

For Lease

305 E Street
Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

FOR LEASE
305 E Street
Copeland Industrial Park
Hampton, Virginia

Location: 305 E Street
Copeland Industrial Park
Hampton, Virginia

Year Built: 1961

Building Size: +/- 55,000 Square Feet
Various sizes available – or lease the entire building

Site: Approximately +/- 7 Acres

Loading: 3 Dock Doors
1 Grade Level Door which utilizes a ramp

Lease Rate: \$5.75 per square foot – NNN

Parking: Ample

Power: 1 – 2,000 AMP service
1 – 1,000 AMP service
3 – Phase

Ceiling Height: 16’

Column Spacing: 40’ x 40’

Sprinkler: Fully Sprinkled

Zoning: M-3 Heavy Manufacturing

Additional Information:

- New Roof
- Aerial
- Location Map

For Additional Information, Please Contact:

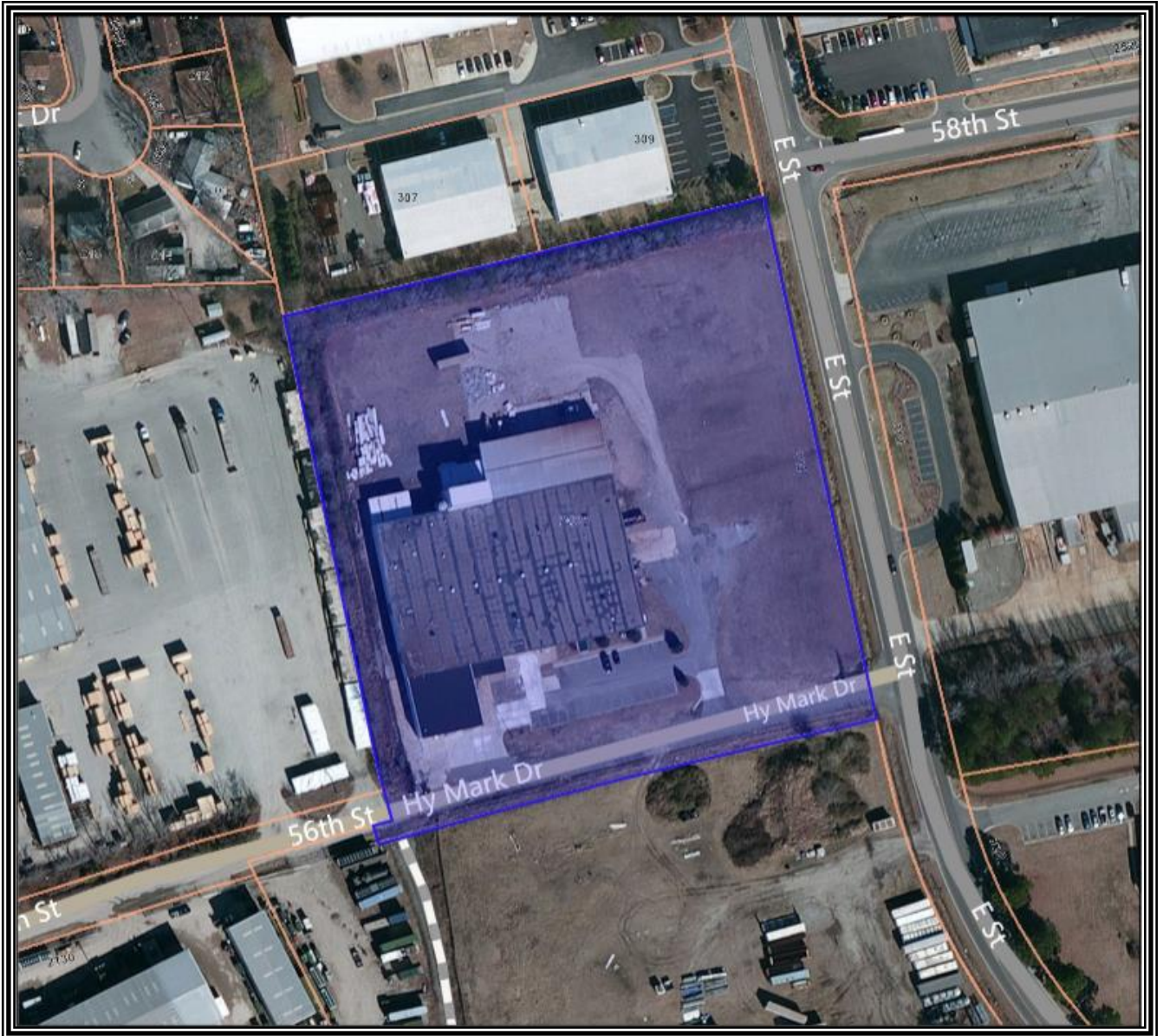
Tom Waltz
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333

Tom@CampanaWaltz.com / www.CampanaWaltz.com



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions or withdrawal without notice.*

