



### Property Features

- .24 acres, zoned C-3 (sample permitted uses by right, auto repairs/sales, boat repair/sales, car wash, laundromat, tire repair/sales, wholesaler), located in Hampton, Urban Enterprise Zone and HUB Zone. Easy access to I-664 at Aberdeen Road, dual access to Shell Road and W. Pembroke, Ave.
- Building – 8,189 SF total, front portion consists of 3,890 SF of light manufacturing space and office space, rear and side warehouse portions consists of 4,290 SF 14' clear in front and 13' clear in rear, and back and side warehouse each have 1 one grade level door (10'x10'), power to building estimated 3 phase
- Improvements – new roof to be installed by Seller 8/18 on front portion of building, back roof replaced on 2009. New electrical panel and boiler installed 2006
- Available 9/1/18, asking \$289,000 (\$35.29 psf)

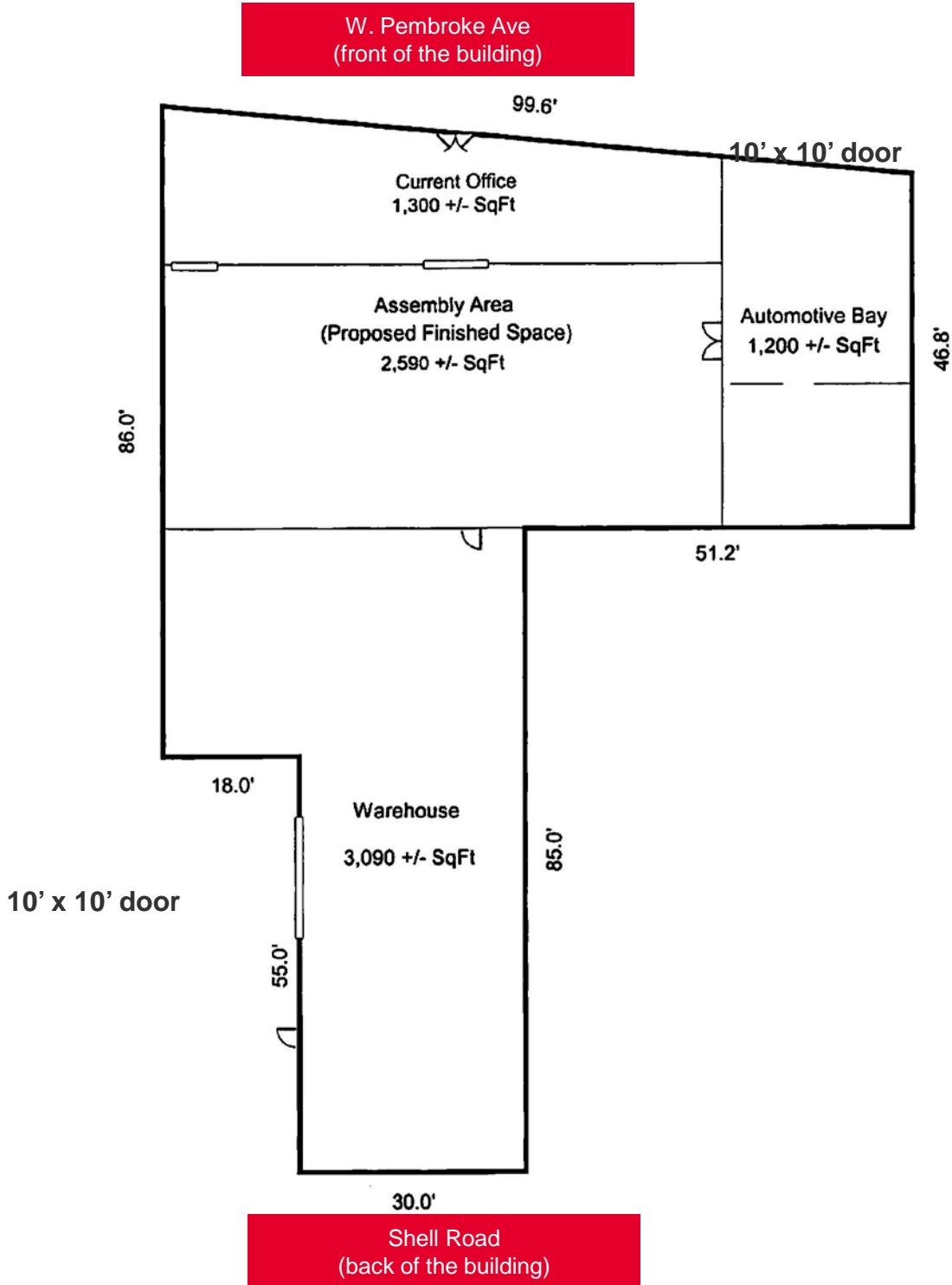


For more information, contact:

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FLOOR PLAN



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