

301 WEST PARK LANE

Hampton, Virginia, 23666

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THALHIMER

17,719 SF

SUBLEASE OPPORTUNITY



PROPERTY DETAILS

Total Size: 180,000 SF

Land Area: 11.8 Acres

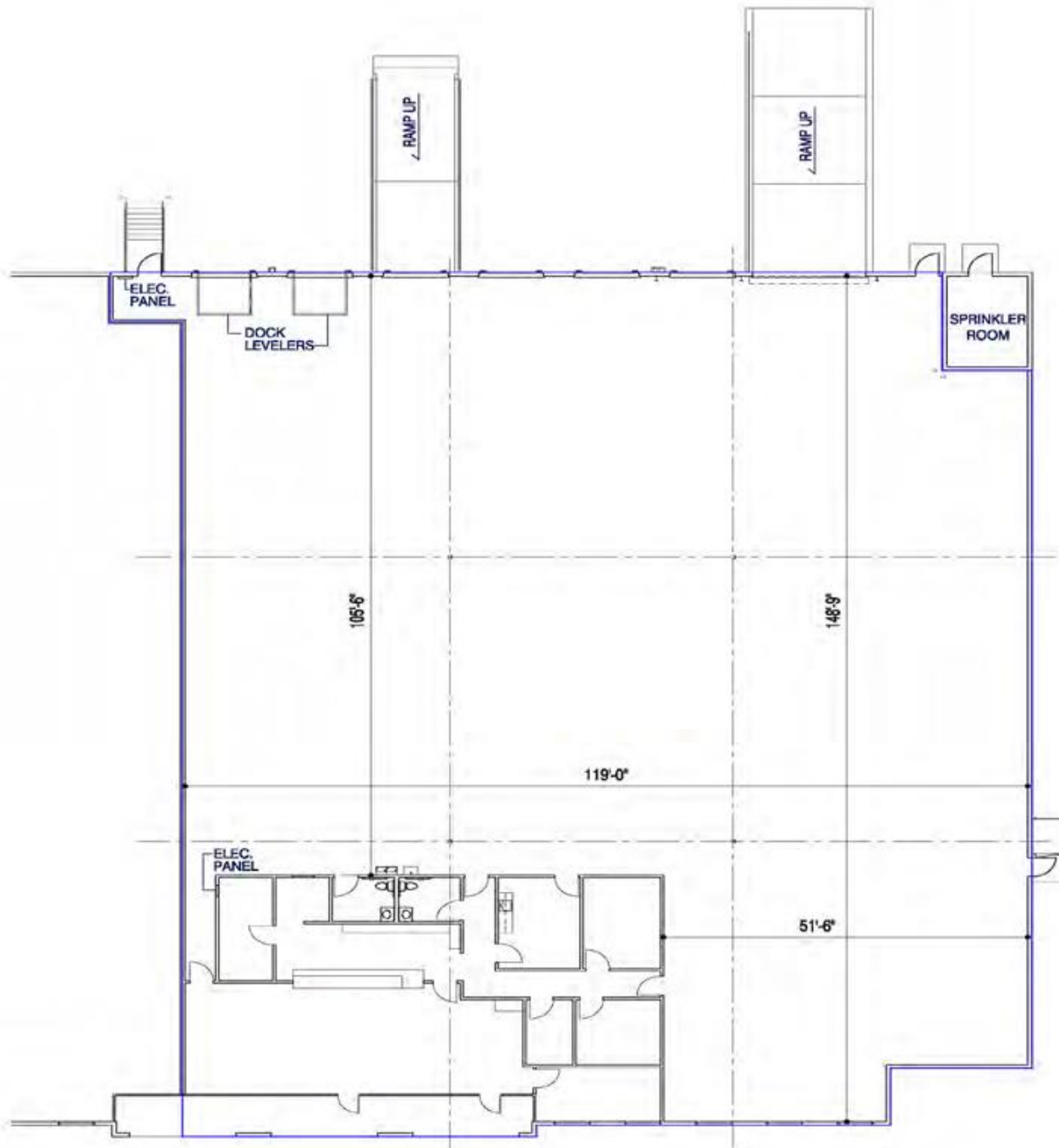
Suite Available: Suite 500 – 17,719 SF

- **Warehouse** – 14,748
- **Office** – 2,971 SF

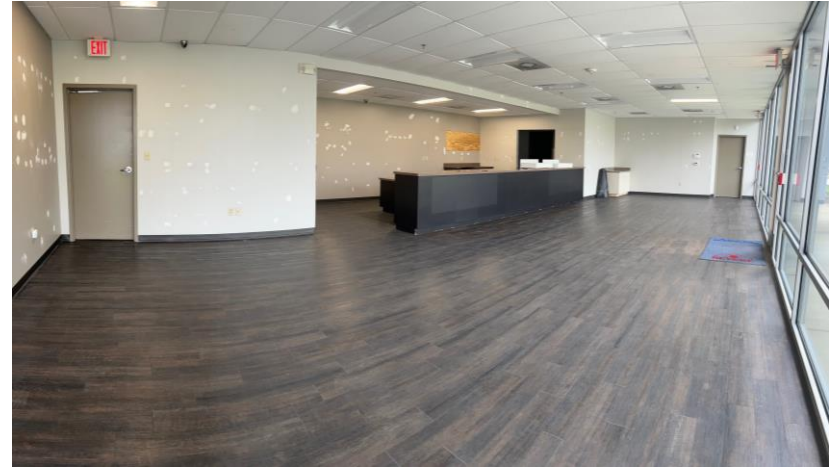
- ▶ Central Hampton Roads location offering direct access to Richmond and Norfolk
- ▶ Just minutes to I-64 and I-664; 19 and 22 miles to NIT and VIG
- ▶ Eligible for Enterprise Zone Incentives