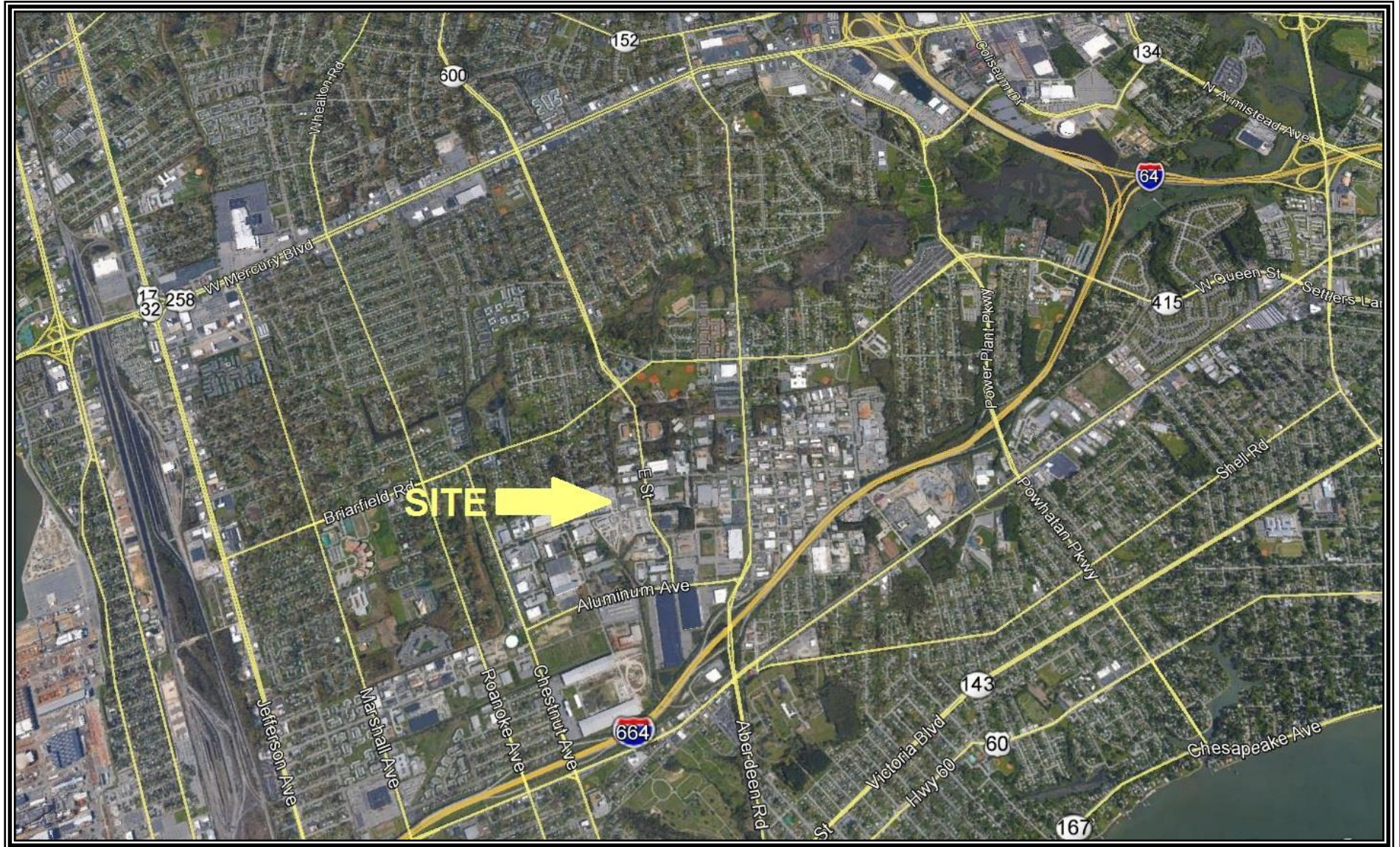
For Lease
305 E Street
Hampton, Virginia



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

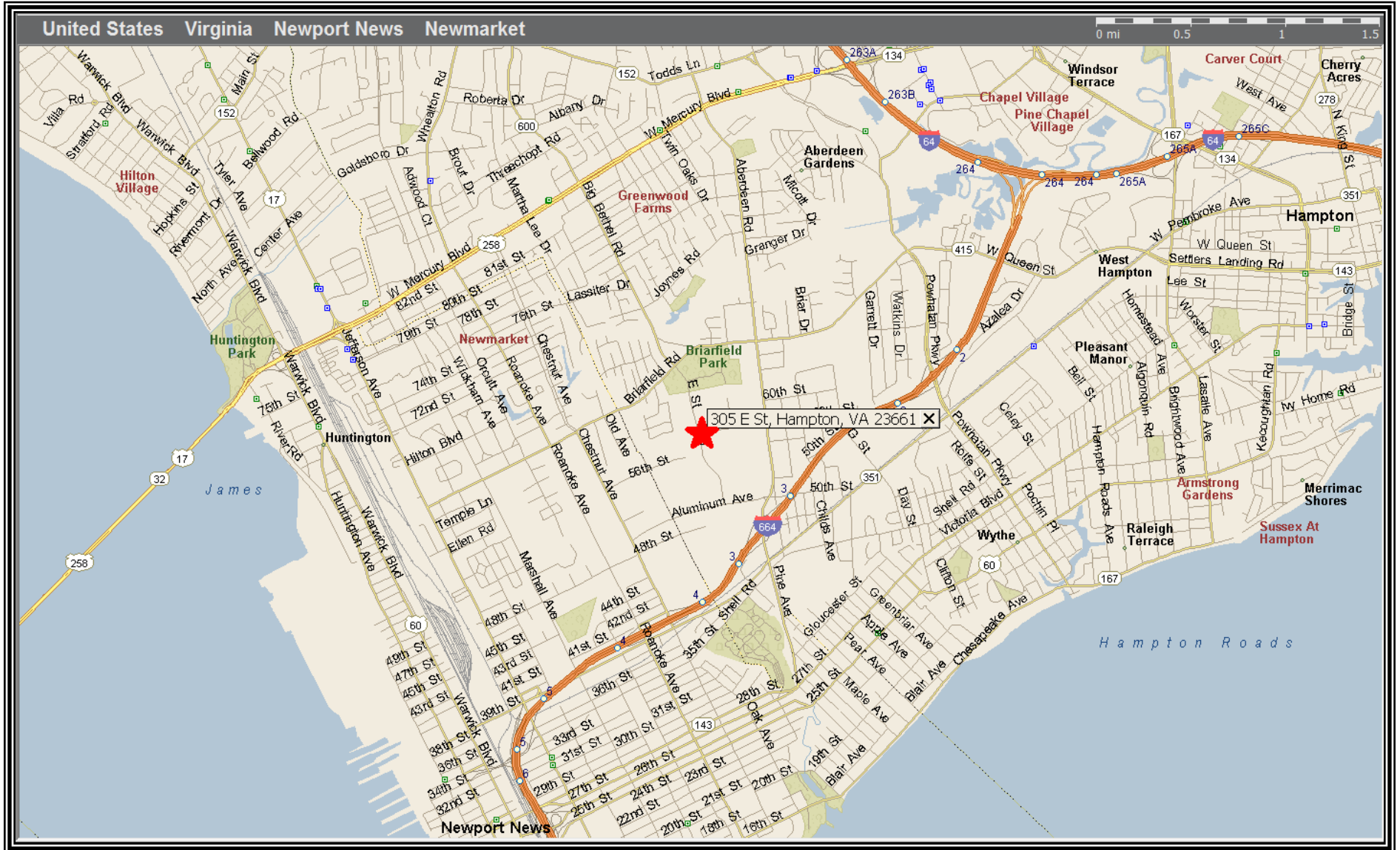
Campana Waltz
Commercial Real Estate, LLC

