



FOR SUBLEASE

IMMEDIATELY  
**AVAILABLE**

402 Aberdeen Road | Hampton, VA 23661



CUSHMAN &  
WAKEFIELD

**THALHIMER**

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Senior Vice President

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# PROPERTY FEATURES

<b>Total SF:</b>	±14,690
	➤ 1,980 SF showroom / office / city counter space
	➤ 12,710 warehouse
<b>Site Size:</b>	±0.92 Acres
	➤ 5,600 SF of Fenced Area
<b>Zoning:</b>	M-3 (Heavy Industrial)
<b>Electrical System:</b>	Two systems
	Single-phase, 400 amp 240 volt
	3-Phase, 200 amp 240 volt
<b>Warehouse Lighting:</b>	LED
<b>Clear:</b>	14'
	Two (2) Grade-level doors
<b>Loading:</b>	1 – 8' x 12'
	1 – 12' x 12'
<b>Parking:</b>	Ample Parking
	Two bathrooms in showroom, one in warehouse
	Located in Enterprise Zone and HUB Zone
<b>Miscellaneous:</b>	Showroom offers ample windows and dual access
	Multiple ceiling mounted gas space heaters
	Heavy duty wall fans
<b>Lease Rate:</b>	<b>\$7.50 PSF / NNN</b>
<b>OPEX:</b>	<b>Est. \$1.05 PSF</b>
<b>Available:</b>	<b>Immediately offered for sublease through 1/31/2027</b>



## EASY ACCESS TO I-664

FULL INTERSECTION 30 YARDS AWAY. NEWPORT NEWS SHIPYARD (3-MILES DOOR TO DOOR)

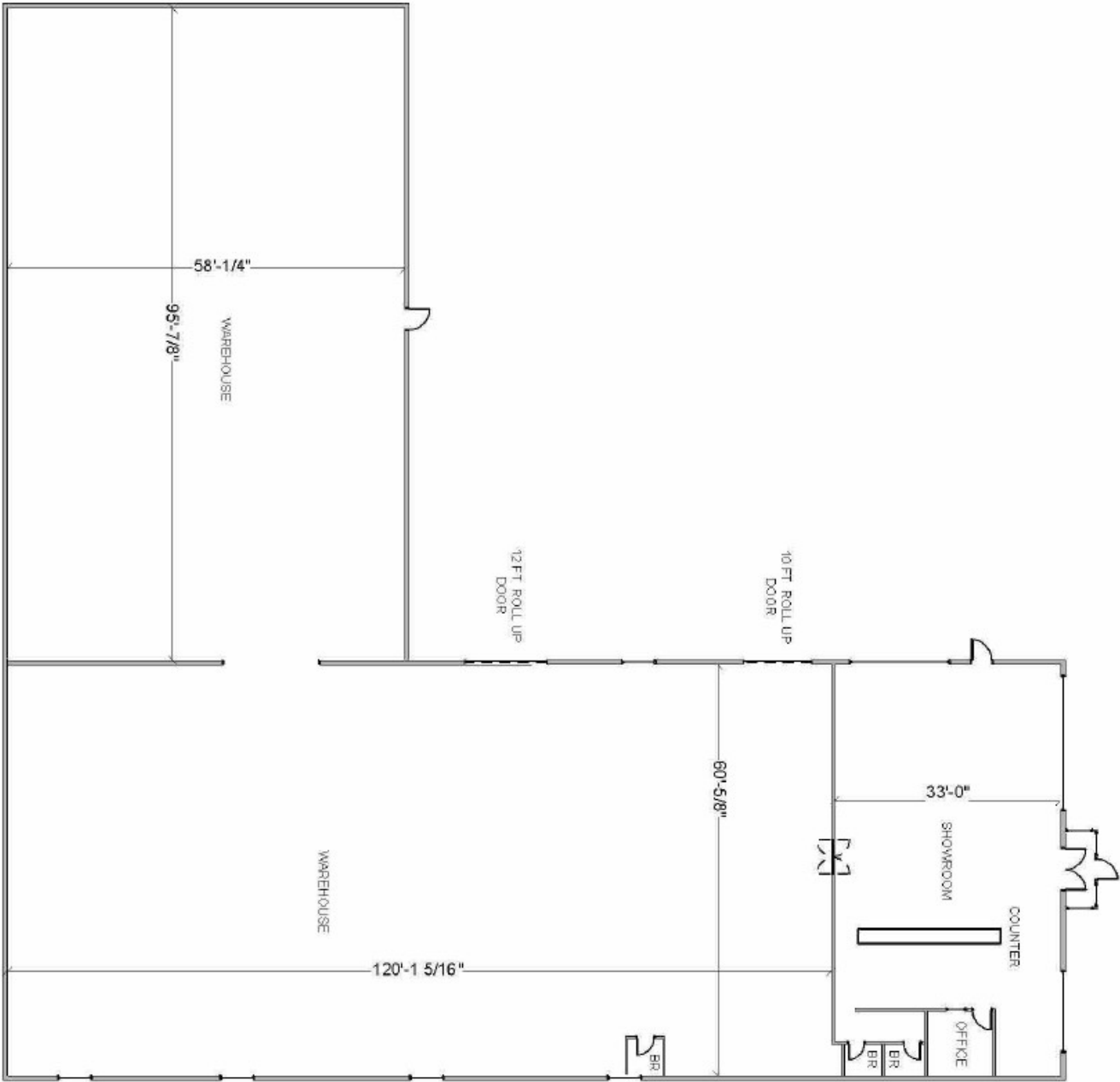


## RETAIL IN CLOSE PROXIMITY

SUCH AS HARDEES, WENDY'S, AND MCDONALDS



# FLOOR PLAN





# PROPERTY AERIAL MAP



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