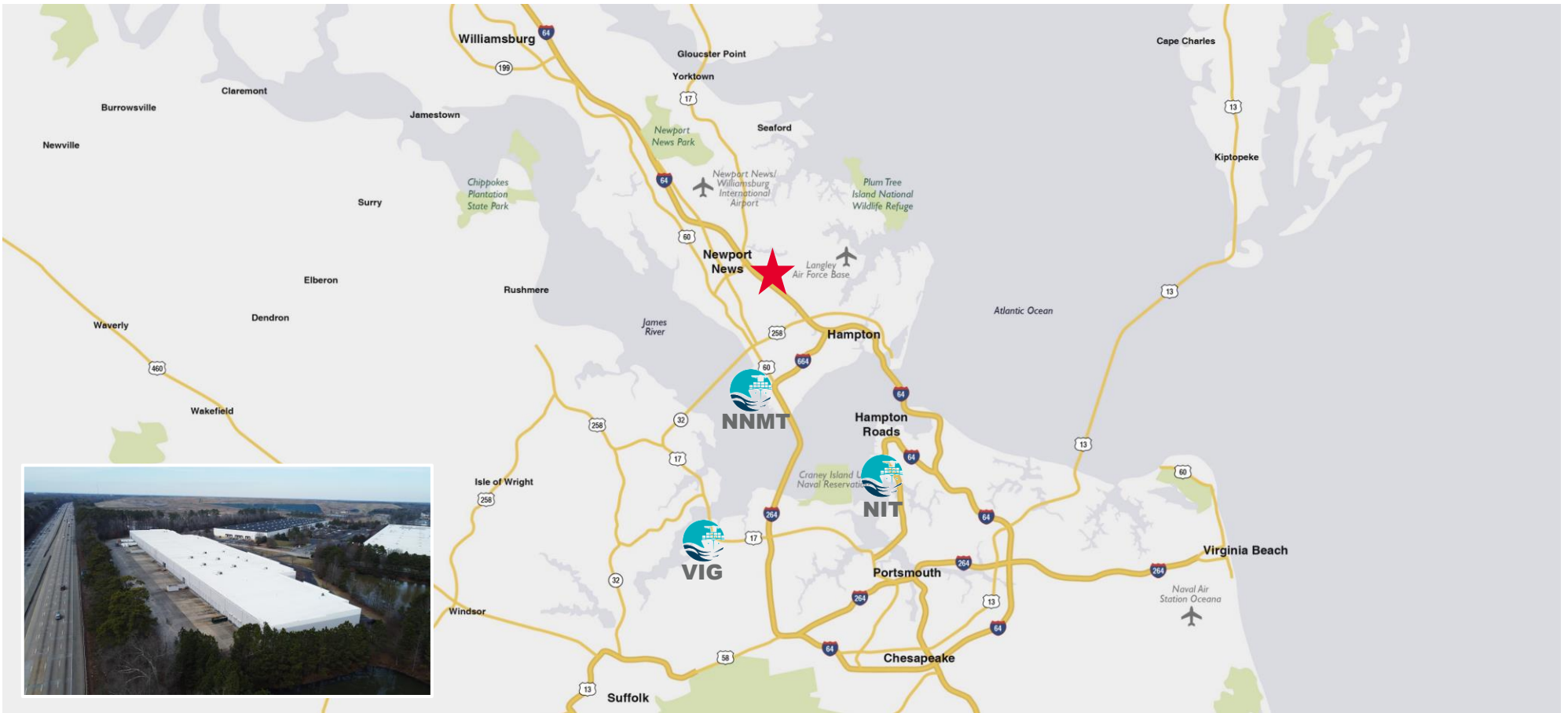
Loading:	6 loading docks (9'w x 10'h) 1 drive-in (16'w x 14'h)
Dock Packages:	2 Dock Levelers; 2 Edge of Dock Levelers; 1 Ramp
Ceiling Height:	25' – 27' Clear
Column Spacing:	40' x 50'
Construction:	Precast tilt-wall concrete panels with abundant window line; Aluminum storefront frames with tinted insulated glass
Sprinkler System:	ESFR
Lighting:	LED – Automated
Power:	3-phase; 277/408v
Zoning:	HRC-3 (Hampton Roads Center Industrial) with mandatory protective covenants
Car Parking:	Ample
Truck Court:	125' Deep; 60' concrete apron and heavy-duty asphalt
Lease Rate:	Contact Agent

FLOOR PLAN



SUITE PHOTOS





LOCATION ATTRIBUTES



1.5 Miles
3 Minutes



4.0 Miles
6 Minutes



62.0 Miles
55 Minutes



91.0 Miles
90 Minutes



8.0 Miles
13 Minutes



19.0 Miles
22 Minutes



22.0 Miles
25 Minutes



**Immediate
Access**

To I-64



**Continued
Investment**

I-64 - Final Stages
Lane Widening Underway
(2027 Completion)



**2/3RDS
US Population**

One Day's Drive



**Foreign Trade
Zone #20**

Eligible For Additional
Tax Incentives



**4,000+
Military Retirees**

Join Civilian Labor
Force Each Year



REGIONAL STRENGTHS



\$5.5 Billion

Total value of public roadway infrastructure projects recently completed or currently underway in region



91K Military Personnel

Stationed in the region with spouses and significant others participating in the labor market. Nearly 4,000 personnel retire and stay, entering the civilian labor force



55' Deep

Port of Virginia deepening channels to 55' and widening to allow for two-way ship traffic in and out of the Harbor



#1 Port

In North America as ranked by the World Bank's 2021 Container Port Performance Index based on efficiency, investment and growth

INDUSTRIAL OPPORTUNITY IN
WEST PARK



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