CUSHMAN & WAKEFIELD | THALHIMER

MEADOW COUNTRY ROAD

Suffolk, Virginia, 23434

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±43.85 ACRES

ZONED INDUSTRIAL FOR SALE

INDIVIDUAL OR COMBINED

PROPERTY DETAILS

PARCEL 44*119

Total Acreage: 31.11 Acres (est)

Developable Acreage: 23.44 Acres (est)

Zoning: M-2, Heavy Industrial

Studies Available: Preliminary Wetlands JD, Plat, Geotechnical

PARCEL 44*118

Total Acreage: 12.74 Acres (est)

Developable Acreage: 8.00 Acres (est)

Zoning: M2, Heavy Industrial

Zoning: M-2 - Heavy Industrial

Utility providers and service to site:

- Electric: Dominion Energy - transmission lines adjacent
- Gas: Virginia Natural Gas
- Water: City of Suffolk, 12" line
- Sewer: HRSD, 8" sewer at Airport Road
- Telecommunications: Cox and Verizon

Airport Overlay District: Prohibits residential development

Soil Types: Eunola, Goldsboro, Lynchburg and Rains fine sandy loams primarily 0 to 2% and 2% to 6% slopes

Incentives: Foreign Trade Zone 20 eligible; Local, state and port-sponsored grants available

Pricing: $75K /usable acre

ZONING | PERMITTED USES

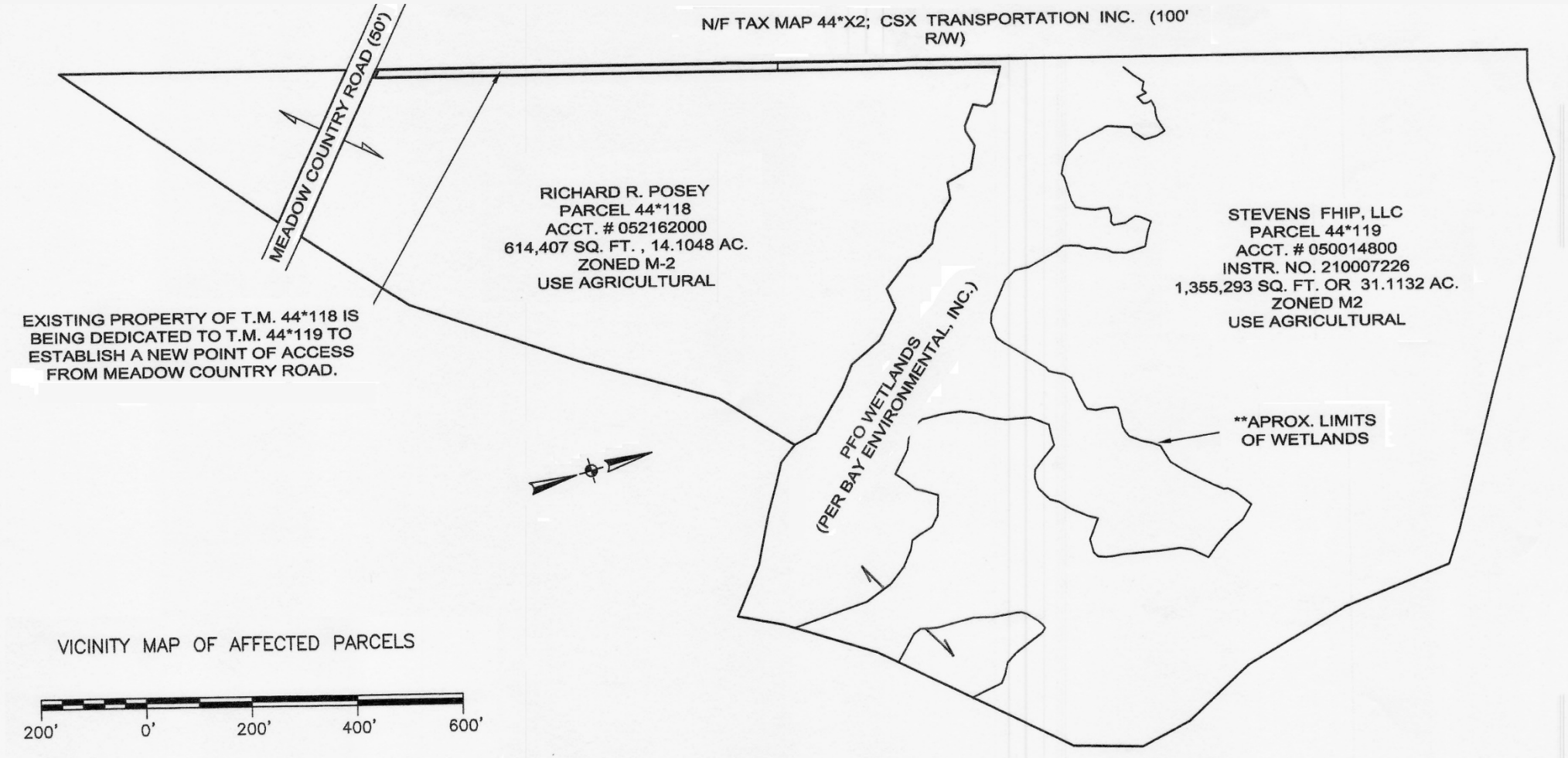
M-2, General Industrial. Areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

