INCOME PRODUCING MANUFACTURING FACILITY FOR SALE

617 Regional Drive
Hampton, Va

Principals Only

- 5 year lease (3 years remain on initial term)
- Tenant has 5 year option to renew
- $20,000.00/month rent NNN - 2% Annual Escalations
- **PRICE: $4,000,000.00**

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

Tom Waltz
Waltz Commercial Real Estate, LLC
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606
(757) 231-5516 Tom@WaltzCRE.com

Waltz COMMERCIAL REAL ESTATE LLC

ABOUT THIS PROPERTY

- The property is a +/- 34,568 SF industrial facility developed in phases from 1992 to 1995. The main building is a 26,364 SF masonry and metal exterior. The shop area includes cranes. There uis a two-story office build-out in a portion of the main building consisting of approximately 5,200 SF which was completed in 1992. In addtion, there are three free-standing, metal exterior, light industrial buildings (with cranes also) which range in size from 2, 100 to 3,560 SF. The property is in very good condition and has been well maintained.
- **Main Building:**

Cranes:

Larger Bay - (1) 10 ton and (1) 3 ton
Smaller Bay - (1) 6 ton

Doors:

1 grade leverl door 13'6" wide x 16' high
1 dock level door 7'6" wide x 10' high

- **Utilities:** Utilities, including public water and sewer, natural gas and electricity, are available to the site. There are extreme amounts of power in the warehouse area which is currently utilized as a machine shop.
- **HVAC:** The main building area is heated and cooled, and the warehouse is heated.

GENERAL INFORMATION CONTINUED

- **Office Build-out in the Main Building:** The office area contains +/- 5,200 SF of which 2,600 SF of office space on the first floor and 2,600 SF on the second floor. The office build-out includes an attractive ceramic tile reception area and adjacent administrative staff room, a conference room, both small and large offices and an executive office. The storage area is utilized by the current owner for the parking of two vehicles.

  Access to the second floor is provided via interior stairways. Finishes include commercial grade vinyl or carpeted floors, painted drywall interior partitions and suspended acoustic tile ceiling with recessed florescent lights.

- Property sites on +/- 2.98 acres.

- **Zoning:**

  M-3 Heavy Manufacturing District. Multiple uses by right.

  https://www.municode.com/webcontent/14728/Table-3-2A.pdf

- **Access:** Facilitated by both dock- and ground-height overhead doors.

- Located in Copeland Park with easy access to interstate and all of Hampton Roads.

- Rare opportunity to acquire a “Cadillac” machine shop facility.

GENERAL INFORMATION CONTINUED

- **3 Free Standing Out Buildings:** Welding, storage and shop buildings

Exterior Construction:	Metal
Framing:	Steel
Stories:	One
Year Built:	1992-1995
Building Sizes:	2,100 to 3,560 SF, with a total area of 8,060 SF
Foundation:	Concrete Slab
Access:	Primarily provided via grade level overhead doors

Building 1:	30' wide x 75' long: 2,250 SF (1) Grade level door: 10' wide x 14' high Ceiling height: 22'
Building 2:	30' wide x 75' long: 2,250 SF (1) Grade level door: 10' wide x 14' high Ceiling height: 22' (1) 3 ton crane
Building 3:	70' wide x 50' deep: 3,500 SF (2) Grade level doors: 8' wide x 10' high Ceiling height: 14'

