

For Sale - Industrial Investment Property
OFFICE/WAREHOUSE/LARGE YARD AREA
711 Howmet Drive, Hampton, VA 23661

± 17,850 Sq. Ft.
ON 1.59 ACRES



SALES PRICE: \$2,200,000.00 | CAP RATE: 7% | Freestanding Building

Freestanding Office/Warehouse
with Large Yard Area

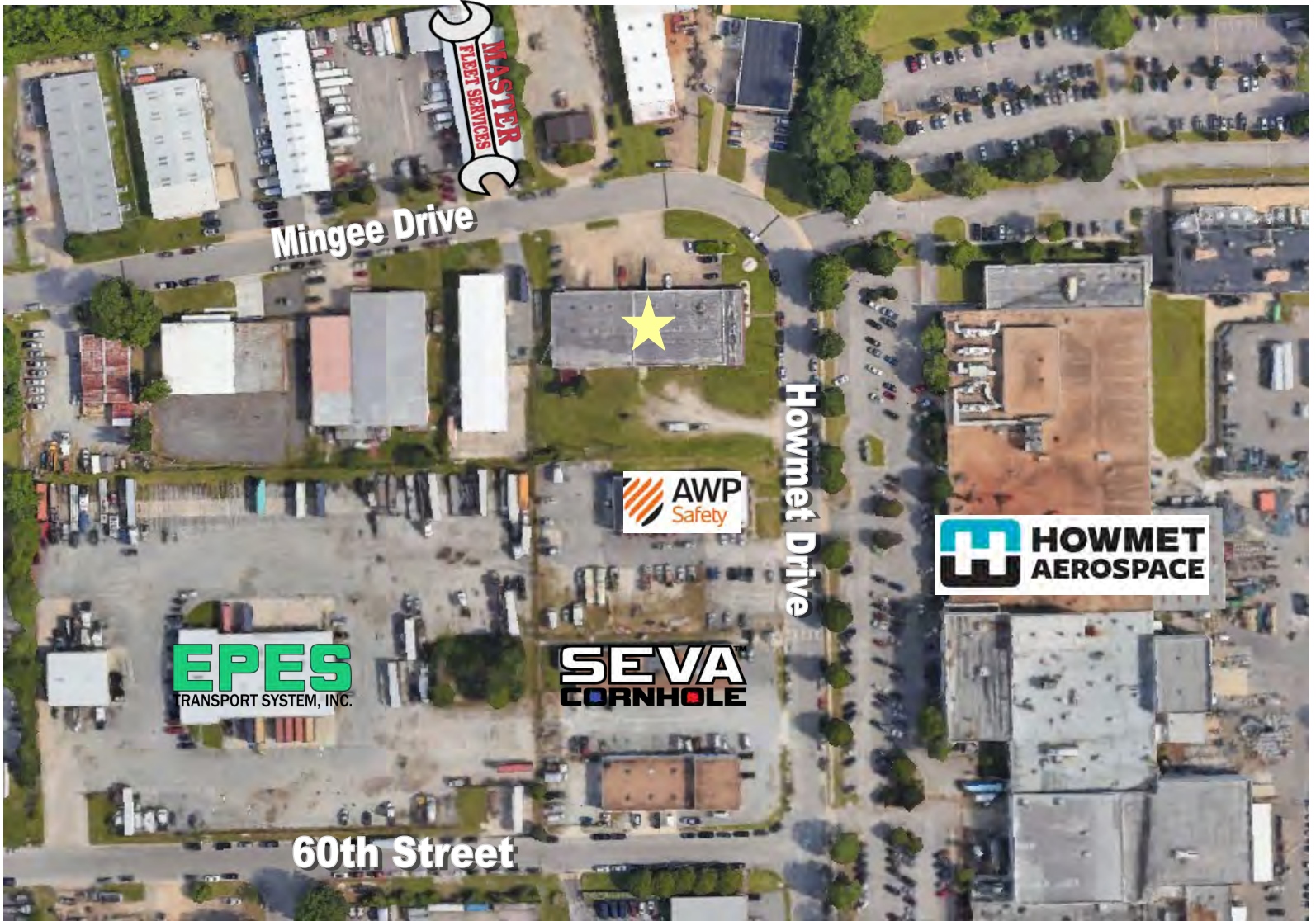
- Approximately 17,850 SF freestanding office/warehouse building, situated on 1.59 acres.
- **Located in Hampton Industrial Park**
- **Zoning:** M-3 Zoning
- **LOADING:** Five (5) drive-in loading doors and one (1) dock-height door, 1 Elevator with 1 FRT
- **Building Height:** approx. 17' ±
- **Good Parking,** including 15 spaces
- **Tenant: CE Thurston & Sons, Inc.**
- **Tenant Website:** www.CEThurston.com
- **Notable Neighbors:** Howmet Aerospace, SEVA Cornhole, EPES Transport, Master Fleet Services, Atlantic Plumbing, Heating, & Air, Ward Marine Enterprises & Sign Media, and AWP Safety.



