

#### Specifications

Total Size ± 6,160 sf (2-story)

Asking Price **\$465,000 ( \$75.49/sf)**

Timing Immediate

Rental Rate As-Is

#### Property Features

- Private parking lot
- Highly visible location off I-64 (east) near Downtown Hampton
- Executive and private offices; conference room
- Built in 1986
- Ideal owner/user opportunity
- 2016 Hampton Tax Assessment: \$446,700

For more information, contact:

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## PROPERTY FEATURES

<b>Description:</b>	6,160 SF, two-story office building located at 317 Rip Rap Rd. in Hampton, VA. The immediate area is industrial, at northern gateway to Downtown Hampton. Subject is located at the foot of Exit 265C off eastbound Interstate 64.
<b>Year Built:</b>	1986
<b>Site Size:</b>	0.60 Acre (26,100± SF)
<b>Zoning:</b>	M-3, Heavy Manufacturing District
<b>Tax Assessment:</b>	Tax Year 2013: \$446,700
<b>Utilities:</b>	Natural Gas: Virginia Natural Gas Water: Newport News Waterworks Electric: Dominion Virginia Power Telephone: Verizon Sewer: Hampton Roads Sanitation District
<b>Street &amp; Access:</b>	Located on the southeast side of Rip Rap Rd. beside Interstate 64 approximately 700 feet northeast of N. Armistead Ave., a four lane divided highway leading to downtown Hampton & I-64 on-ramps.
<b>Parking:</b>	Concrete; 35 – 40
<b>Office Area:</b>	Constructed for single occupant; floor plans attached.
<b>Exterior Walls:</b>	Split rib block and pre-cast concrete panels; windows are aluminum frame with one inch insulating glass
<b>Roof:</b>	Single-ply membrane roofing over 1.5 inch rigid insulation and metal deck and framing; replaced Spring 2012
<b>Floor:</b>	Four inch concrete slab over concrete footings, six inch by eighteen inch galvanized structural steel studs sixteen inches on center.
<b>Interior Finish:</b>	Gypsum wallboard walls (some with wall coverings and chair rail molding); acoustical ceiling panel, grid system and gypsum wallboard ceilings; and the floors are vinyl composition tile, carpet ceramic tile and exposed concrete
<b>HVAC:</b>	Carrier split system
<b>Lighting:</b>	Standard ceiling within acoustical panels; recessed canister accent lighting in lobby and other areas.
<b>Plumbing:</b>	Sink and water closet in each of five restrooms; urinal in one men's restroom; shower stall in executive bath on second floor; two utility sinks and electric water cooler; kitchen/lounge area also has sink.
<b>Miscellaneous:</b>	<ul style="list-style-type: none"><li>• Large two-story lobby</li><li>• Motion and entry security system</li></ul>

