

Manufacturing Facility For Sale

617 Regional Drive
Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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Commercial Real Estate, LLC

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FOR SALE
617 Regional Drive
Hampton, Virginia

Location: 617 Regional Drive Hampton, Virginia 23661
34,568-Square Foot Industrial Facility

Description: The property is a 34,568-square foot industrial facility developed in phases from 1992 to 1995. The main building is a 26,364-square foot masonry and metal exterior. The shop area includes cranes. There is a two-story office build-out in a portion of the main building consisting of approximately 5,200 square feet which was completed in 1992. In addition, there are three free-standing, metal exterior, light industrial buildings (with cranes also) which range in size from 2,100 to 3,560 square feet. The property is in very good condition and has been well maintained.

Main Building: Cranes:
Larger Bay: (1) 10 ton and (1) 3 ton
Smaller Bay: (1) 6 ton

Doors:
1 grade level door 13' 6" wide x 16' high
1 dock level door 7' 6" wide x 10' high

Site Size: 2.9861 acres

Sales Price:  **New Sales Price: \$2,125,000.00**

Zoning: M-3, Heavy Manufacturing District Multiple allowable uses by right are attached in the marketing package.

Utilities: Utilities, including public water and sewer, natural gas and electricity, are available to the site. There are extreme amounts of power in the warehouse area which is currently utilized as a machine shop.

Foundation: Concrete Slab

Access: Facilitated by both dock- and ground-height overhead doors.

Office Build-out in the Main Building:

The office area contains \pm 5,200 square feet of which 2,600 square feet of office space on the first floor and 2,600 square feet of office space on the second floor. The office build-out includes an attractive ceramic tile reception area and adjacent administrative staff room, a conference room, both small and large offices and an executive suite. The storage area is utilized by the current owner for the parking of two vehicles.

Access to the second floor is provided via interior stairways. Finishes include commercial grade vinyl or carpeted floors, painted drywall interior partitions and suspended acoustic tile ceilings with recessed florescent lights.

HVAC:

The main building office area is heated and cooled, and the warehouse is heated.

3 Free Standing Out Buildings: Welding, storage and shop buildings

Exterior Construction: Metal

Framing: Steel

Stories: One

Year Built: 1992-1995

Buildings Sizes: 2,100 to 3,560 square feet, with a total area of 8,060 square feet.

Foundation: Concrete Slab

Access: Primarily provided via grade level metal overhead doors.

*** Building 1:** 30' wide x 75' long: 2,250 SF
(1) Grade level door: 10' wide x 14' high
Ceiling height: 22'

*** Building 2:** 30' wide x 75' long: 2,250 SF
(1) Grade level door: 10' wide x 14' high
Ceiling height: 22'
(1) 3 ton crane

*** Building 3:** 70' wide x 50' deep: 3,500 SF
(2) Grade level doors: 8' wide x 10' high
Ceiling height: 14'

*Note: The 3 free standing out buildings may be leased separately on a short term basis for \$1,500.00 per month.

General Information:

- Rare opportunity to acquire a “Cadillac” machine shop facility
- Copeland Park Location, Hampton Virginia
- Easy access to Interstate and all of Hampton Roads
- Solid industrial setting

Also included:

- Aerial Maps
- Location Map
- Site Plan
- Zoning Matrix

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Executive
Office

Conference
Room



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617 Regional Drive, Hampton, Virginia

Typical
Office
Space



Executive
Office with
kitchen and
private
bathroom with
shower

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617 Regional Drive, Hampton, Virginia



Conditioned
Assembly
Room
adjoining
warehouse
area

Warehouse
Bay with
6 ton crane



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Warehouse
area with
heavy
machinery



Warehouse
area

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Warehouse Bay with 10 ton and 3 ton cranes
Interior grade level and dock height loading area

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3 Exterior
warehouse
buildings