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711 Howmet Drive, Hampton, VA 23361



Proximity to Airport

Drive

Distance

Newport News/Williamsburg International

23 Minutes

13.3 Miles

Norfolk International

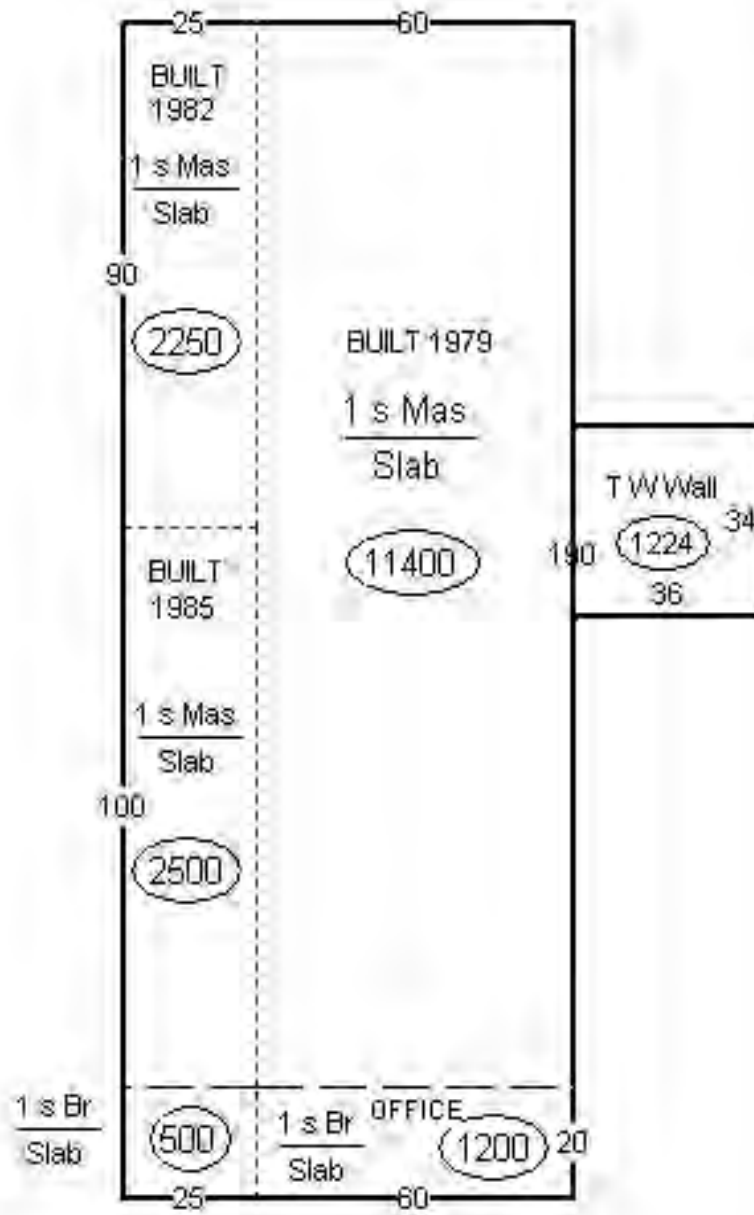
33 Minutes

21.0 Miles

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Loading Area





PAVING

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711 HOWMET DRIVE