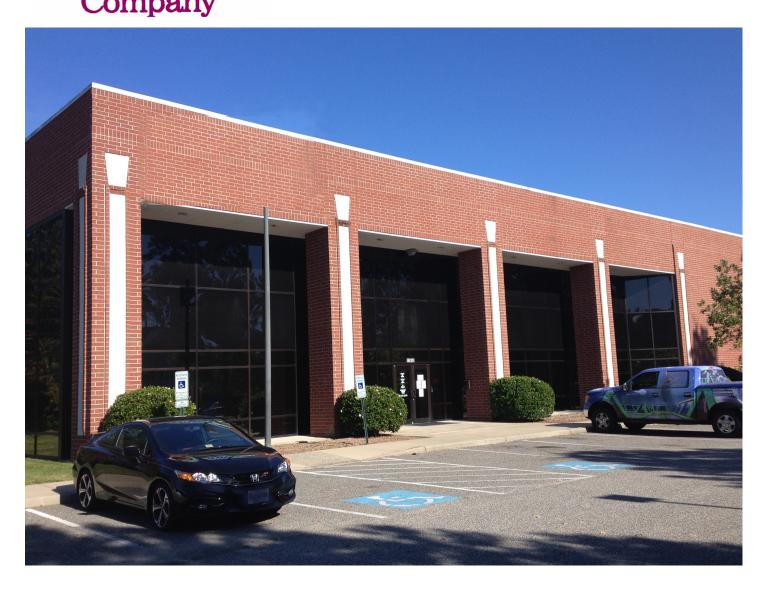


Industrial with Office Space For Lease

Patrick Henry Commerce Center
ent
12650 Patrick Henry Drive



Presented by:

William W. Hamner, Jr., President & COO

Email: bhamnerjr@hamnerdevco.com

The information contained in this package is obtained from reliable sources; however, it is not warranted by Hamner Development Company.

This offering is subject to prior sale, errors and omissions or withdrawal without notice.



Patrick Henry Commerce Center

LOCATION: 12650 Patrick Henry Drive Newport News, Virginia 23602

Located roughly 1/2 mile from Newport News/Williamsburg International Airport in a Virginia Enterprise Zone. Within 1 1/2 mile from I-64. The area is served by high end shopping and restaurants and is the closest Newport News Industrially zoned are to Patrick Henry Mall, City Center, and Oyster Point Business District.

BUILDING SIZE Total Building......35,000 sq. ft.

Office Area......6,200 sq. ft.

SITE SPECIFICATIONS 4.9 acres (approximately), located within Virginia Enterprise Zone

PARKING SPACES Paved parking / loading area

ZONING M-1 (Light Industrial)

ELECTRICAL SERVICE 480 Volt, 3 phase, 200 amp

LOADING DOORS 5 dock level doors with levelers

CEILING HEIGHT 29' Feet

UTILITIES Electricity, gas, water and city sewer

FLOOR 6" reinforced concrete

* Attractive brick & glass building exterior

* Building is expandable

* Full sprinkler system

* Warehouse area gas heated & air conditioned

* Exterior landscaping served by irrigation system

LEASE TERM 10 Years, Sub-Lease, Triple Net

RENTAL RATE \$6.69 per sq. ft.

AVAILABLE Immediately

<u>CONTACT:</u> William W. Hamner, Jr., President & COO

HAMNER DEVELOPMENT COMPANY

Phone: (757) 873-1777

Email: bhamnerir@hamnerdevco.com

William W. Hamner, Jr. is the Principal Broker of Hamner Development Company, and is also a member of the Landlord entity.