305 E Street Hampton, Virginia



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

305 E Street Hampton, Virginia



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC

305 E St, Hampton, Virginia, 23661
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01145
Longitude: -76.40954

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|--------|----------|
| Population | 16,971 | 16,999 | 17,038 |
| Households | 7,064 | 7,131 | 7,170 |
| Families | 4,323 | 4,317 | 4,313 |
| Average Household Size | 2.38 | 2.36 | 2.36 |
| Owner Occupied Housing Units | 3,881 | 3,726 | 3,735 |
| Renter Occupied Housing Units | 3,183 | 3,405 | 3,435 |
| Median Age | 40.4 | 41.1 | 41.4 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.05% | 0.99% | 0.75% |
| Households | 0.11% | 1.00% | 0.77% |
| Families | -0.02% | 0.92% | 0.69% |
| Owner HHs | 0.05% | 0.95% | 0.70% |
| Median Household Income | 1.77% | 2.91% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,426 | 20.0% | 1,399 | 19.5% |
| \$15,000 - \$24,999 | 950 | 13.3% | 798 | 11.1% |
| \$25,000 - \$34,999 | 927 | 13.0% | 729 | 10.2% |
| \$35,000 - \$49,999 | 1,531 | 21.5% | 1,505 | 21.0% |
| \$50,000 - \$74,999 | 1,256 | 17.6% | 1,434 | 20.0% |
| \$75,000 - \$99,999 | 565 | 7.9% | 757 | 10.6% |
| \$100,000 - \$149,999 | 334 | 4.7% | 382 | 5.3% |
| \$150,000 - \$199,999 | 120 | 1.7% | 140 | 2.0% |
| \$200,000+ | 21 | 0.3% | 25 | 0.3% |
| Median Household Income | \$36,776 | | \$40,152 | |
| Average Household Income | \$44,386 | | \$49,782 | |
| Per Capita Income | \$18,900 | | \$21,266 | |

| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 961 | 5.7% | 915 | 5.4% | 917 | 5.4% |
| 5 - 9 | 1,015 | 6.0% | 964 | 5.7% | 920 | 5.4% |
| 10 - 14 | 1,072 | 6.3% | 1,052 | 6.2% | 1,028 | 6.0% |
| 15 - 19 | 1,285 | 7.6% | 1,062 | 6.2% | 1,072 | 6.3% |
| 20 - 24 | 1,123 | 6.6% | 1,203 | 7.1% | 998 | 5.9% |
| 25 - 34 | 2,025 | 11.9% | 2,165 | 12.7% | 2,235 | 13.1% |
| 35 - 44 | 2,008 | 11.8% | 1,872 | 11.0% | 2,054 | 12.1% |
| 45 - 54 | 2,686 | 15.8% | 2,398 | 14.1% | 2,035 | 11.9% |
| 55 - 64 | 2,176 | 12.8% | 2,416 | 14.2% | 2,529 | 14.8% |
| 65 - 74 | 1,456 | 8.6% | 1,736 | 10.2% | 1,915 | 11.2% |
| 75 - 84 | 868 | 5.1% | 882 | 5.2% | 970 | 5.7% |
| 85+ | 296 | 1.7% | 334 | 2.0% | 364 | 2.1% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,770 | 22.2% | 3,754 | 22.1% | 3,743 | 22.0% |
| Black Alone | 12,216 | 72.0% | 12,111 | 71.2% | 12,107 | 71.1% |
| American Indian Alone | 75 | 0.4% | 84 | 0.5% | 85 | 0.5% |
| Asian Alone | 230 | 1.4% | 274 | 1.6% | 282 | 1.7% |
| Pacific Islander Alone | 7 | 0.0% | 8 | 0.0% | 8 | 0.0% |
| Some Other Race Alone | 193 | 1.1% | 230 | 1.4% | 251 | 1.5% |
| Two or More Races | 480 | 2.8% | 538 | 3.2% | 562 | 3.3% |
| Hispanic Origin (Any Race) | 521 | 3.1% | 638 | 3.8% | 698 | 4.1% |

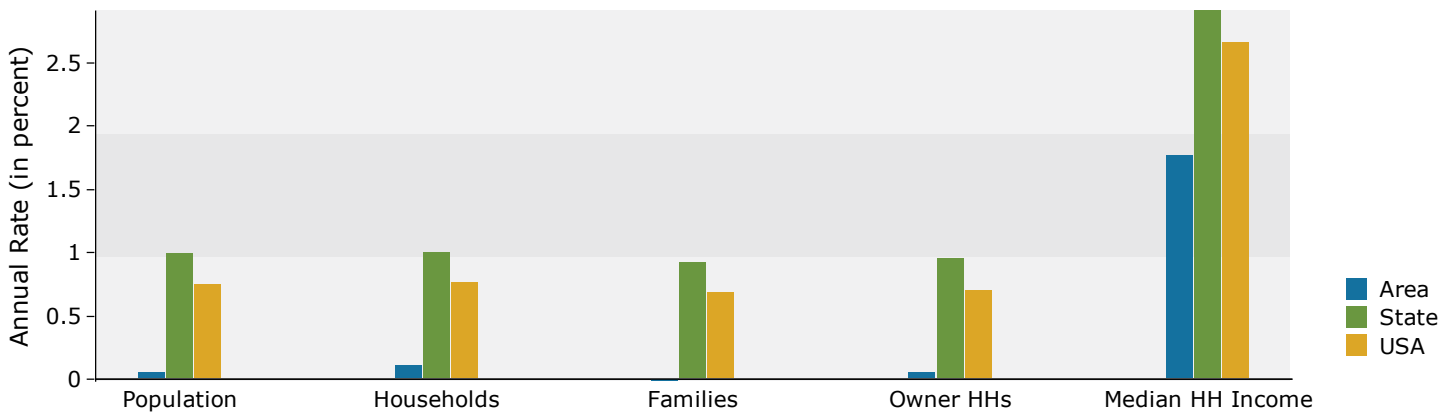
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