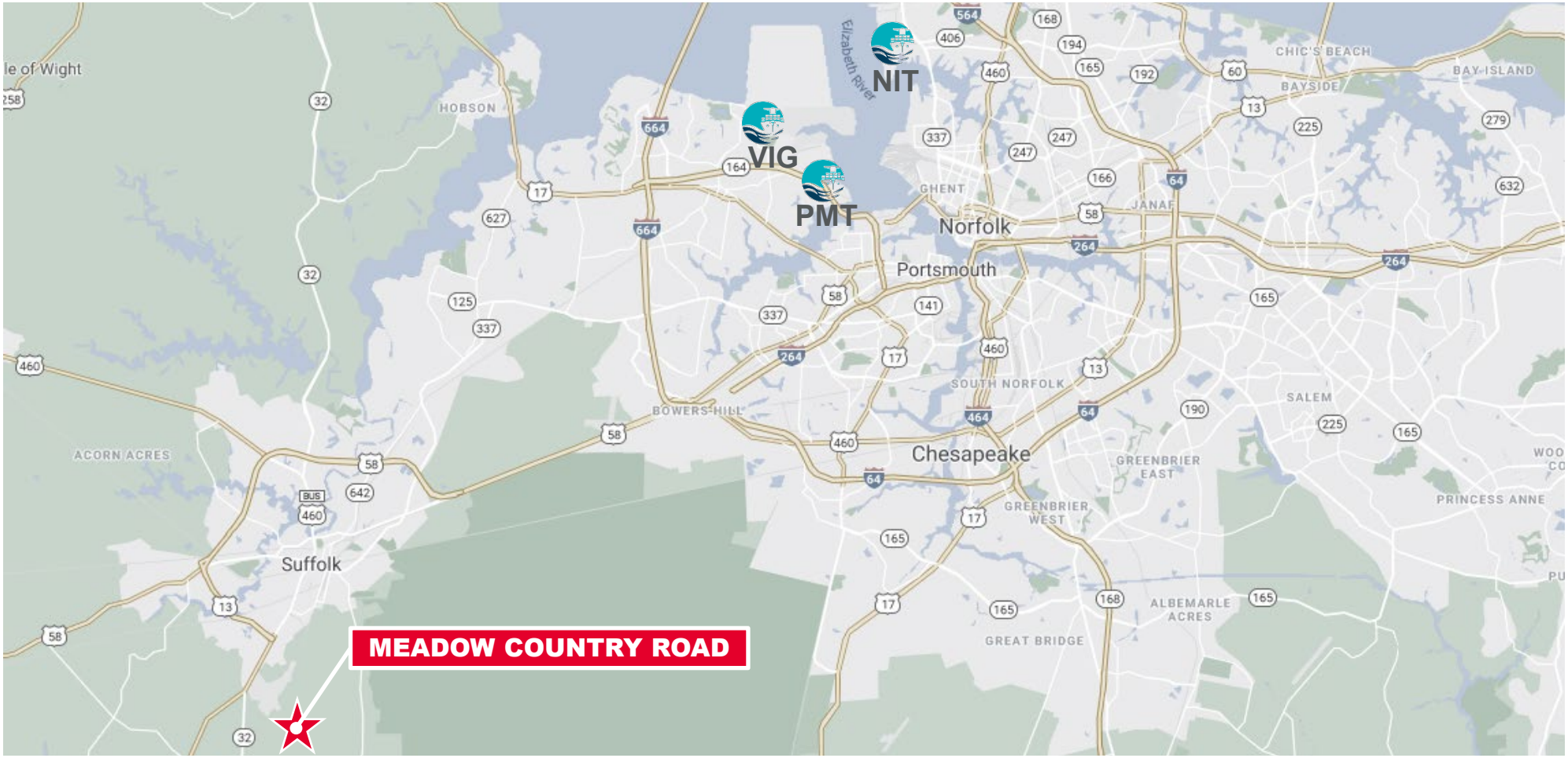
The M-2 district is established in order to provide sites suitable for natural resource extractive uses, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the M-1 district.

