

FOR LEASE

Shop/Office/Warehouse/Yard

402 Rip Rap Road

Hampton, Virginia 23669



ROBERT L. PHILLIPS, JR., SIOR

First Vice President

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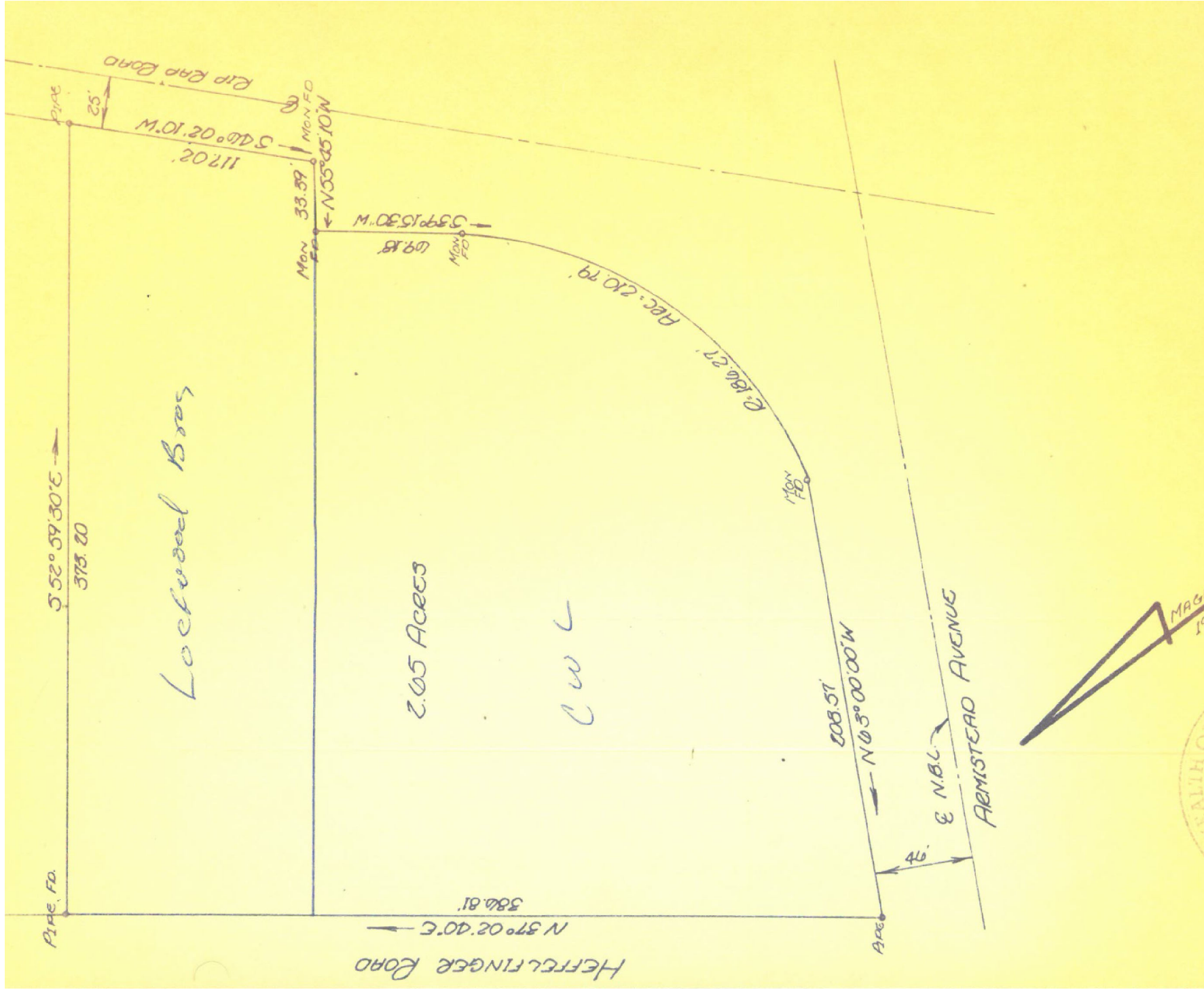
PROPERTY DETAILS

Property Size:	14,210 SF ± Total A - Office/Shop: 8,210 SF B - Warehouse: 6,000 SF	Area:	Fully Fenced, lighted entry gates and stable yard
Yard:	± 2.65 Acres	Loading:	A – (4) Drive-in doors (3 front, 1 end) 15'W x 12.6'H B – (4) Drive-in doors 16'W x 16'H
Lease Rate:	\$125,000/year, NNN	Parking:	TBD (ample)
OPEX:	Estimated NNN/s of \$_____ to include real estate taxes & stormwater, insurance	Construction:	A – 1949 B – 1988
Available:	December 2022	Zoning:	M-3 Heavy Industrial
Clear Height:	A – 19' B – 18'	Additional Features:	Column Free (both buildings)
Power:	A – 440v, 400a, 3-Phase B – 220v, 400a, 3-Phase		Pneumatic Air Lines
Heat:	A – Ceiling Units B – None		Floor Drains (condition unknown)
Lighting:	A – Modern Fluorescent B – Modern Fluorescent & skylights		Two (2) access gates; Rip Rap Rd. & Armistead Ave.