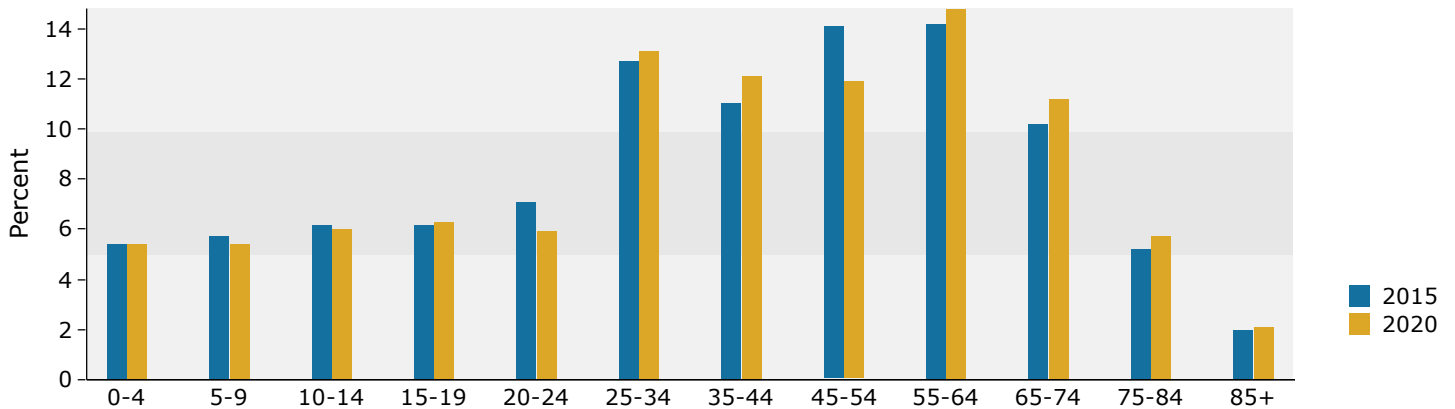
305 E St, Hampton, Virginia, 23661
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.01145
Longitude: -76.40954

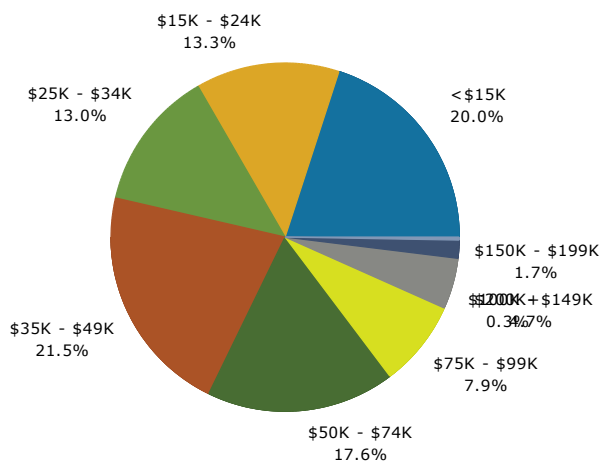
Trends 2015-2020



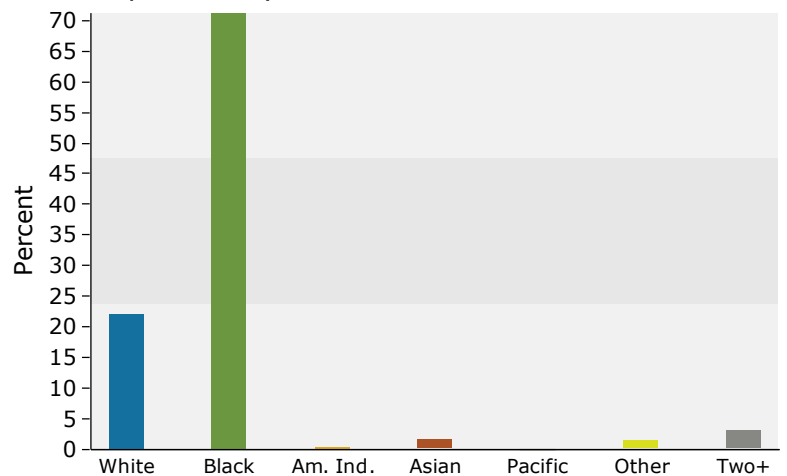
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