Exterior Dock
and Grade
Level loading
area

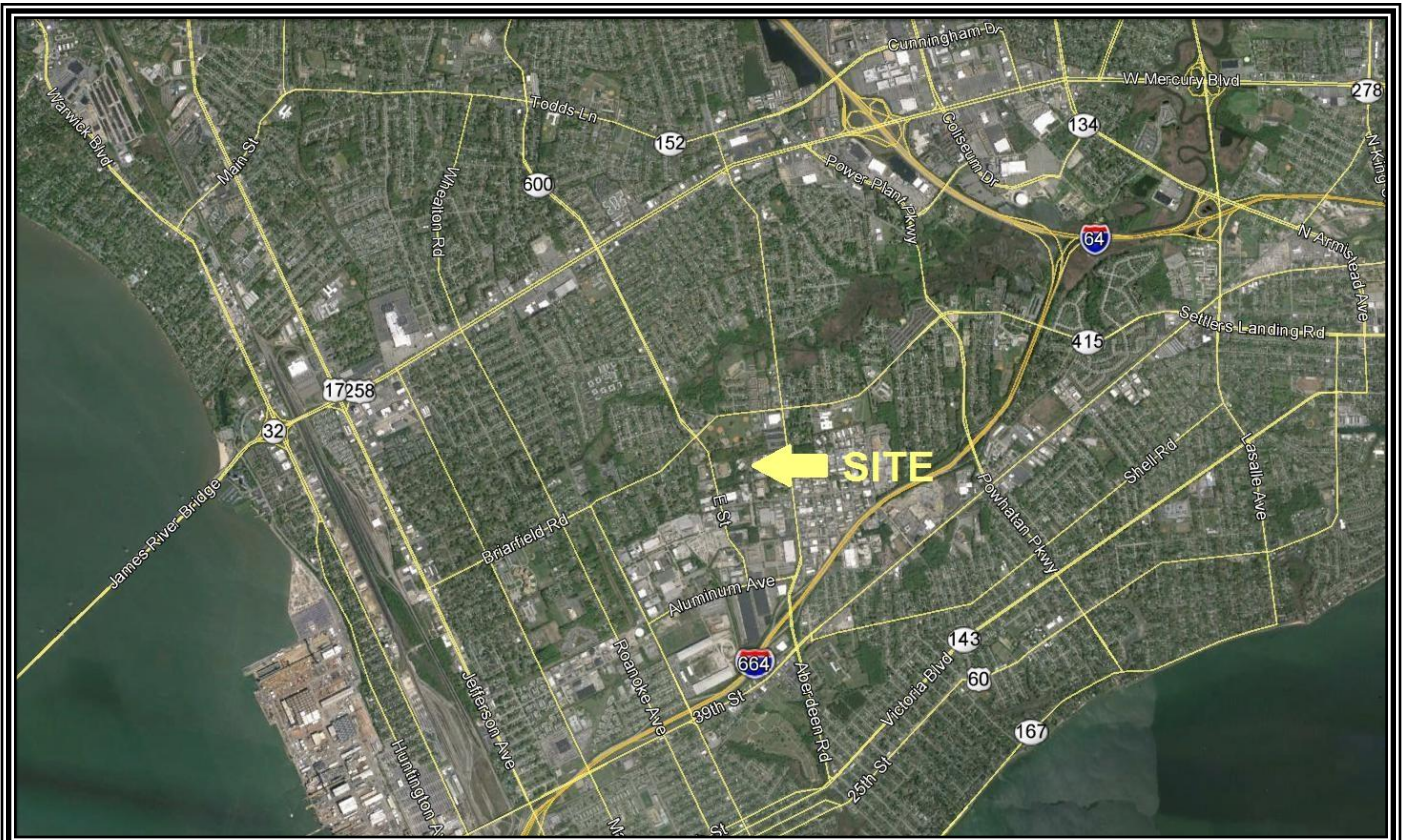