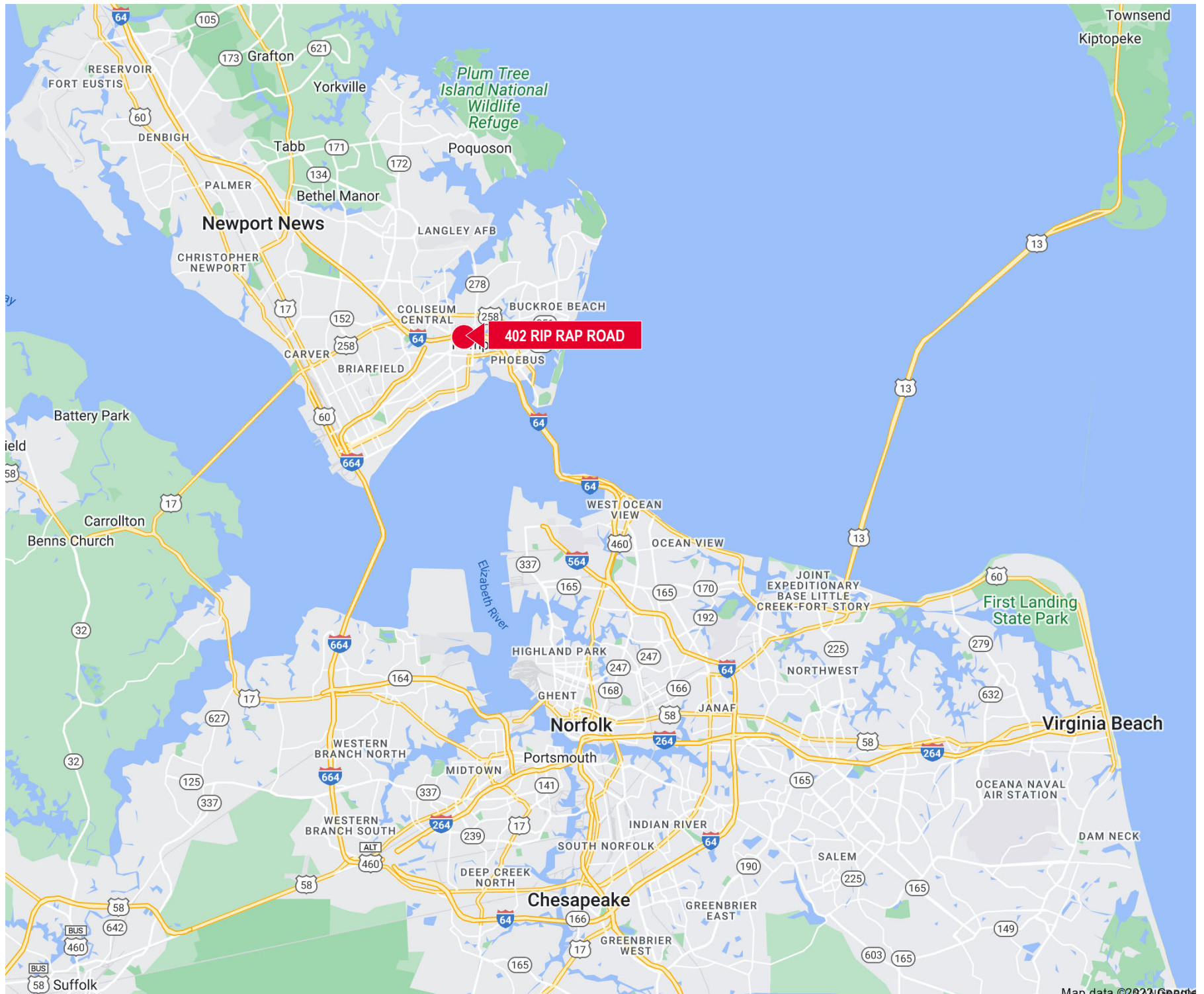
PROPERTY PHOTOGRAPHY



SITE PLAN



LOCATION OVERVIEW





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