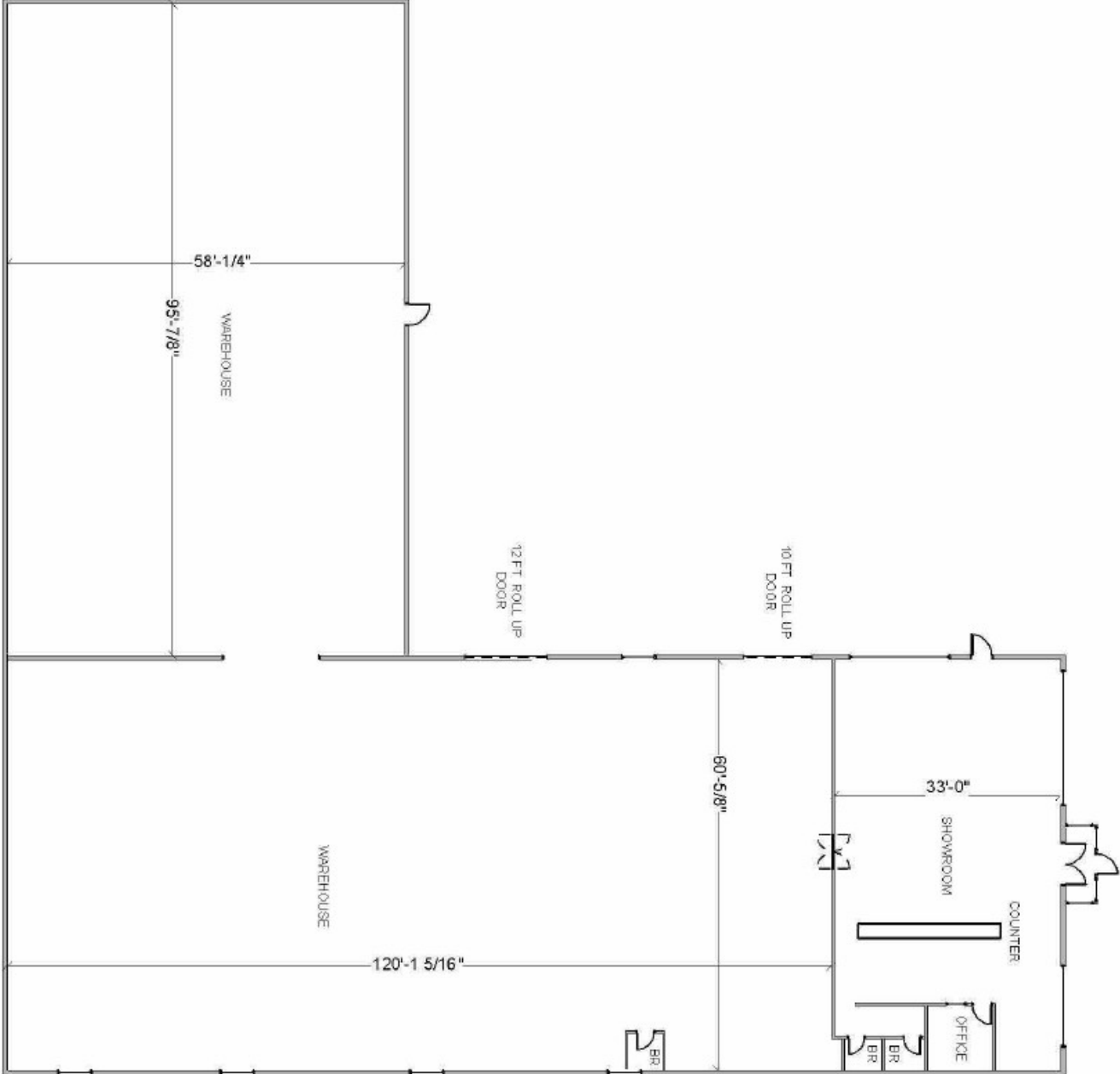


RETAIL IN CLOSE PROXIMITY

SUCH AS HARDEES, WENDY'S, AND MCDONALDS



FLOOR PLAN



PROPERTY AERIAL MAP



**COPELAND
INDUSTRIAL PARK**

CLAY CULBRETH
Senior Vice President
757 407 2424
clay.culbreth@thalhimer.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.