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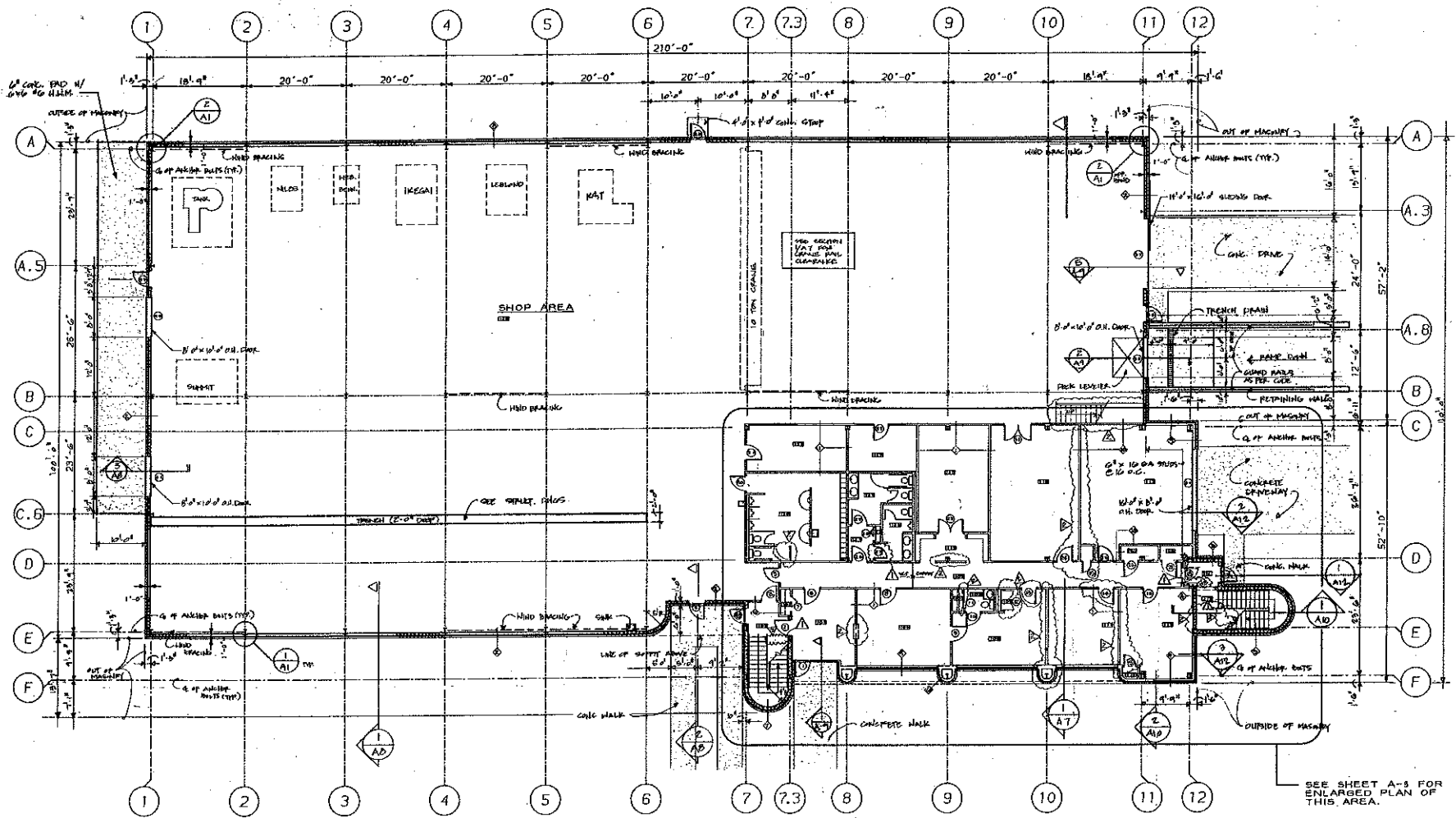
For Sale

