



INDUSTRIAL FOR SALE

611 COPELAND DRIVE

HAMPTON, VIRGINIA, 23661

AVAILABLE NOW



**CUSHMAN &
WAKEFIELD**

THALHIMER

CLAY CULBRETH

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PROPERTY FEATURES

SPECIFICATIONS

Total Building Size:	11,880 SF
Year Built:	1978
Site Size:	0.74
Zoning:	M-3; Heavy Industrial
Incentives:	Enterprise Zone, Qualified HUB Zone, and Foreign Trade Zone
Miscellaneous:	Partially fenced (approx. 9,900 SF)
Sale Price:	\$1,100,000 (\$92.59 PSF)

FIRST PHASE OF CONSTRUCTION

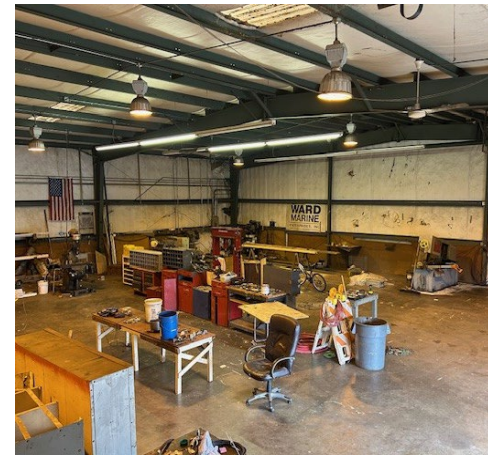
Office:	1,122 SF Includes one private office, open bull pen, forms closet, M/W restroom
Shop Area:	1,032 SF Fully conditioned, VCT flooring, one unisex restroom, new HVAC system, new hot water heater
Warehouse Clear Height:	15'2" – 15'10"
Loading:	One (1) grade-level door 12'w x 10'h One (1) step van height loading 12'w x 10'h (truck well height is 38")
Power:	3-Phase 240/480 volt Heavy electrical distributed throughout
Miscellaneous:	Warehouse is free span, fully insulated, ceiling mounted gas heaters



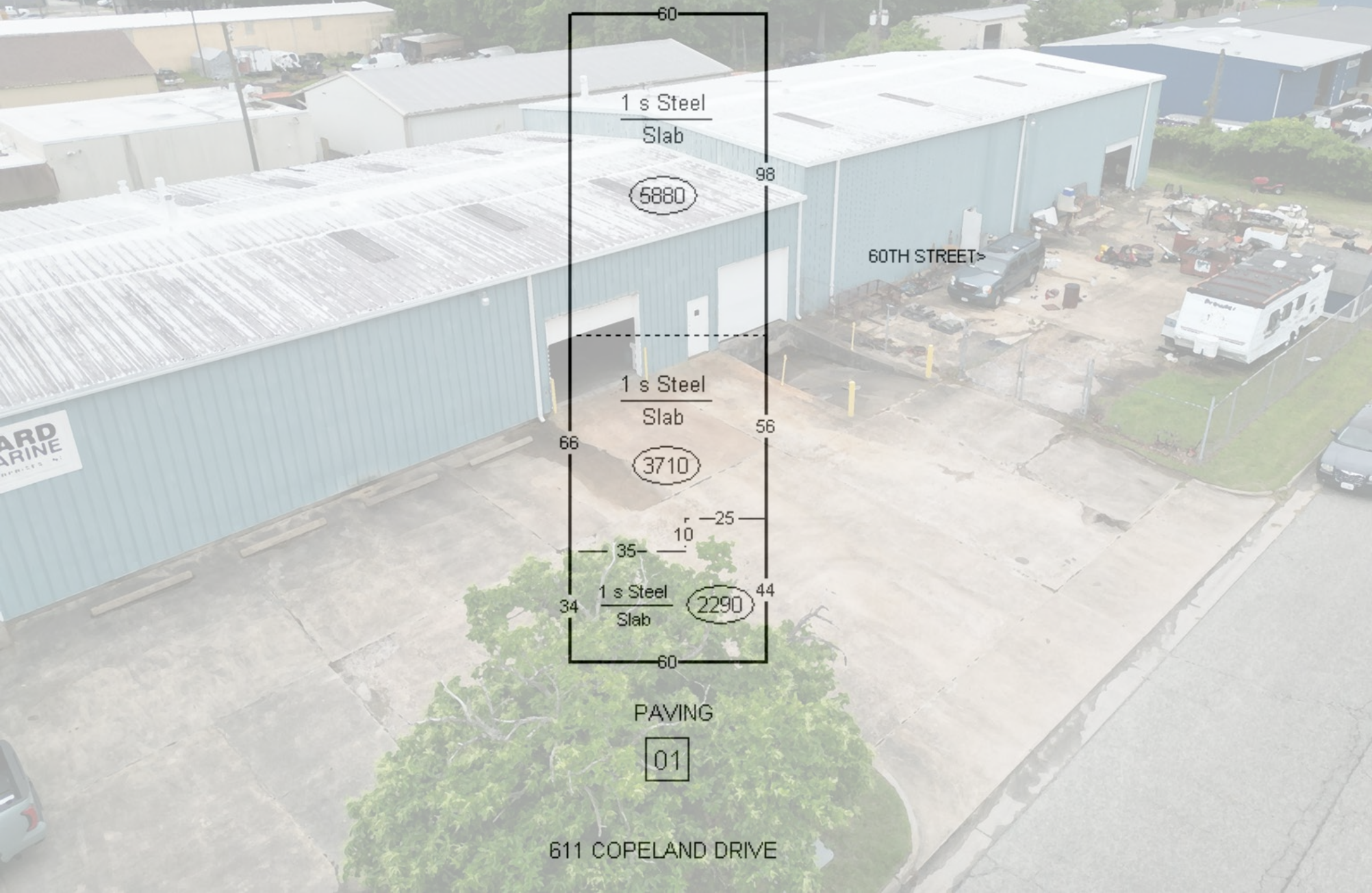
SECOND PHASE OF CONSTRUCTION

Shop Area:	5,880 SF
Clear Height:	17'4" – 19'10"
Loading:	One (1) grade-level door 12'w x 10'h
Power:	3-Phase 240/480 volt multiple 200 amp panels
Miscellaneous:	Ceiling mounted space heater, free span, fully insulated

PROPERTY PHOTOS



FLOOR PLAN



SITE PLAN





CONTACT

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