



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

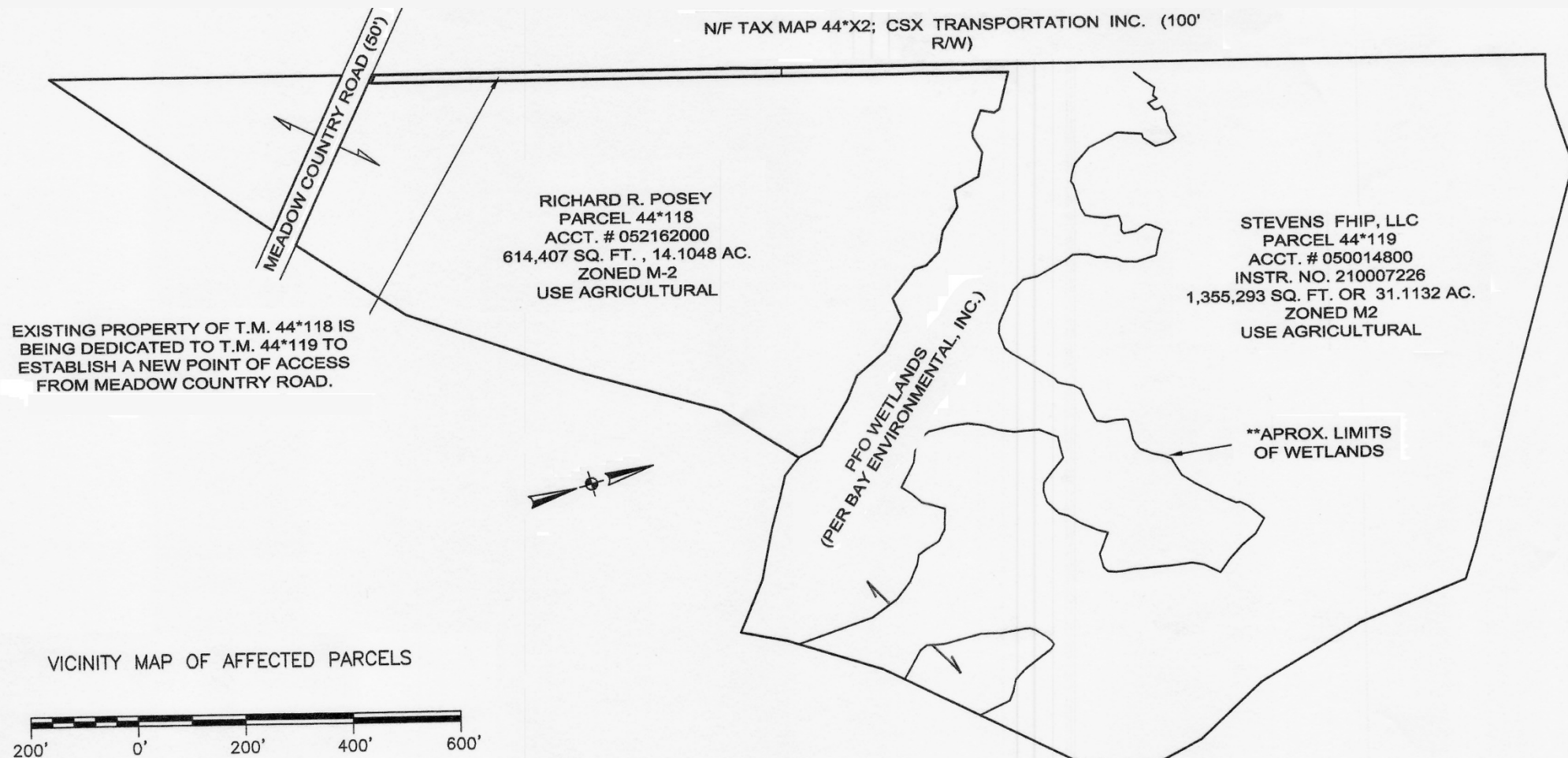
M-2, General Industrial. Areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

