

INDUSTRIAL PORTFOLIO FOR SALE

501 & 503 INDUSTRY DRIVE

Hampton, Virginia



S.L. NUSBAUM
REALTY CO.



BILL OVERMAN, CCIM

Partner | Commercial Brokerage & Development

O. 757.640.2254

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EXECUTIVE SUMMARY

501 & 503 INDUSTRY DRIVE

Hampton, Virginia



S.L. NUSBAUM
REALTY CO.

OFFERING SUMMARY

Sale Price	\$2,050,000
Total SF	14,500 SF (2 Buildings)
Total AC	1.707AC (2 Parcels)

Financial package available upon request and return of a Confidentiality Agreement



OFFERING DESCRIPTION

Two (2) properties located at 501 and 503 Industry Drive in Hampton.

The warehouse at 501 Industry Drive was constructed in 1965 and contains 11,500 square feet on 1.1269 acres. 501 Industry Drive is currently occupied by Mobile Communications, a national communications contractor, on a two year lease. The building and the location work well for them and they just extended their lease for an additional two years.

The warehouse at 503 Industry Drive is a 3,000 square foot warehouse that was built in 1997 and sits on 0.5707 acres. They have occupied the space since August 31, 2018. 503 Industry Drive is occupied by a three-year lease at a below-market rate. Both leases were part of the prior purchase.

PROPERTY OVERVIEW

501 & 503 INDUSTRY DRIVE
Hampton, Virginia 23661



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	501 INDUSTRY DRIVE	503 INDUSTRY DRIVE
Lot Size	1.13 AC	0.57 AC
Building Size	11,500 SF	3,000 SF
Stories	2	1
Year Built	1965	1997
Zoning	M-3	M-2
Parcel ID	1000357	13005300



TENANT PROFILE

MCA is one of the largest and most trusted Motorola partners in the U.S. offering world-class voice, data, and video solutions that enhance the quality, safety, and productivity of customers' operations and lives.



TENANT PROFILE

Signal Engineering Corporation is a Woman Owned Small Business and a full service company serving the security, access control, and communication needs of its customers in Virginia. Signal Engineering has specialized in system integration and provided installations and maintenance for the majority of the law enforcement community.

ADDITIONAL PHOTOS

501 & 503 INDUSTRY DRIVE
Hampton, Virginia 23661



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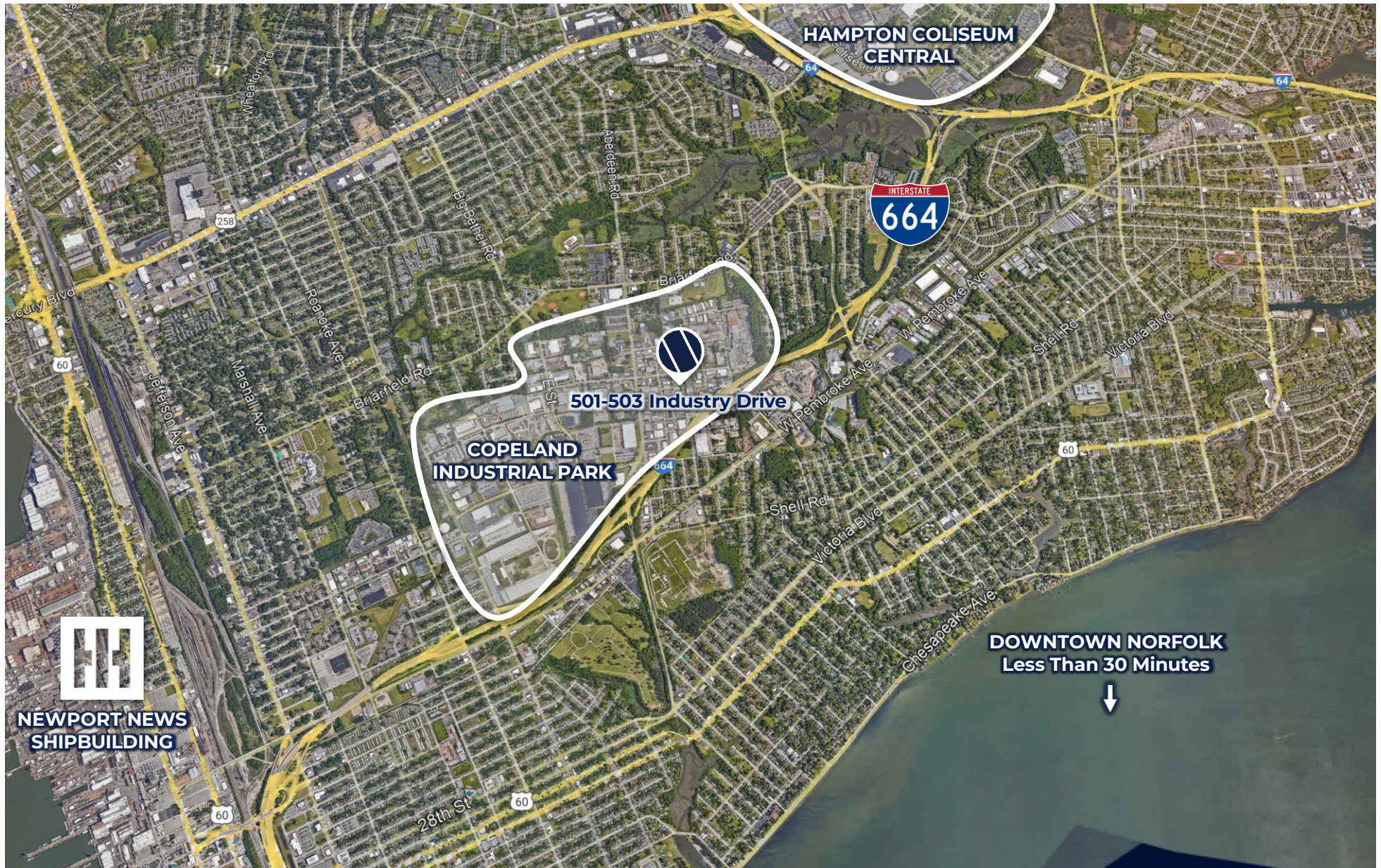
LOCATION MAP