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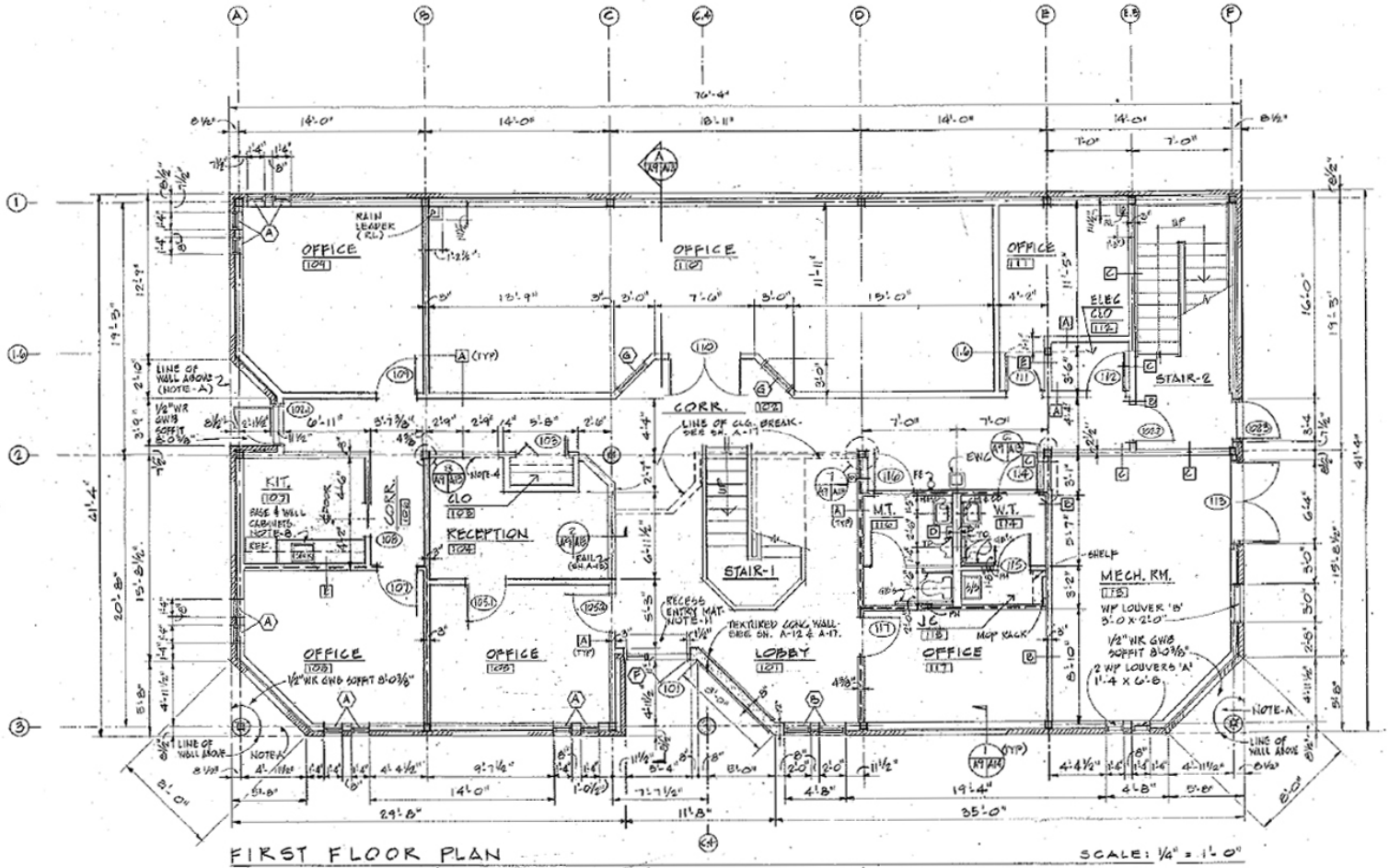
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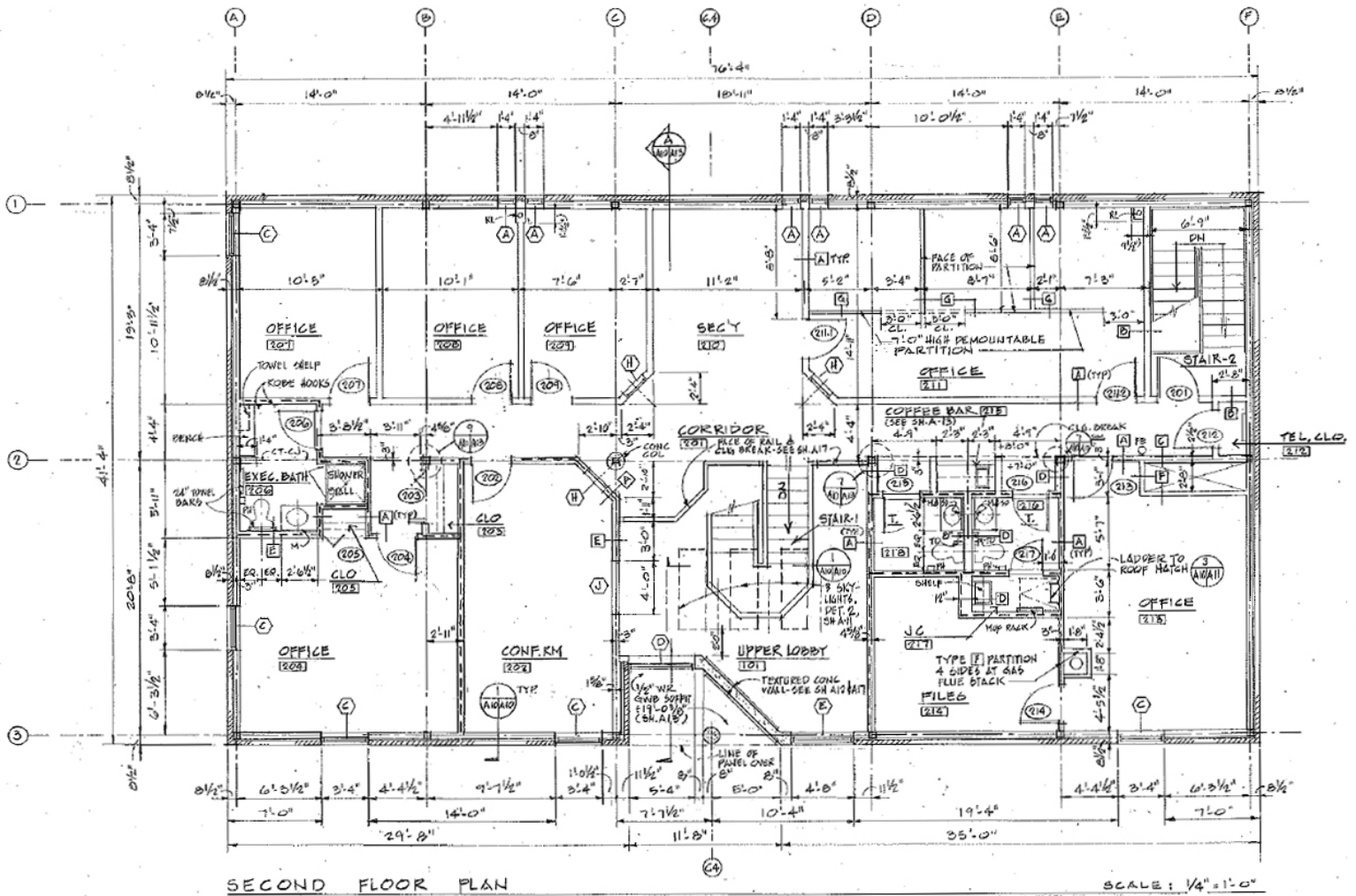
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