



HAMNER
Development
Company

**Industrial with Office Space
For Lease**

**Patrick Henry Commerce Center
12650 Patrick Henry Drive**



Presented by:

William W. Hamner, Jr., President & COO

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Headquartered in Hampton Roads

703 Thimble Shoals Boulevard / Suite A-1 / Newport News, VA 23606 / (757) 873-1777 / FAX (757) 873-2479

www.hamnerdevco.com



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 area 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
FEATURES	* 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: bhamnerjr@hamnerdevco.com

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

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