Permitted uses include, but are not limited to, food processing and manufacturing, heavy equipment manufacturing, truck terminal operations, warehouse and freight storage, general warehousing and wholesaling.

Additional uses permitted with a conditional use permit (CUP) include auto storage lot, container depot, aggregate storage, borrow pits, and other similar uses.

SITE PLAN


N/F TAX MAP 44*X2; CSX TRANSPORTATION INC. (100' R/W)
MEADOW COUNTRY ROAD (50')
RICHARD R. POSEY
PARCEL 44*118
ACCT. # 052162000
614,407 SQ. FT. , 14.1048 AC.
ZONED M-2
USE AGRICULTURAL
STEVENS FHIP, LLC
PARCEL 44*119
ACCT. # 050014800
INSTR. NO. 210007226
1,355,293 SQ. FT. OR 31.1132 AC.
ZONED M2
USE AGRICULTURAL
EXISTING PROPERTY OF T.M. 44*118 IS BEING DEDICATED TO T.M. 44*119 TO ESTABLISH A NEW POINT OF ACCESS FROM MEADOW COUNTRY ROAD.
PFO WETLANDS (PER BAY ENVIRONMENTAL, INC.)
**APROX. LIMITS OF WETLANDS
VICINITY MAP OF AFFECTED PARCELS
200' 0' 200' 400' 600'



LOCATION ATTRIBUTES

58	460	664 / 264	64 (Hampton)	PMT	VIG	NIT
3.5 Miles 5 Minutes	9.2 Miles 10 Minutes	20.3 Miles 20 Minutes	39.5 Miles 39 Minutes	29.4 Miles 35 Minutes	30.6 Miles 32 Minutes	34 Miles 42 Minutes

Immediate Access
to Carolina Road and Route 58 Bypass

Unencumbered Transit
two stoplights between Meadow Country Road and VIG

2/3rds of the US Population
within one day's drive

Suffolk Executive Airport
directly adjacent to the property

Foreign Trade Zone #20
eligible for additional tax incentives

Third Highest Concentration Per Capita
employed in coffee / tea processing in the US

4,000+ military retirees
join civilian labor force each year

Regional Strengths

$5.5 Billion
Total value of public roadway infrastructure projects recently completed or currently underway in region

91k Military Personnel
Stationed in the region with spouses and significant others participating in the labor market. Nearly 4,000 personnel retire and stay, entering the civilian labor force

55’ Deep
Port of Virginia deepening channels to 55’ and widening to allow for two-way ship traffic in and out of the Harbor

#1 Port
In North America as ranked by the World Bank’s 2021 Container Port Performance Index based on efficiency, investment and growth

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