

# **5200 CITY LINE ROAD**

HAMPTON, VA 23661



## 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
Industrial	22,303 SF

#### **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

PROPERTY OVERVIEW // 2

# ADDITIONAL PHOTOS

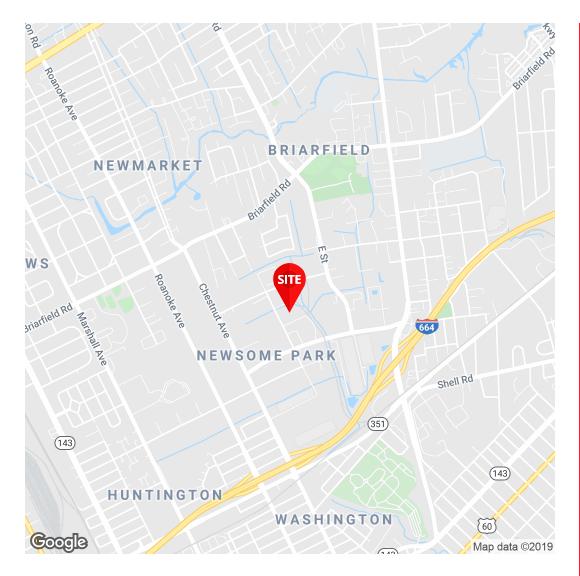




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ADDITIONAL PHOTOS // 3

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