305 E St, Hampton, Virginia, 23661
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01145
Longitude: -76.40954

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|---------|----------|
| Population | 101,735 | 101,274 | 101,284 |
| Households | 42,041 | 42,137 | 42,265 |
| Families | 25,298 | 25,131 | 25,066 |
| Average Household Size | 2.37 | 2.35 | 2.34 |
| Owner Occupied Housing Units | 20,900 | 19,956 | 19,955 |
| Renter Occupied Housing Units | 21,141 | 22,181 | 22,311 |
| Median Age | 35.9 | 36.4 | 37.0 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.00% | 0.99% | 0.75% |
| Households | 0.06% | 1.00% | 0.77% |
| Families | -0.05% | 0.92% | 0.69% |
| Owner HHs | 0.00% | 0.95% | 0.70% |
| Median Household Income | 2.14% | 2.91% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 7,662 | 18.2% | 7,580 | 17.9% |
| \$15,000 - \$24,999 | 5,527 | 13.1% | 4,665 | 11.0% |
| \$25,000 - \$34,999 | 6,196 | 14.7% | 4,948 | 11.7% |
| \$35,000 - \$49,999 | 7,612 | 18.1% | 7,447 | 17.6% |
| \$50,000 - \$74,999 | 7,722 | 18.3% | 8,483 | 20.1% |
| \$75,000 - \$99,999 | 3,571 | 8.5% | 4,694 | 11.1% |
| \$100,000 - \$149,999 | 2,689 | 6.4% | 3,054 | 7.2% |
| \$150,000 - \$199,999 | 742 | 1.8% | 904 | 2.1% |
| \$200,000+ | 415 | 1.0% | 490 | 1.2% |
| Median Household Income | \$37,436 | | \$41,610 | |
| Average Household Income | \$48,586 | | \$54,316 | |
| Per Capita Income | \$20,321 | | \$22,769 | |

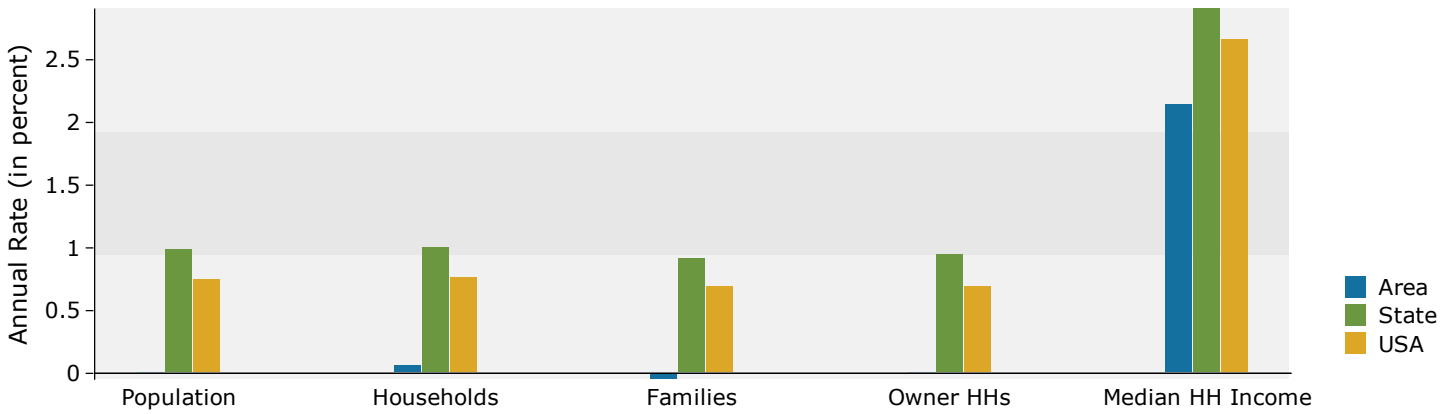
| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 6,978 | 6.9% | 6,500 | 6.4% | 6,466 | 6.4% |
| 5 - 9 | 6,566 | 6.5% | 6,492 | 6.4% | 6,139 | 6.1% |
| 10 - 14 | 6,302 | 6.2% | 6,272 | 6.2% | 6,310 | 6.2% |
| 15 - 19 | 7,280 | 7.2% | 6,187 | 6.1% | 6,172 | 6.1% |
| 20 - 24 | 8,637 | 8.5% | 7,955 | 7.9% | 7,084 | 7.0% |
| 25 - 34 | 14,142 | 13.9% | 15,640 | 15.4% | 15,824 | 15.6% |
| 35 - 44 | 11,883 | 11.7% | 11,378 | 11.2% | 12,323 | 12.2% |
| 45 - 54 | 15,412 | 15.1% | 13,397 | 13.2% | 11,404 | 11.3% |
| 55 - 64 | 11,541 | 11.3% | 12,951 | 12.8% | 13,393 | 13.2% |
| 65 - 74 | 6,953 | 6.8% | 8,313 | 8.2% | 9,510 | 9.4% |
| 75 - 84 | 4,272 | 4.2% | 4,341 | 4.3% | 4,751 | 4.7% |
| 85+ | 1,769 | 1.7% | 1,849 | 1.8% | 1,910 | 1.9% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 29,476 | 29.0% | 29,211 | 28.8% | 28,995 | 28.6% |
| Black Alone | 65,635 | 64.5% | 64,523 | 63.7% | 64,425 | 63.6% |
| American Indian Alone | 437 | 0.4% | 468 | 0.5% | 474 | 0.5% |
| Asian Alone | 1,476 | 1.5% | 1,730 | 1.7% | 1,782 | 1.8% |
| Pacific Islander Alone | 80 | 0.1% | 101 | 0.1% | 103 | 0.1% |
| Some Other Race Alone | 1,298 | 1.3% | 1,525 | 1.5% | 1,643 | 1.6% |
| Two or More Races | 3,333 | 3.3% | 3,717 | 3.7% | 3,862 | 3.8% |
| Hispanic Origin (Any Race) | 4,038 | 4.0% | 4,903 | 4.8% | 5,252 | 5.2% |

