

FOR LEASE

405 Copeland Drive

Hampton, VA 23661



CONTACT

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CUSHMAN &
WAKEFIELD

THALHIMER

// PROPERTY HIGHLIGHTS

- TOTAL SQUARE FOOTAGE:** 5,060 SF
- OFFICE:** 1,000 SF
- PRIVATE OFFICE
 - BATHROOM WITH TOILET, SINK, AND FULL SHOWER
- WAREHOUSE:** 4,060 SF
- 1 - 12'W X 10'H GRADE-LEVEL DOOR
 - 1 - 10'W X 8'H GRADE-LEVEL DOOR
 - FREE SPAN
 - FULLY INSULATED
 - BATHROOM 8' X 6' WITH TOILET AND SINK
- YEAR BUILT:** 1974
- ACRES:** 0.57 (0.31 ACRES FENCED)
- ZONING:** M-3, HEAVY INDUSTRIAL
- CLEAR HEIGHT:** 10' - 11'9"
- POWER:** 3-PHASE
TWO PANELS, 200 AMPS EACH (400 TOTAL)
- UTILITIES:** ALL UTILITIES TO SITE
HVAC SYSTEM RUNS ON GAS
- MISCELLANEOUS:**
- URBAN ENTERPRISE ZONE
 - HUB ZONE
 - NEW ELECTRIC WATER HEATER
 - NEW ROOF 2024, 10-YEAR WARRANTY
- LEASE RATE:** \$10.00 PSF, NNN
(\$4,216.00 PER MONTH BASE RENT)
- TENANT RESPONSIBLE FOR REAL ESTATE TAXES / STORM MANAGEMENT FEE EST. \$167.00 PER MONTH
 - LANDLORD PREFERRED 3-YR LEASE WITH 5% ANNUAL INCREASE



// PARCEL MAP



405 COPELAND DRIVE



405 COPELAND
DRIVE

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