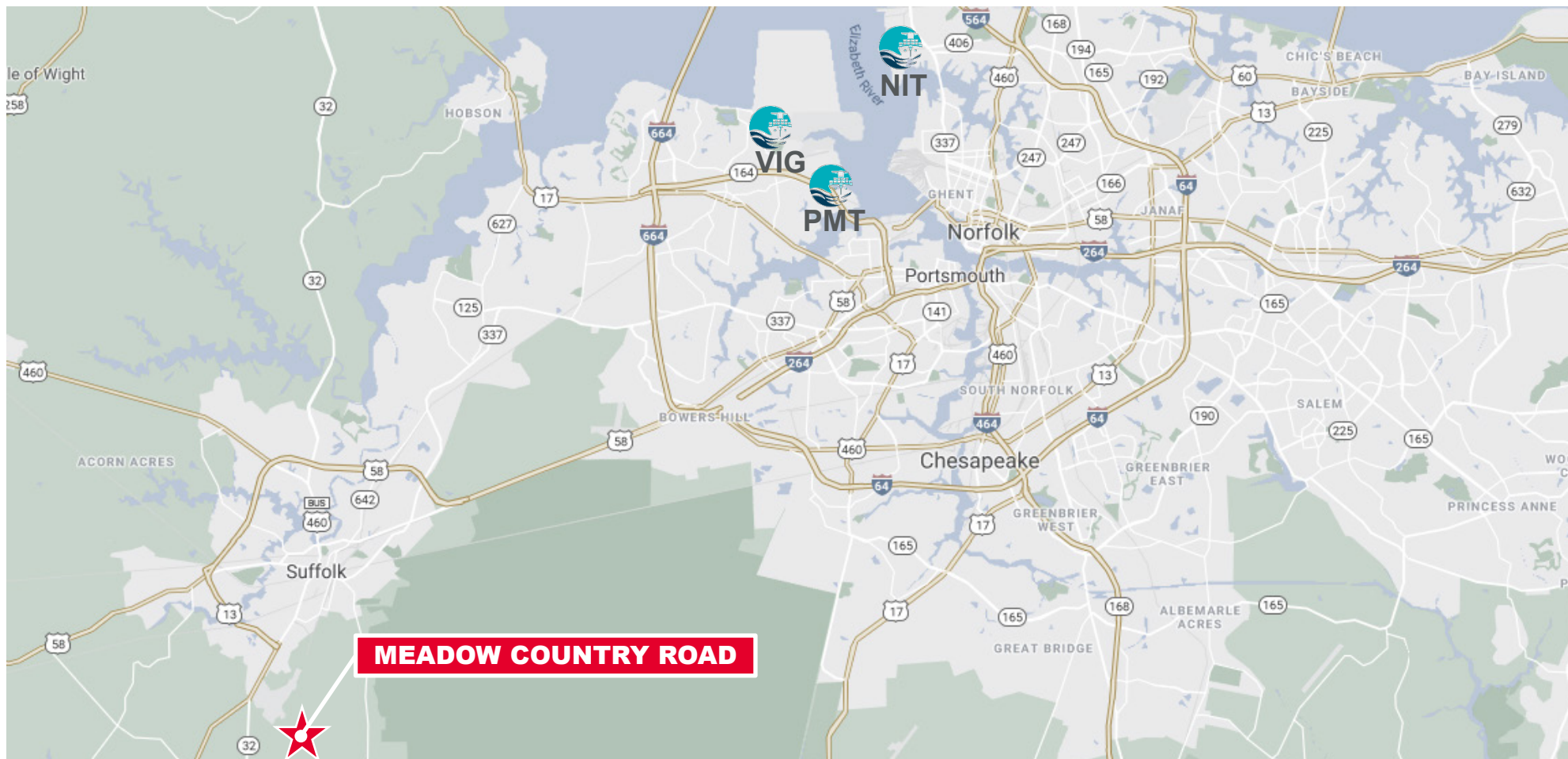
The M-2 district is established in order to provide sites suitable for natural resource extractive uses, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the M-1 district.

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





LOCATION ATTRIBUTES

 3.5 Miles 5 Minutes	 9.2 Miles 10 Minutes	 20.3 Miles 20 Minutes	 (Hampton) 39.5 Miles 39 Minutes	 PMT 29.4 Miles 35 Minutes	 VIG 30.6 Miles 32 Minutes	 NIT 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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