IMAGES

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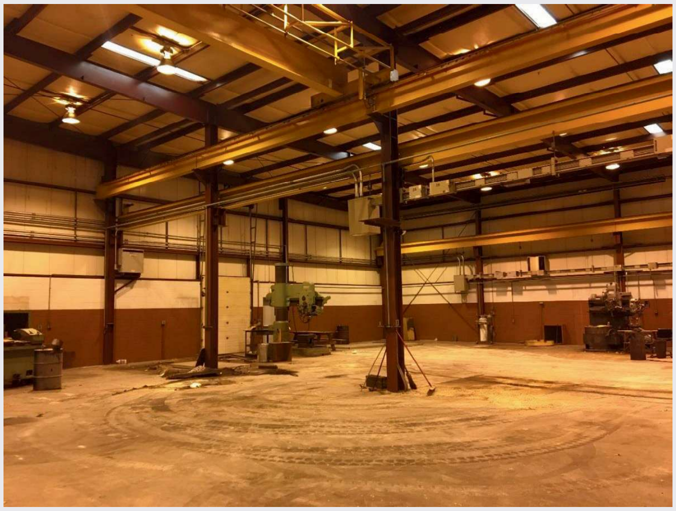
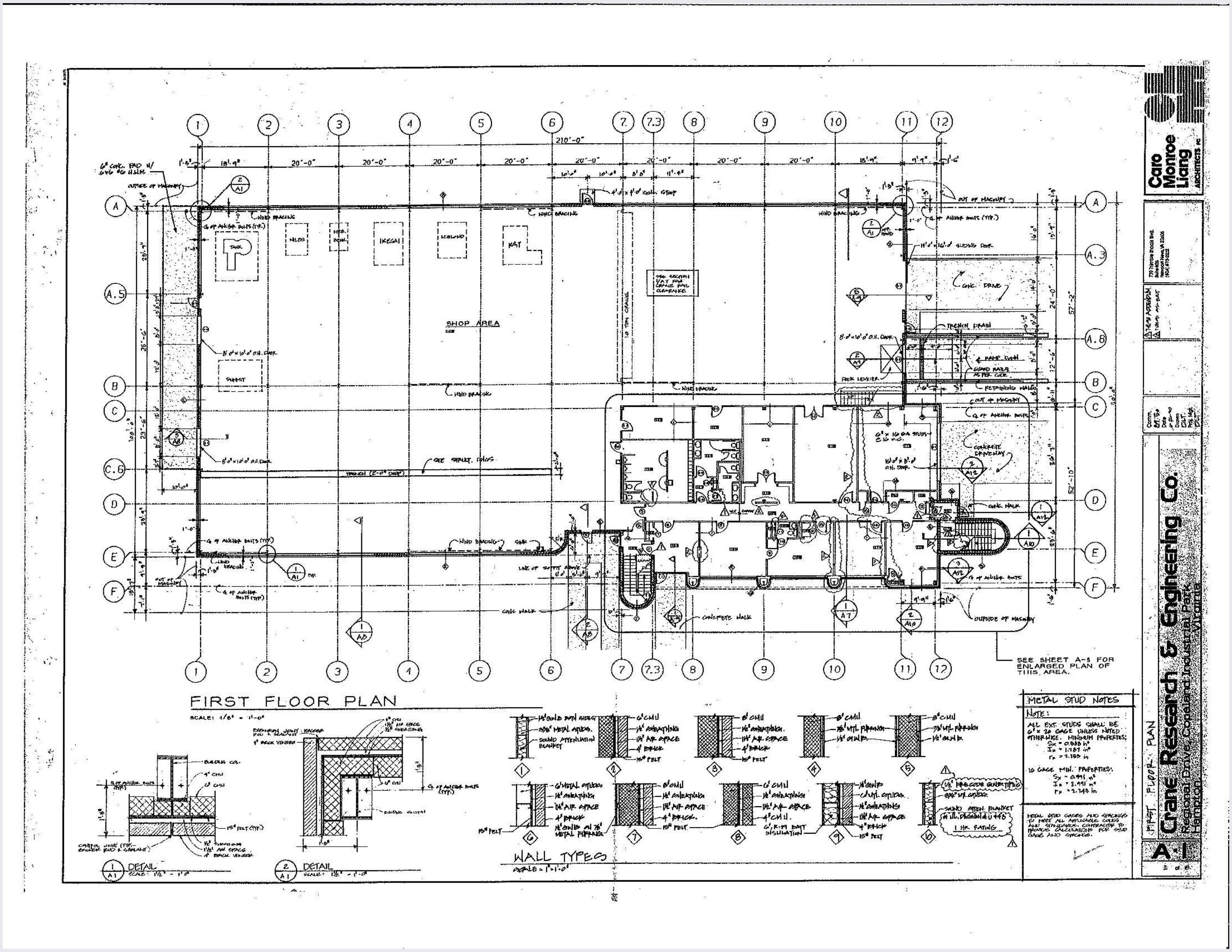
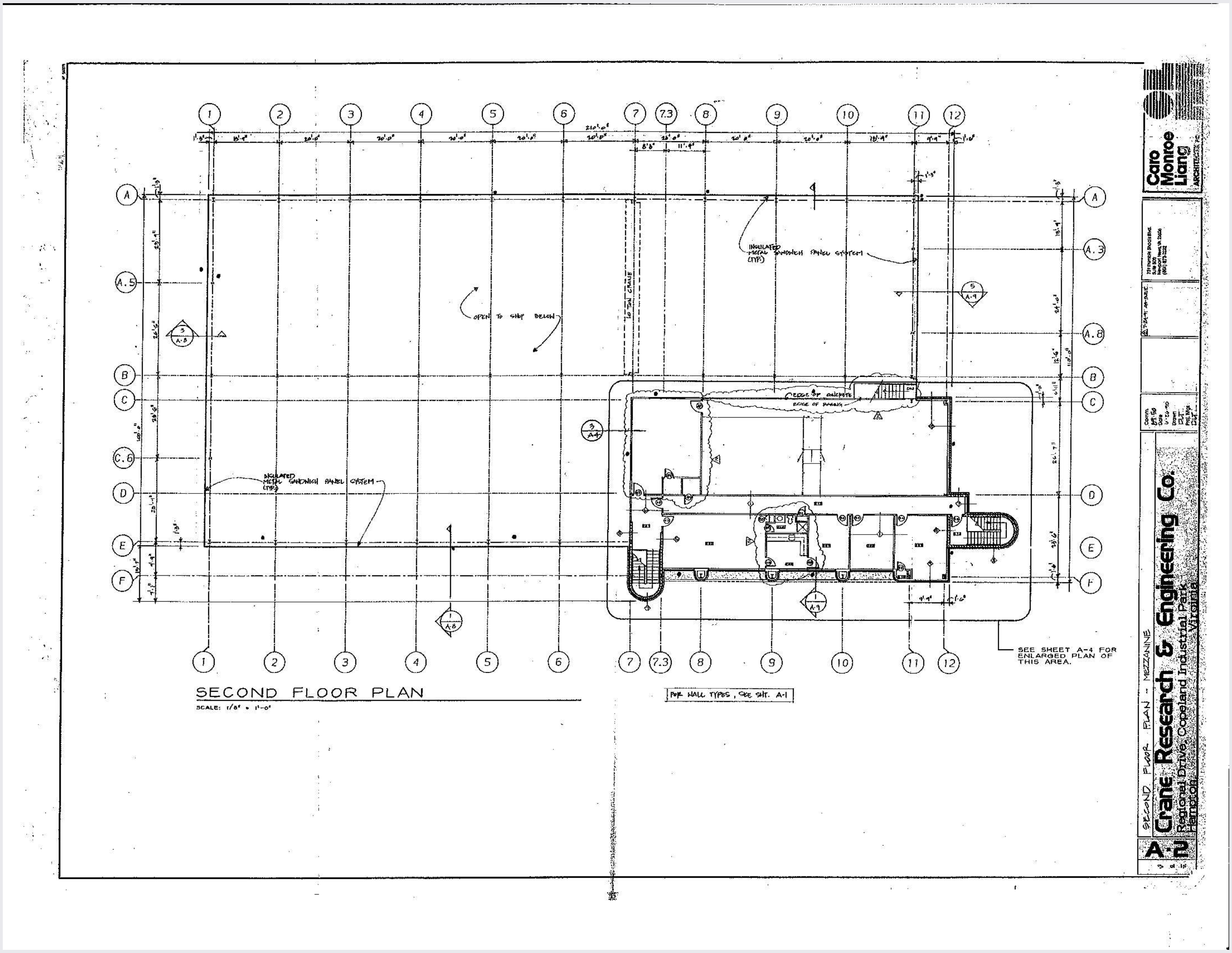
IMAGES



