



**INDUSTRIAL SPACE FOR LEASE**

**5200 CITY LINE ROAD**

HAMPTON, VA 23661





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## PROPERTY OVERVIEW



### OFFERING SUMMARY

Lease Rate:	\$4.75 SF/yr (NNN)
Lot Size:	5.0 Acres
Building Size:	57,024 SF
Zoning:	M-3

AVAILABLE SPACES	SF
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Industrial	22,303 SF
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### PROPERTY OVERVIEW

This heavy industrial building is located in Copeland Industrial Park in an Enterprise Zone with excellent access to I-664. The available space consists of 22,303 sf industrial space, 3,500 sf office space, and a 4,000 sf mezzanine (not included in rentable warehouse area).

### PROPERTY HIGHLIGHTS

- Complete security system with motion detectors inside and motion lighting outside
- All utilities include gas (Virginia Natural Gas) and cable / phone (Verizon)
- Roof's rubber membrane is in good condition
- Office – men's and women's restrooms, executive restroom with shower, secure entrance, large bull pen, 2 large private offices/conference rooms, large forms storage room
- Warehouse – 25 X 40 column spacing, Two 8'x8' dock doors, fully climate controlled, 5" – 6" reinforced concrete floor, compressed air and electrical drops, metal halide lights, 16'9" clear, complete set of warehouse bathrooms



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ADDITIONAL PHOTOS





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