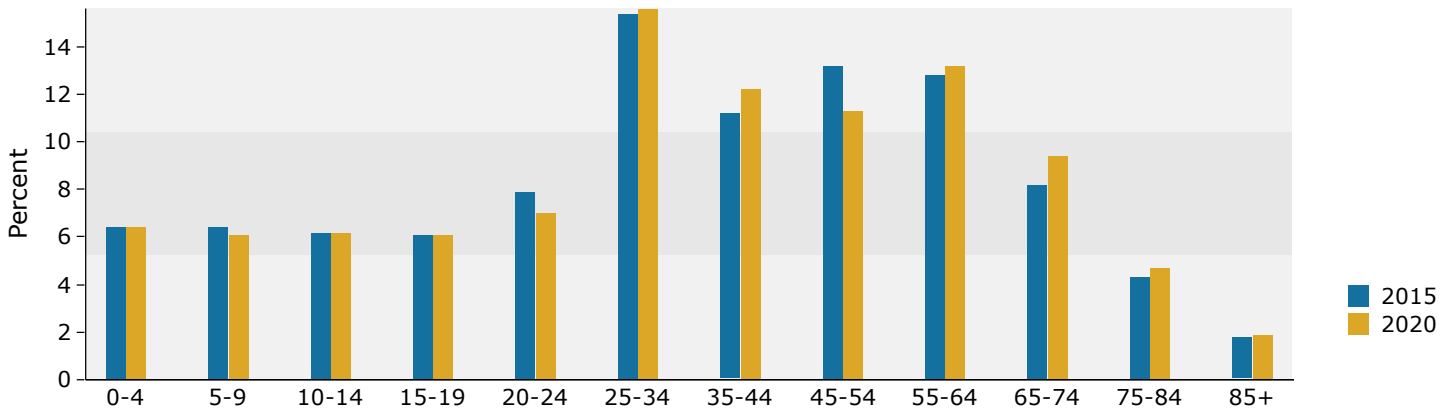
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

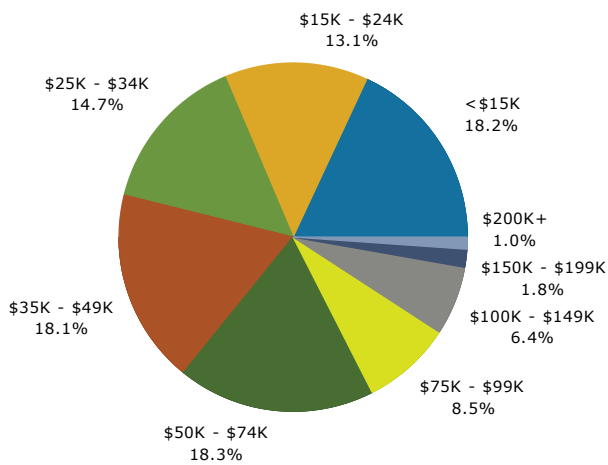
Trends 2015-2020



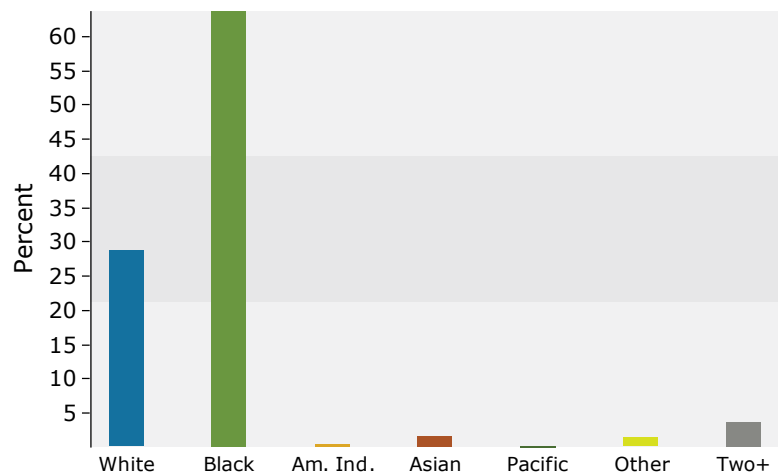
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 4.8%

305 E St, Hampton, Virginia, 23661
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01145
Longitude: -76.40954

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|---------|----------|
| Population | 196,329 | 197,502 | 198,856 |
| Households | 79,184 | 80,319 | 81,124 |
| Families | 49,289 | 49,624 | 49,882 |
| Average Household Size | 2.41 | 2.39 | 2.38 |
| Owner Occupied Housing Units | 41,285 | 39,920 | 40,125 |
| Renter Occupied Housing Units | 37,899 | 40,398 | 40,999 |
| Median Age | 34.2 | 34.8 | 35.7 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.14% | 0.99% | 0.75% |
| Households | 0.20% | 1.00% | 0.77% |
| Families | 0.10% | 0.92% | 0.69% |
| Owner HHs | 0.10% | 0.95% | 0.70% |
| Median Household Income | 2.71% | 2.91% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 12,019 | 15.0% | 11,796 | 14.5% |
| \$15,000 - \$24,999 | 9,084 | 11.3% | 7,566 | 9.3% |
| \$25,000 - \$34,999 | 10,959 | 13.6% | 8,547 | 10.5% |
| \$35,000 - \$49,999 | 14,177 | 17.7% | 13,812 | 17.0% |
| \$50,000 - \$74,999 | 15,684 | 19.5% | 17,113 | 21.1% |
| \$75,000 - \$99,999 | 7,932 | 9.9% | 10,287 | 12.7% |
| \$100,000 - \$149,999 | 7,178 | 8.9% | 8,067 | 9.9% |
| \$150,000 - \$199,999 | 2,055 | 2.6% | 2,488 | 3.1% |
| \$200,000+ | 1,230 | 1.5% | 1,446 | 1.8% |
| Median Household Income | \$42,254 | | \$48,307 | |
| Average Household Income | \$55,600 | | \$62,140 | |
| Per Capita Income | \$22,765 | | \$25,495 | |