617 Regional Drive, Hampton, Virginia



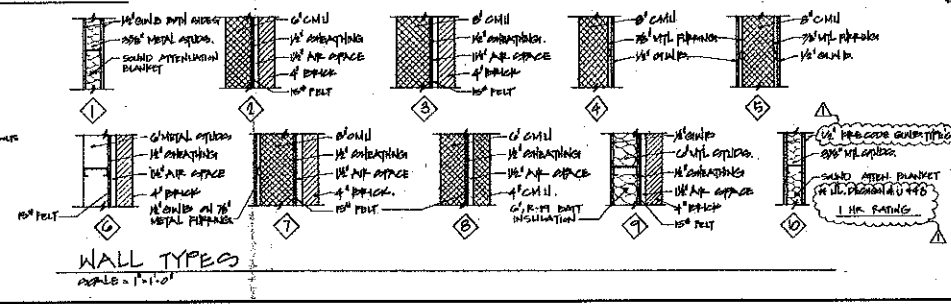
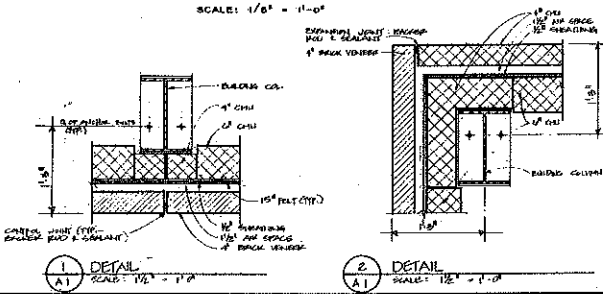
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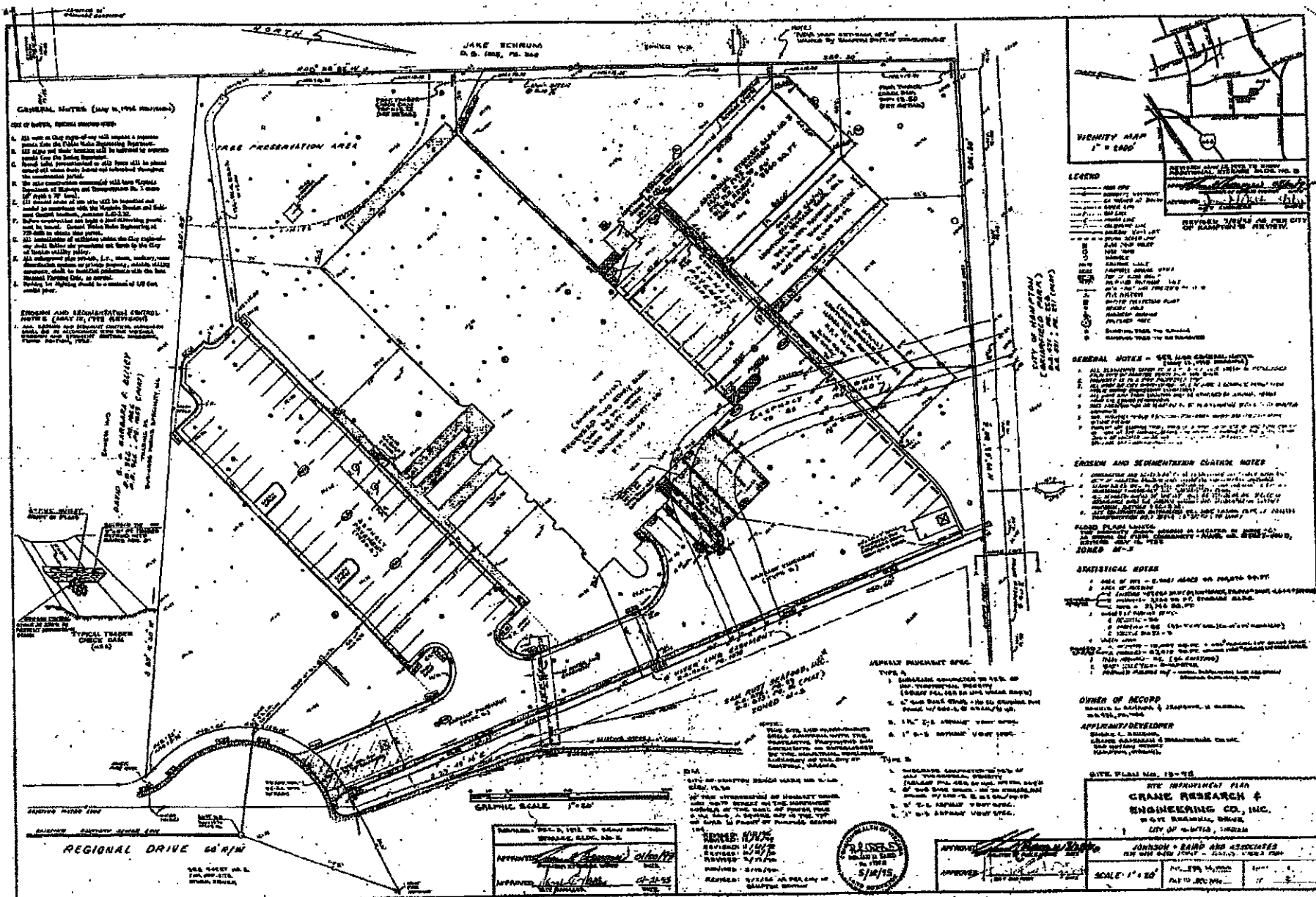