501 & 503 INDUSTRY DRIVE

Hampton, Virginia



S.L. NUSBAUM
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NEWPORT NEWS
SHIPBUILDING

FINANCIAL SUMMARY

501 & 503 INDUSTRY DRIVE
Hampton, Virginia



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CATEGORY

Income

4000 Rental Income	168,275.42
4020 Tenant Ins reimbursement	10,742.84
4021 Tenant Reimbursement	2,730.00
TOTAL INCOME	181,748.26

Expenses

6100 Management Fees	6,730.98
6200 Repairs	15,223.54
6350 Insurance	10,742.84
Total Expense	32,697.36

*taxes are paid directly by the tenants

Net Operating Income	149,050.90
Rent upside \$4.25x3000	12,750.00
Potential NOI	161,800.90
Cap Rate	7.27%

DEMOGRAPHICS MAP & REPORT

501 & 503 INDUSTRY DRIVE
Hampton, Virginia

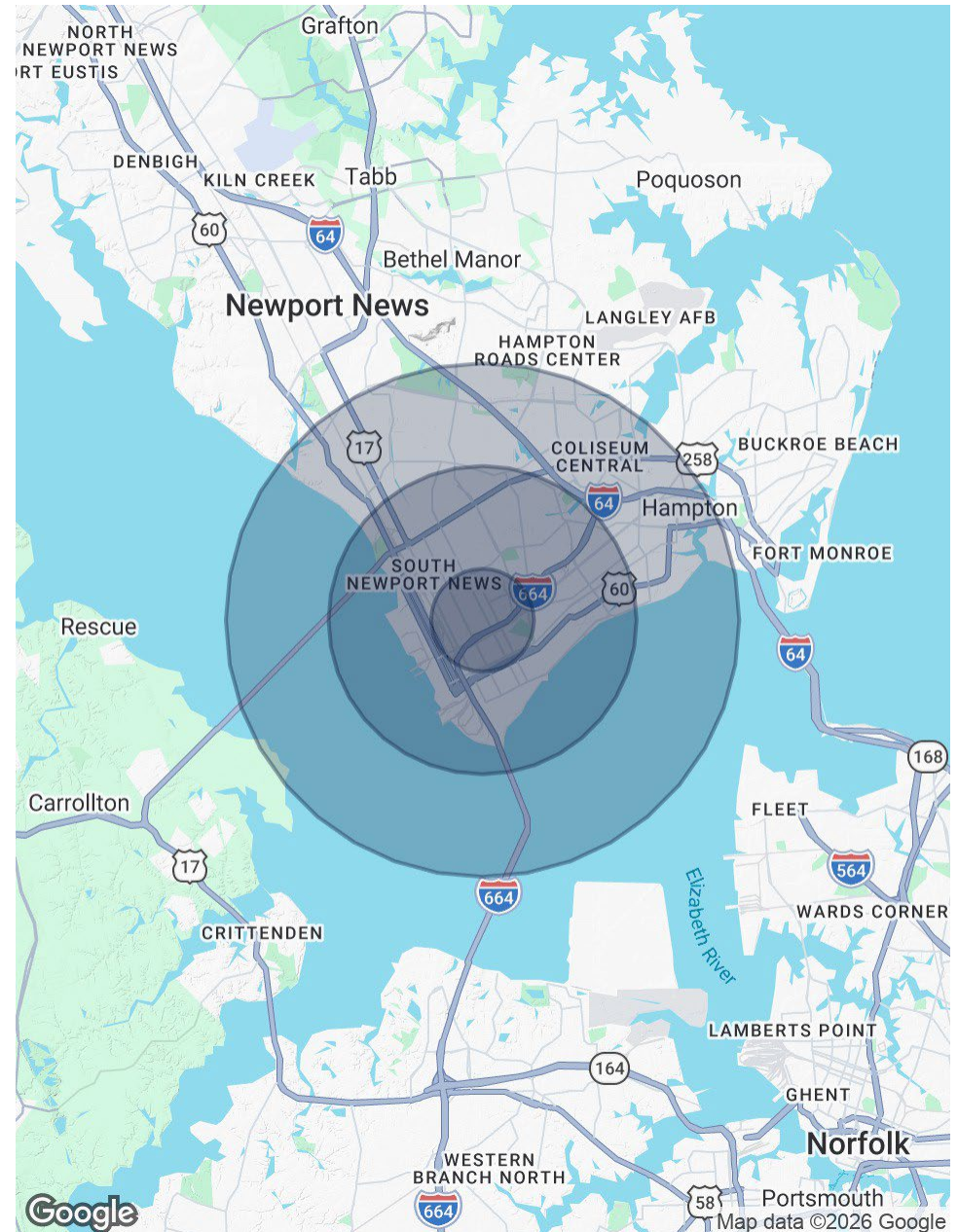


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,689	61,658	125,151
Average Age	37	40	40
Average Age (Male)	36	38	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,621	26,466	54,543
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$48,811	\$64,844	\$77,270
Average House Value	\$260,551	\$278,064	\$277,460

2020 American Community Survey (ACS)



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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