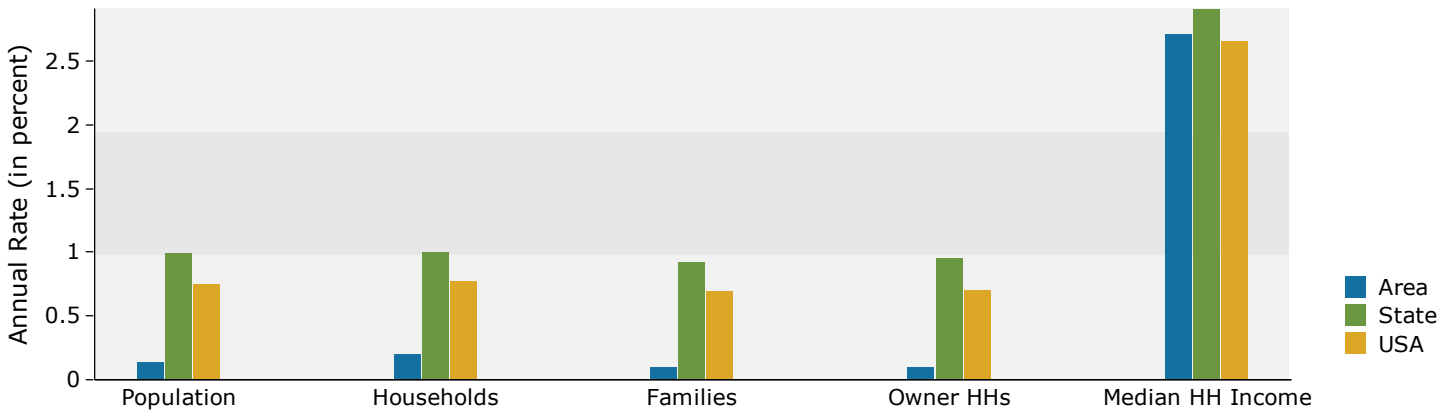
| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 13,886 | 7.1% | 13,133 | 6.6% | 13,132 | 6.6% |
| 5 - 9 | 12,677 | 6.5% | 12,914 | 6.5% | 12,327 | 6.2% |
| 10 - 14 | 12,148 | 6.2% | 11,956 | 6.1% | 12,396 | 6.2% |
| 15 - 19 | 14,663 | 7.5% | 12,940 | 6.6% | 12,806 | 6.4% |
| 20 - 24 | 18,054 | 9.2% | 16,356 | 8.3% | 14,806 | 7.4% |
| 25 - 34 | 28,664 | 14.6% | 32,103 | 16.3% | 32,146 | 16.2% |
| 35 - 44 | 23,221 | 11.8% | 22,535 | 11.4% | 25,113 | 12.6% |
| 45 - 54 | 29,014 | 14.8% | 25,540 | 12.9% | 21,595 | 10.9% |
| 55 - 64 | 20,932 | 10.7% | 23,914 | 12.1% | 24,988 | 12.6% |
| 65 - 74 | 12,450 | 6.3% | 14,800 | 7.5% | 17,173 | 8.6% |
| 75 - 84 | 7,528 | 3.8% | 7,982 | 4.0% | 8,801 | 4.4% |
| 85+ | 3,092 | 1.6% | 3,330 | 1.7% | 3,574 | 1.8% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 79,308 | 40.4% | 79,300 | 40.2% | 79,224 | 39.8% |
| Black Alone | 101,104 | 51.5% | 99,888 | 50.6% | 100,142 | 50.4% |
| American Indian Alone | 886 | 0.5% | 971 | 0.5% | 996 | 0.5% |
| Asian Alone | 4,229 | 2.2% | 4,933 | 2.5% | 5,211 | 2.6% |
| Pacific Islander Alone | 227 | 0.1% | 287 | 0.1% | 308 | 0.2% |
| Some Other Race Alone | 3,256 | 1.7% | 3,852 | 2.0% | 4,253 | 2.1% |
| Two or More Races | 7,320 | 3.7% | 8,272 | 4.2% | 8,721 | 4.4% |
| Hispanic Origin (Any Race) | 9,568 | 4.9% | 11,857 | 6.0% | 13,119 | 6.6% |

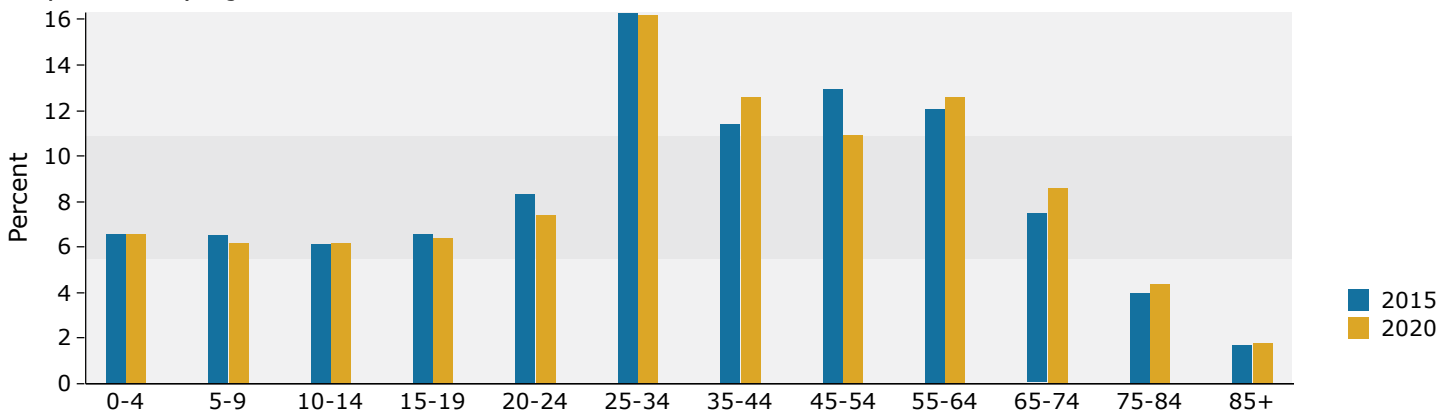
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