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



METAL STUD NOTES	
NOTE:	
ALL EXT. STUDS SHALL BE 6" x 26 GAGE UNLESS NOTED OTHERWISE. MINIMUM PROPERTIES:	
$S_x = 0.995 \text{ in}^3$	
$I_x = 1.187 \text{ in}^4$	
$r_x = 2.149 \text{ in}$	
16 GAGE MIN. PROPERTIES:	
$S_x = 0.915 \text{ in}^3$	
$I_x = 2.451 \text{ in}^4$	
$r_x = 2.149 \text{ in}$	
MIN. OVER GAGES AND SPACING TO MEET ALL APPLICABLE CODES AND SPECIFICATIONS. CONTRACTOR TO PROVIDE CALCULATIONS FOR OVER GAGES AND SPACING.	



617 Regional Drive Hampton, Virginia

IDENTIFICATION

A 34,568-square foot industrial facility at 617 Regional Drive, Hampton, Virginia 23661. The property is identified by the City of Hampton's Real Estate Assessor's Offices Tax Map 01A039 and Tax Parcel 1000117. The abbreviated legal description, as maintained by the Hampton Real Estate Assessor's Office, is "Regional Drive 2.99 Acres,"

MARKET AREA ANALYSIS

The property is in Copeland Industrial Park, one of the oldest industrial districts on the Peninsula. The park's location in the southwestern section of the City of Hampton places it close to major transportation routes and the Peninsula's largest employer. The market area boundaries approximate those of the planned industrial park and are identified as follows: North - Briarfield Road; South - Interstate 664; West - City Line Road (Hampton/NN City Line); and East - Aberdeen Road.

Copeland Industrial Park is centrally located between Newport News Industrial Park on the west and Hampton Industrial Park to the east. In general, these three parks give the appearance of being one continual industrial park. Differences are noted between the parks in age, size and users. Hampton Industrial Park and Newport News Industrial Park are smaller and generally have smaller sites than Copeland. The average site size for these two parks is generally between one-half to two acres. Copeland Industrial Park generally accommodates larger industrial facilities. Both the Newport News and Hampton Industrial Parks were developed between the mid 1960's to mid 1970^f's, with most of Copeland being developed shortly thereafter.

All three parks were developed by the Regional Redevelopment and Housing Authority (RRHA) of Hampton and Newport News. The development authority was dissolved in 1990.

Consequently, the management and marketing of the parks are currently the responsibility of the Hampton and Newport News Economic Development Authorities (EDA). Hampton Industrial Park is primarily built-out, whereas, Copeland and Newport News Industrial Parks have some land available for future and expanding businesses and industries.

The topography of the area is level and, for the most part, suitable for all types of industrial development. All municipal utilities are available to properties within the park.

The industrial district has easy access to the Interstate system via Aberdeen Road and Chestnut Avenue to Interstate 664. The location was further enhanced with the completion of the Monitor-Merrimac Memorial Bridge-Tunnel connecting Newport News and Suffolk via Interstate 664, which opened in the Spring/Summer of 1992. With the completion of the Bridge-Tunnel, the area is easily accessible from Interstate 64 via Interstate 664, as well as downtown Newport News and Northup Grumman Newport News, the region's largest private employer. In summary, the existing transportation routes provide good access to the city's arterial and interstate systems and points beyond.