FLOOR PLANS - FIRST FLOOR OF MAIN BULDING



FLOOR PLANS - SECOND FLOOR OF MAIN BULDING



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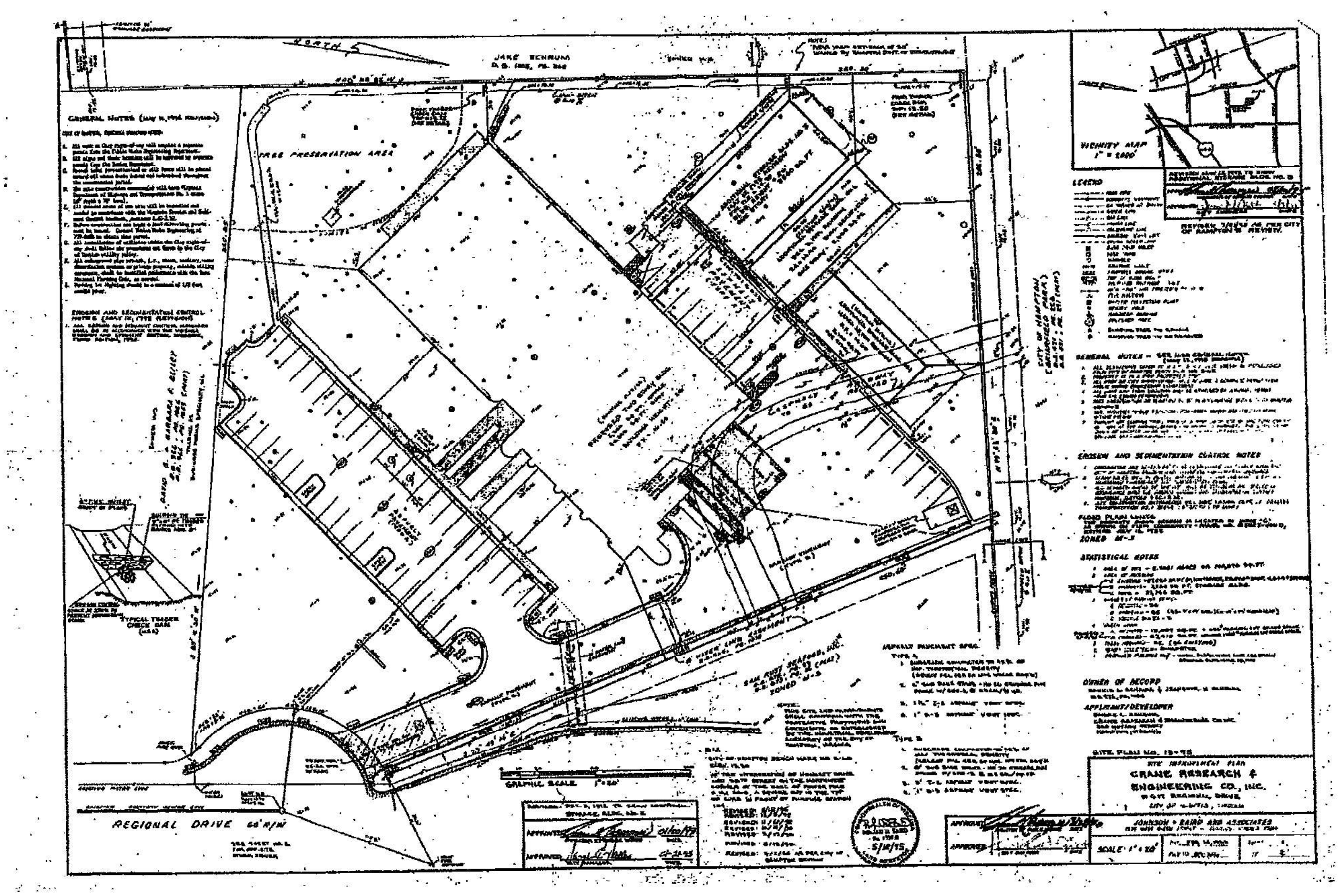
SITE