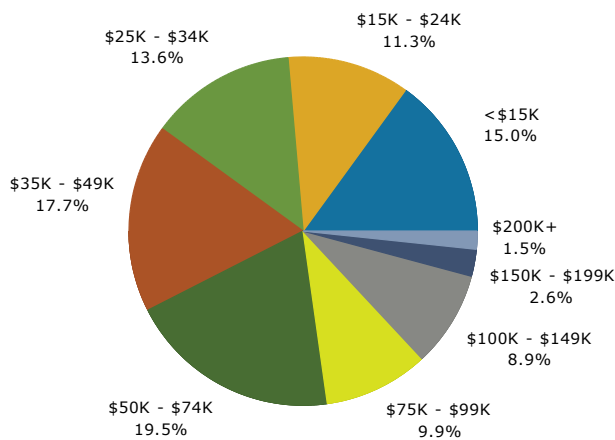
Trends 2015-2020



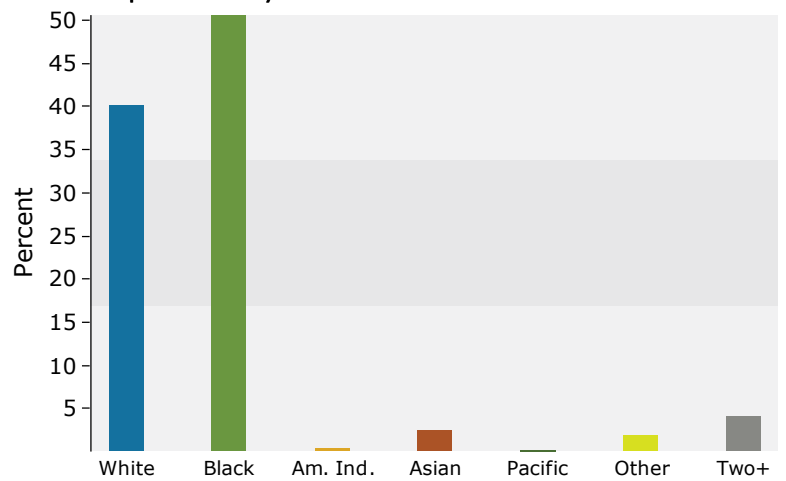
Population by Age



2015 Household Income

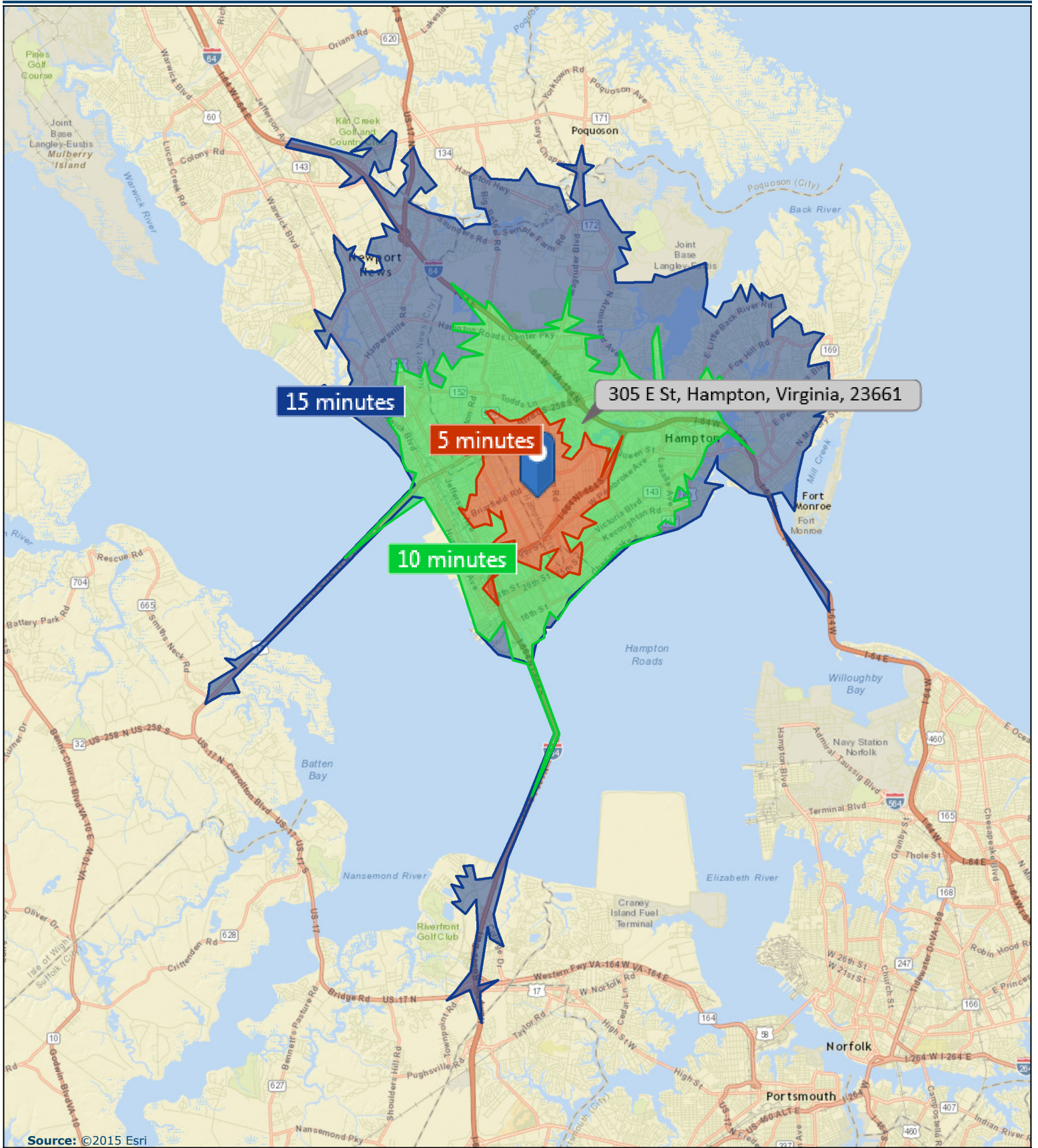


2015 Population by Race



2015 Percent Hispanic Origin: 6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Source: ©2015 Esri

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