ZONING AND OTHER RESTRICTIONS

Zoning

The subject property is zoned M-3, Heavy Manufacturing District. The purpose of this district is to provide sufficient space in appropriate locations for certain types of businesses and manufacturing, research and development, relatively free from offense, in modern landscaped buildings, to make available more attractive locations for these enterprises and industries, and to provide opportunities for employment closer to employee's residences with corresponding reduction of travel time from home to work. Typical development in this district would be that which is commonly known as an "industrial park." In order to preserve the land for industry and to avoid future conflicts between industry and residence, residential uses are restricted. Further, retail uses are excluded in the M-3 District. According to the revised site plan for the subject dated May 12, 1995 which depicts all current building improvements, the minimum parking required by zoning is 54 spaces and 55 spaces have been provided. As improved, the subject appears to conform to current zoning parameters.

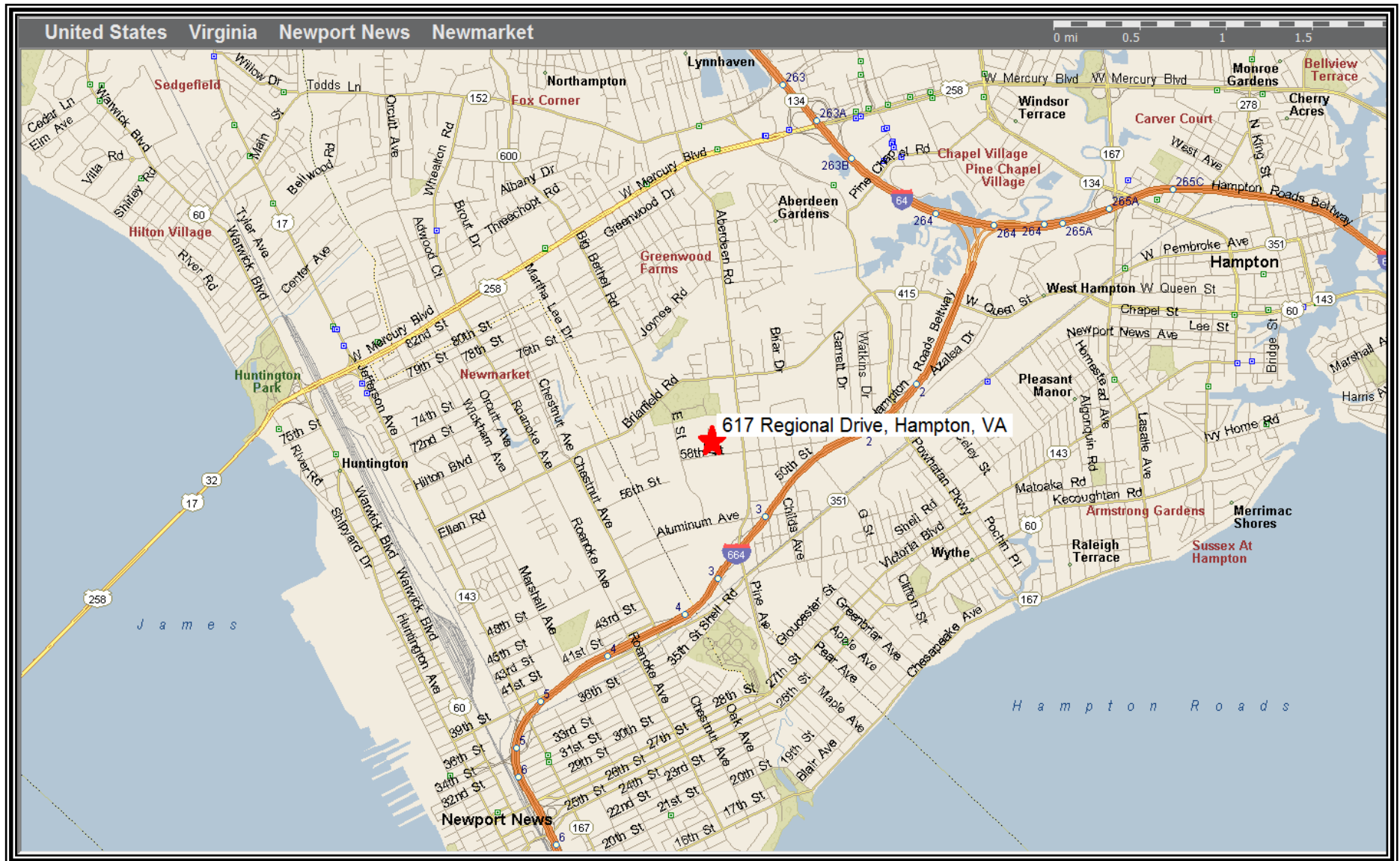
CITY OF HAMPTON ANALYSIS

Located in the southeastern corner of the state, the City of Hampton is one of sixteen municipalities that comprise the Norfolk-Virginia Beach-Newport News Metropolitan Statistical Area (MSA). The city is in what is locally known as the Peninsula of Hampton Roads. Hampton is bordered by the City of Poquoson to the north, the Chesapeake Bay to the east, the Hampton Roads Harbor to the south, and the City of Newport News to the west.

The city currently covers approximately 52 square miles and is one of the smaller municipalities by land size in the MSA. The city has easy access to interstate highways, airports, railways and the Port of Hampton Roads, the second busiest cargo port on the eastern seaboard. Air transportation is adequately provided by Norfolk International Airport, Newport News-Williamsburg International Airport, and Richmond International Airport all within 60 miles or less of the city. Norfolk Southern and CSX Transportation provide commercial rail service to Hampton and the region.

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Sec. 2-2. - Table of uses permitted.

[illegible]

[illegible]