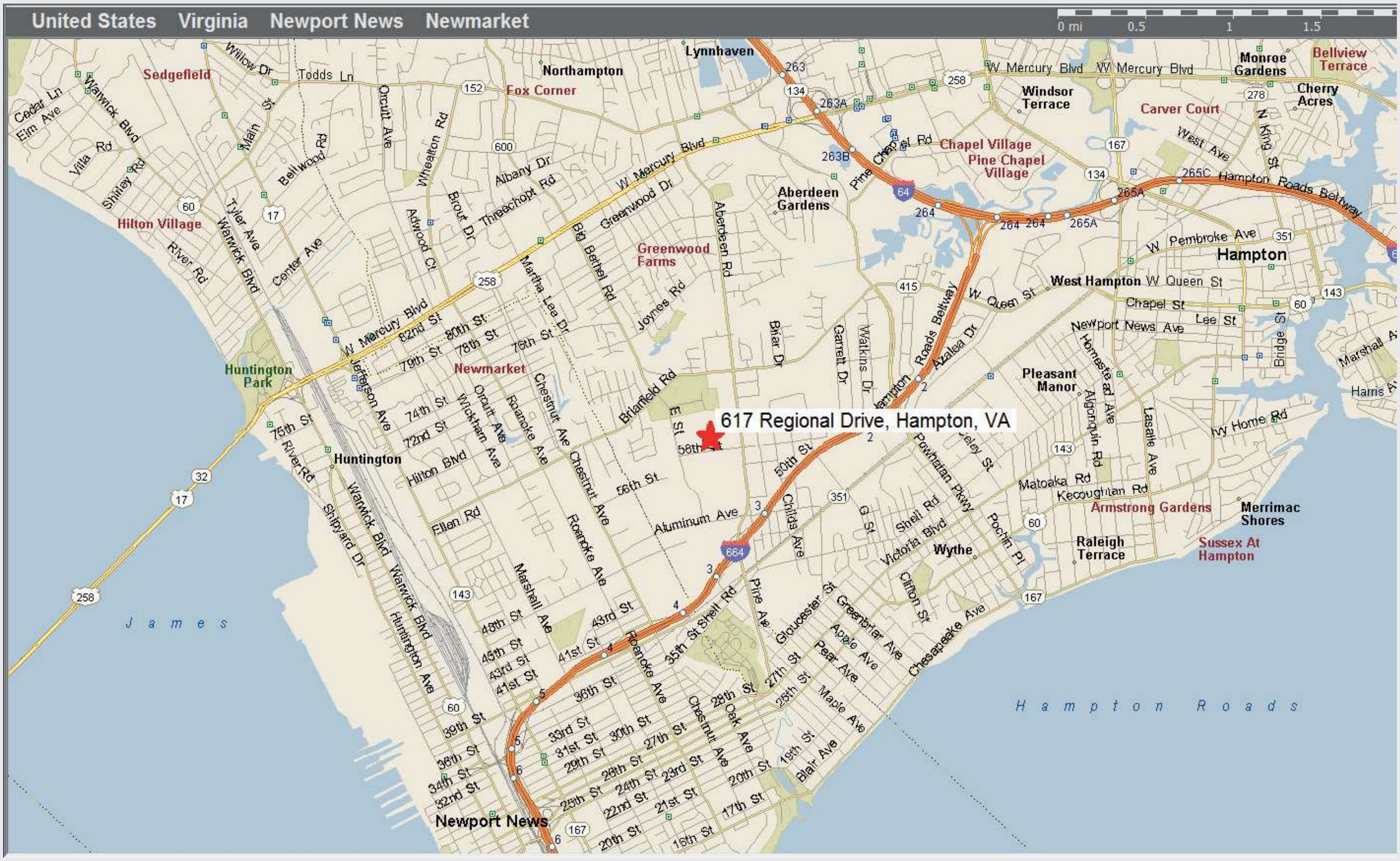
TREE PRESERVATION AREA
REGIONAL DRIVE
VICINITY MAP
CRANE RESEARCH & ENGINEERING CO., INC.

LOCAL MAP


SITE
E St
Regional Dr


Cunningham Dr
W Mercury Blvd
278
Warwick Blvd
Todds Ln
152
134
Main St
Coliseum Dr
N King St
600
Power Plant Pkwy
Wheaton Rd
64
N Armistead Ave
Settlers Landing Rd
415
17
258
32
SITE
Shell Rd
Lasalle Ave
Powhatan Pkwy
James River Bridge
Briarfield Rd
E St
Aluminum Ave
143
664
Roanoke Ave
Aberdeen Rd
Victoria Blvd
60
39th St
167
Jefferson Ave
25th St
Huntington

LOCAL MAP



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AGENCY DISCLOSURE

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IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:
THEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:
THEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.
BUYER AND SELLER (ACTING AS A DUAL AGENT):

THEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE _X_ LISTING BROKER, __ BUYER BROKER, __ DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.
ACKNOWLEDGED BY:

____________________________ ________________________________
WALTZ COMMERCIAL REAL ESTATE, LLC