



FOR LEASE

INDUSTRIAL

HIGH BAY

OVERHEAD CRANES

COPELAND INDUSTRIAL PARK



**315 E St.
Hampton, VA 23661**



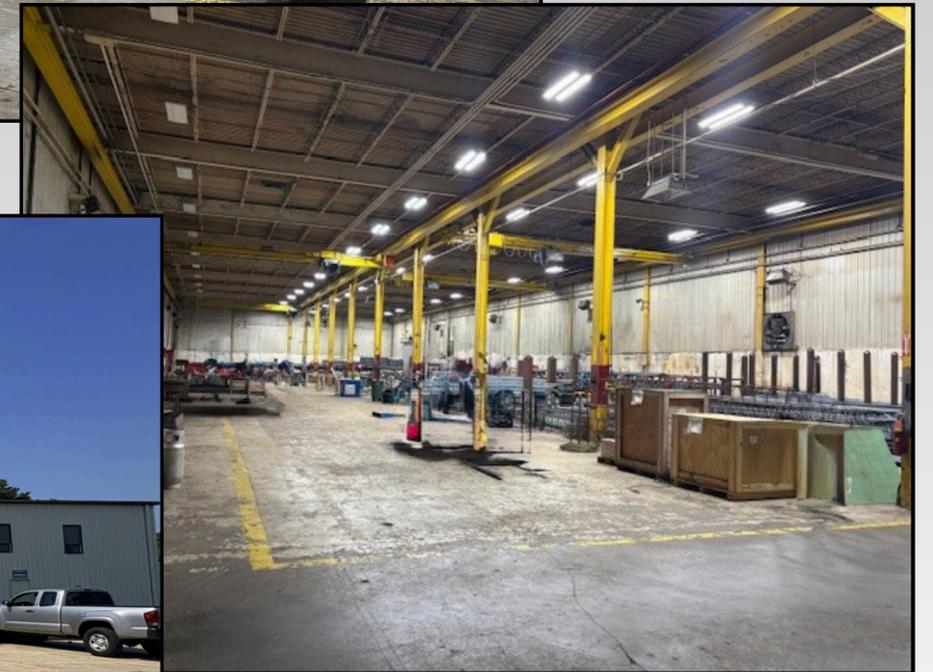
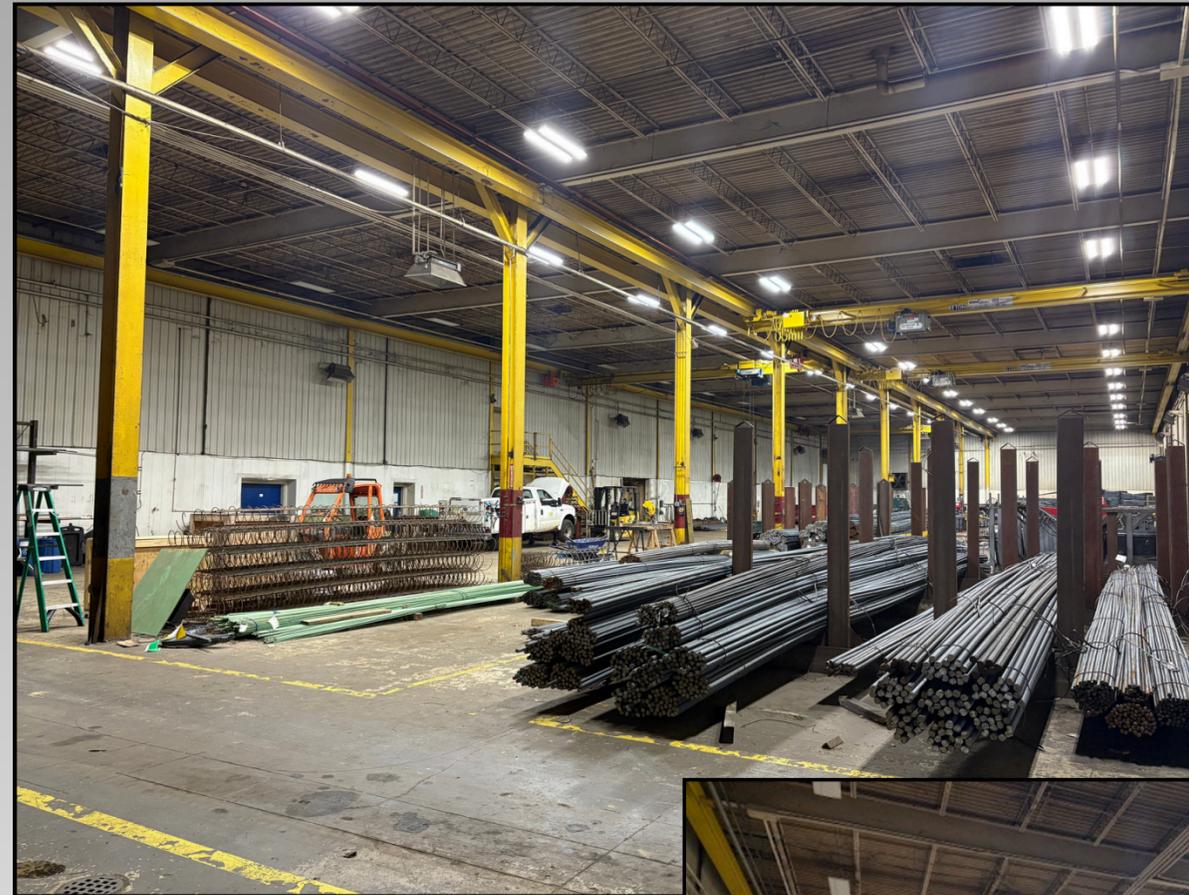
PROPERTY OVERVIEW

Standout manufacturing facility featuring high ceilings and overhead cranes. Located near Newport News Shipbuilding and I664 at the Hampton/Newport News line.

Property availability is confidential and all inquiries MUST be directed through agent.

HIGHLIGHTS

- 21,600 -30,000 s.f. warehouse
- Up to 5000 sf office
- Additional mezzanine storage
- Overhead 5 ton cranes
- Superb manufacturing space
- Available March 2026



315 E ST. HAMPTON, VA 23661

- 21,600 – 30,500 sf warehouse
- 2500 – 5500 sf office
- 5700 sf mezzanine storage
- Heated
- 5 ton overhead cranes
- 16 ft & 20 ft oversize grade level doors
- Potential for dock doors
- 24 ft ceilings
- Heavy 3 phase power
- M3 Heavy Industrial
- 5 minutes from NN Shipbuilding
- Available March 1, 2026



LEASE: \$ 10.00 sf NNN

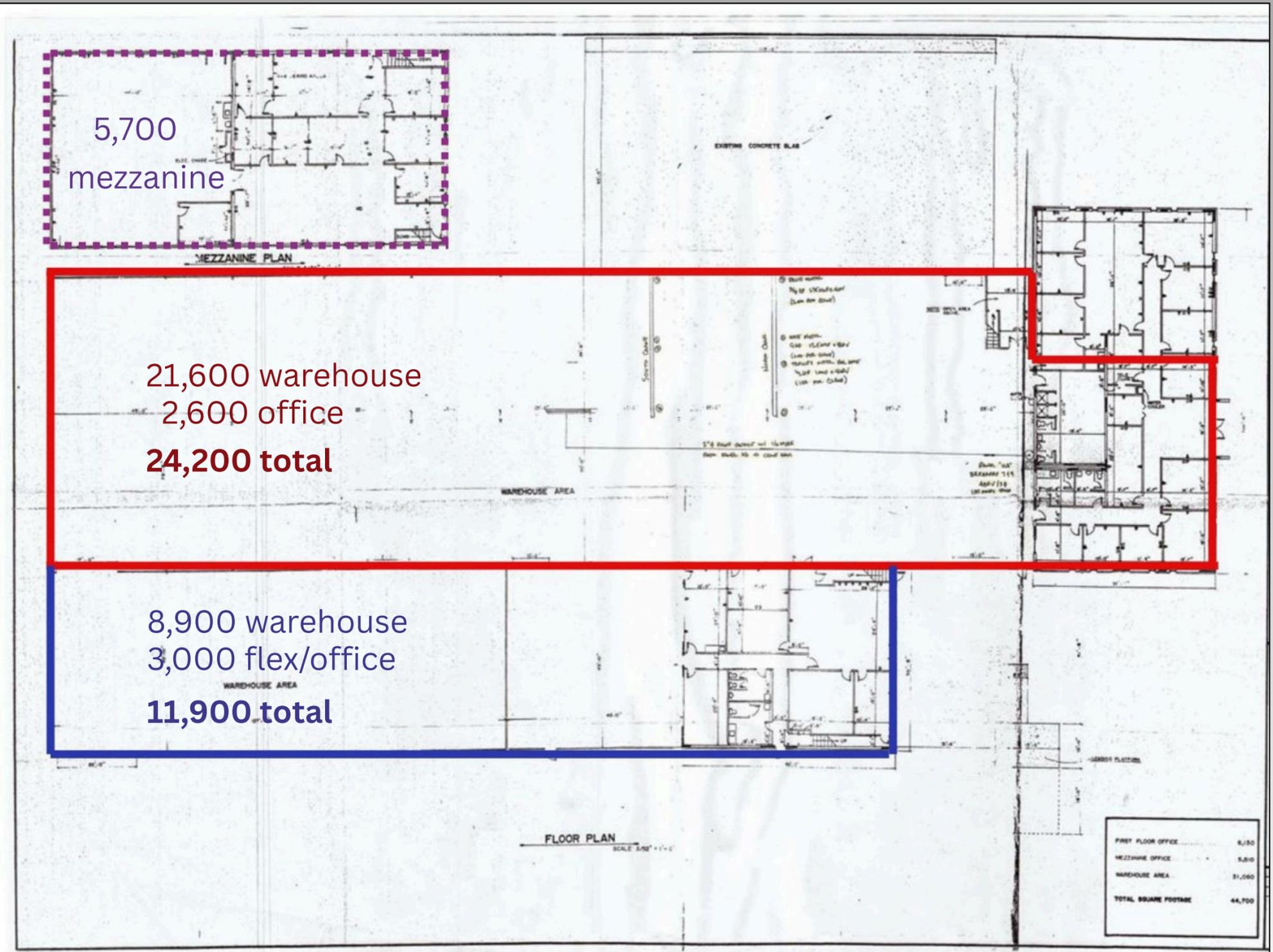
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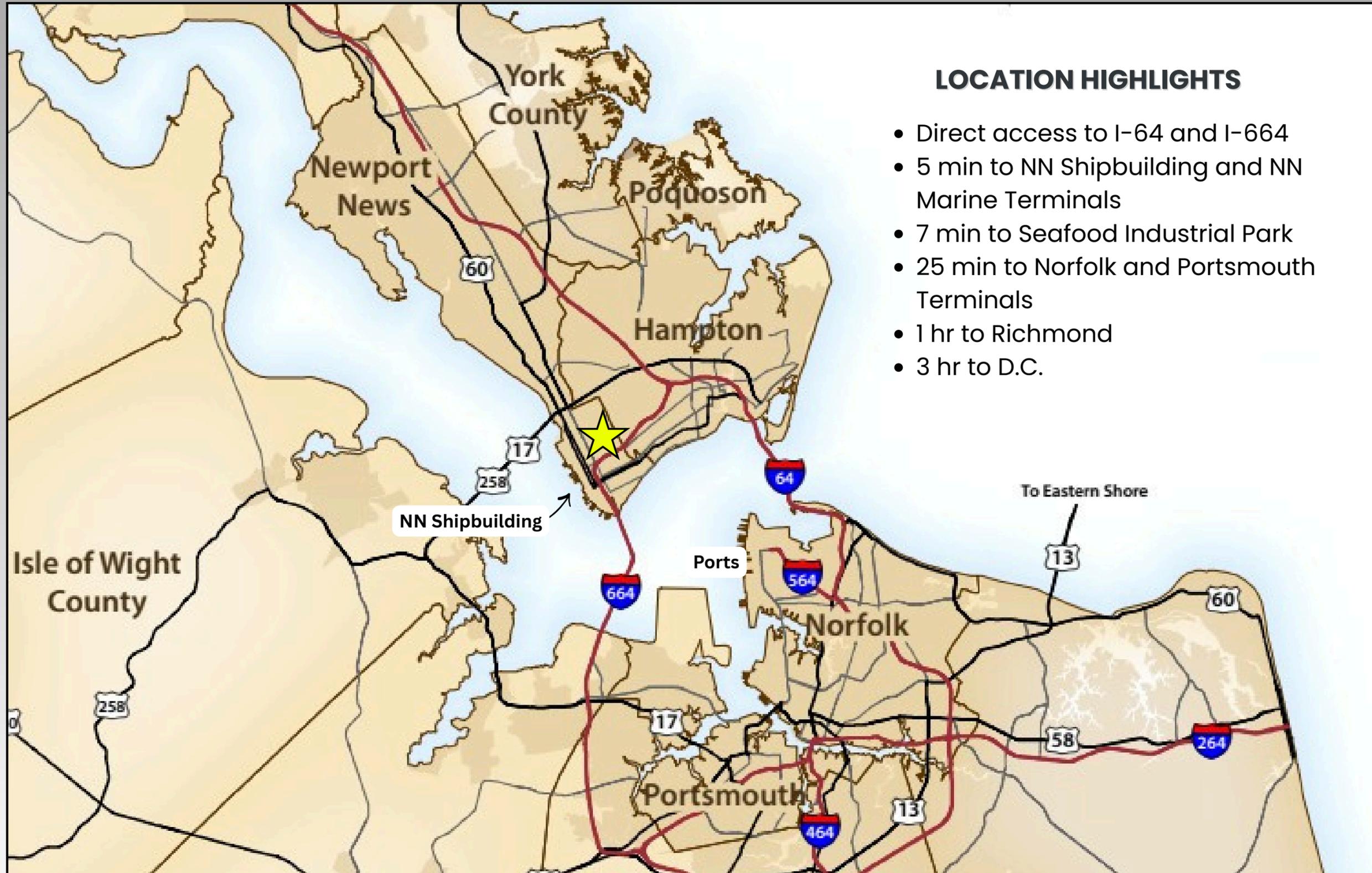


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315 E STREET





LOCATION HIGHLIGHTS

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



HIGHLIGHTS



- Huntington Ingalls Shipbuilding
25,000 employees
Nations largest ship builder
- Port of Virginia
3rd largest East coast port
Over 1 bil in new investment
- Copeland Industrial Park
1% Vacancy
- HRBT tunnel
8 lane expansion 2027
- Defense
15 bil in contracts annually



Disclosure: Hamner Development Company is the agent for the owner.



HAMNER
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