^B "Manufacturing/processing/treatment 1": uses of the same general character as manufacturing/processing/treatment of aircraft and spacecraft (including component parts); medical, photographic and metering equipment; drafting, optical and musical instruments; watches and clocks; toys, novelties and games; electronic apparatus; light mechanical and electrical devices; machines (including component parts); meters; wire products; pumps; vending and office machines; appliances; electronic equipment (including parts such as coils, thermostats, heaters, generators but excluding heavy parts such as electrical power generation components); bolts, nuts, screws and rivets; firearms (excluding ammunitions and explosives); tools, dies, machinery and hardware; bakery and dairy products; fruit, vegetable, meat and poultry products (excluding slaughtering and bulk storage of animal feed or grain); pillows, quilts, clothing and textiles; or boxes, furniture and light wood products.

^C "Manufacturing/processing/treatment 2": uses of the same general character as manufacturing/processing/treatment of acetylene gas, acid, alcohol, ammonia, animals (dead), bituminous products, bleaching powder, bone distillation, chlorine, casein, cement, chemicals, explosives, fertilizer, gas, gelatin, gutta-percha, lacquer, lampblack, lime gypsum, linoleum, matches, offal, oil, oil cloth, paint, paper, paper pulp, plaster of Paris, plastics, potash, pyroxylin, rendering of fat, rubber, salt, shellac, size, soap, sodium compounds, shoe polish, tar products, turpentine, varnish, vegetable products, or wool.

^D "Manufacturing/processing/treatment 3": uses of the same general character as manufacturing/processing/treatment of animal feed, automobiles, bags, bottles, barrels, concrete, brick, tile, terra cotta, or petroleum products (excluding refinery).

^E "Manufacturing/processing/treatment 4": uses of the same general character as manufacturing/processing/treatment of appliances, electrical devices, light mechanical products, pottery, signs (including electric and neon), cosmetics, or pharmaceuticals.

^F "Manufacturing/processing/treatment 5": uses of the same general character as manufacturing/processing/treatment of batteries, metal products, grains, bone, horns, feathers, fur, leather, hair, canvas, cellophane, cloth, felt, paint, paper, plastic, yarn, cork, fiber, stone, tobacco, or wood.

(Added [1-8-2014](#))

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC