

FOR SALE

INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY

15352 Merry Cat Ln | Belle Haven, VA 23306



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

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EXECUTIVE SUMMARY

INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY

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OFFERING SUMMARY

Sale Price:	\$845,000
Building Size:	±23,250 SF
Lot Size:	±18 acres (±3.3 Acres Upland)
Price / SF:	\$36.34
Year Built:	1981
Zoning:	B-1

PROPERTY OVERVIEW

S.L. Nusbaum Realty Co. is pleased to present 15352 Merry Cat Lane, a ±23,250-square-foot industrial facility on ±18.0 acres in Belle Haven, Virginia. Originally developed as a regional beverage distribution center and now occupied by a foam fabrication and distribution company, the property is well-suited for manufacturing, fabrication, warehousing, and logistics operations. With approximately ±3.3 acres of developable upland offering outdoor storage and expansion potential, combined with direct access to U.S. Route 13, this is a rare industrial opportunity on Virginia's Eastern Shore.

PROPERTY HIGHLIGHTS

- Approx. 20'–24' clear ceiling heights
- Drive-through clear-span warehouse configuration for efficient truck circulation
- ±23,250 SF in three sections
 - **Section 1:** ±1,275 Office – Fully Conditioned
 - **Section 2:** ±16,225 SF Warehouse – Gas Heat only.
 - **Section 3:** ±5,750 SF - Fully Conditioned and Insulated by former occupant – Beer Distributor – for product storage.
- One dock-high loading door, two 12' x 12' drive-in doors, and two 14' x 14' drive-in doors
- Secure, fenced outdoor storage yard
- Located approximately ¼ mile from U.S. Route 13 via a signalized intersection
- ±3.3 acres of developable upland with outdoor storage and expansion potential

ADDITIONAL PHOTOS

INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY

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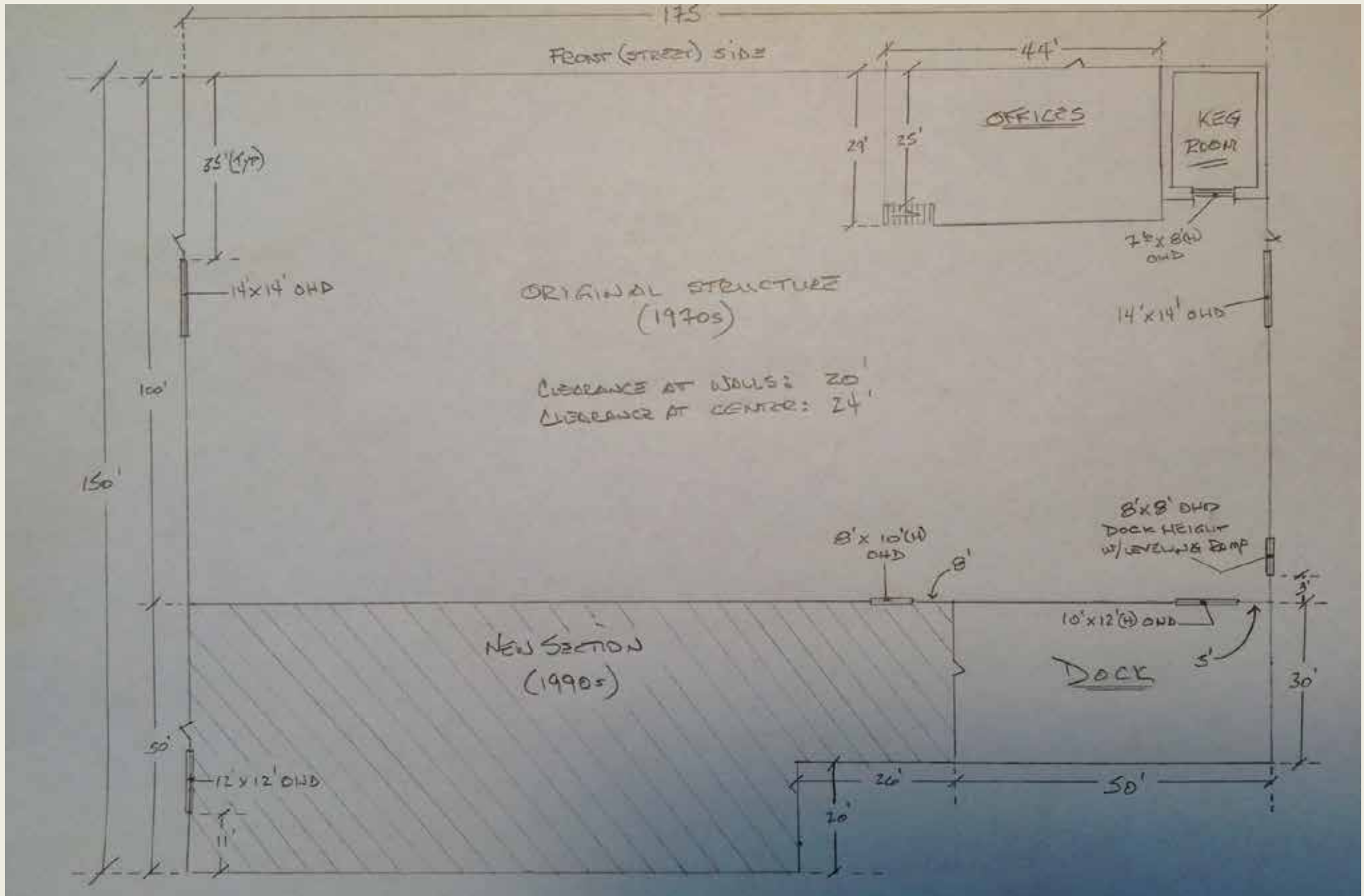
FLOOR PLAN

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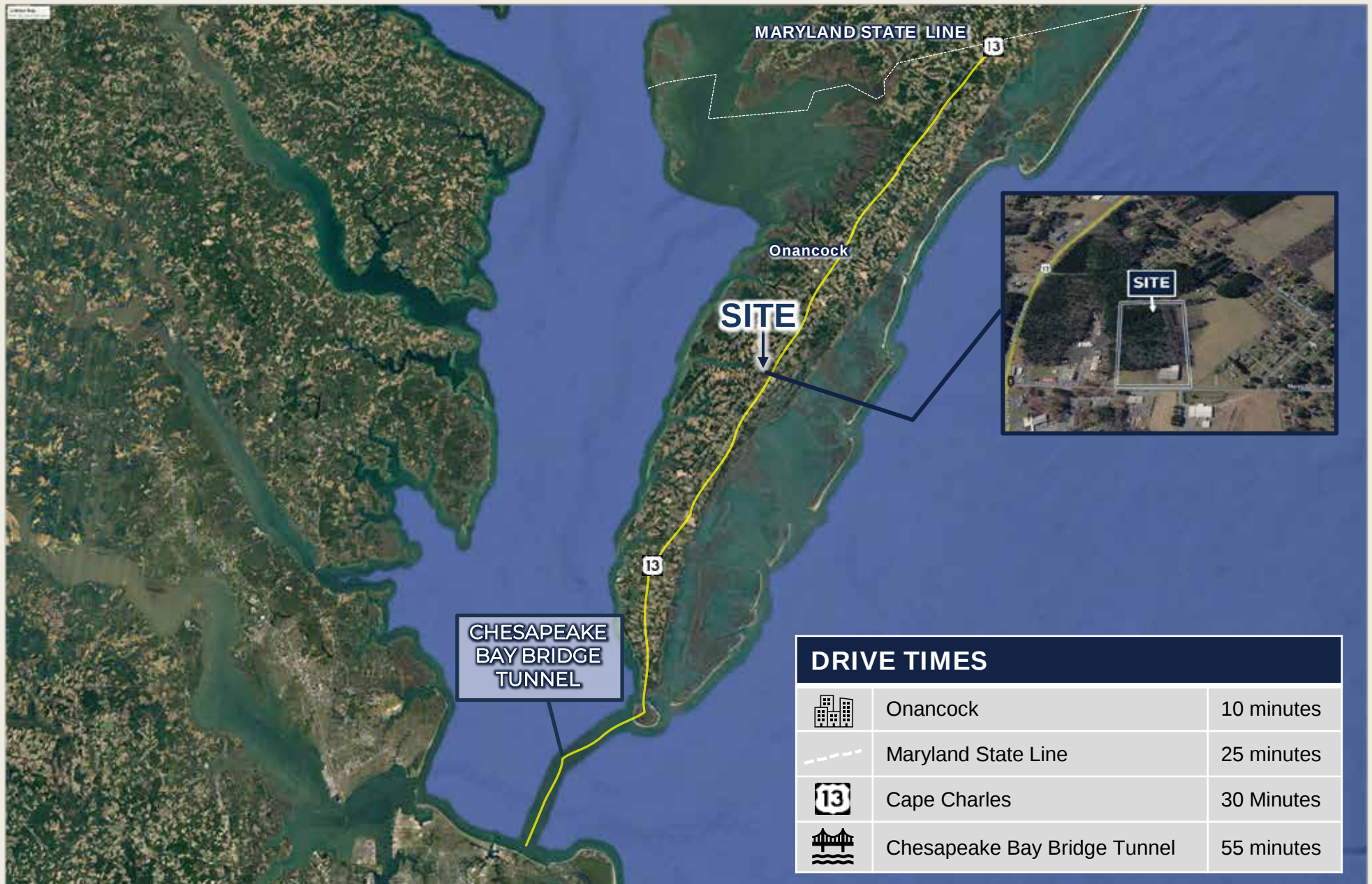
LOCATION MAP

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REGIONAL HIGHLIGHTS

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Labor is drawn from both Northampton and Accomack Counties, providing access to a regional workforce with experience in manufacturing, agriculture, transportation, seafood processing, construction, and related trades.

Combining a proven manufacturing and distribution legacy with flexible industrial infrastructure, the property is well-positioned to support a diverse range of manufacturing, processing, warehousing, and logistics users.



Strategically positioned along U.S. Route 13 on Virginia's Eastern Shore, the site benefits from exceptional regional and interstate connectivity. Route 13 serves as a four-lane transportation corridor providing direct access to Hampton Roads, the Port of Virginia, NASA Wallops Flight Facility, and major Mid-Atlantic and East Coast markets from Richmond to Washington, D.C., Baltimore, Philadelphia, and New York, while connecting to I-64, I-264, I-464, I-564, and I-664 within 25 miles or less.

Located less than one hour from Virginia's Eastern Shore, Norfolk International Airport serves as the region's primary commercial aviation gateway, offering convenient daily connections to major destinations across the United States and around the world.



INCENTIVE PROGRAMS

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The subject property benefits from eligibility for significant Federal and State incentive programs that offer significant savings to the owner. Consult your tax advisor to determine how the incentives may specifically benefit you.

ENTERPRISE ZONE INCENTIVES

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.



Enterprise Zone Real Property Investment Grant. Qualified zone investors (entities and individuals) making a qualified investment in industrial, commercial, or mixed-use real property located within an Enterprise Zone are eligible for a cash grant. The grant is equal to 20% of the investment up to a maximum of \$100,000 for companies investing less than \$5 million in qualified real property investments.

Enterprise Zone Job Creation Grants. Qualified businesses in an Enterprise Zone are eligible for cash grants for permanent net new jobs created over a four-job threshold. New jobs that pay at least \$10.88 per hour are eligible for a maximum grant of \$500 per position per year for up to five years.

Local Enterprise Zone Incentives. The City offers significant tax abatements for improvements made to the subject property. Click on the links below for more information.

Northampton County Incentives – Click [HERE](#)

Accomack County Incentives. – Click [HERE](#)

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OPPORTUNITY ZONE INCENTIVES

The subject property resides in a Federally designated Opportunity Zone. A buyer may use the proceeds of a sale of tangible assets such as stocks, bonds, or commercial real estate to purchase the subject property. The capital gains taxes that would otherwise be due on the sale of those proceeds may be deferred for up to 10 years. In addition, with 5-10 years of seasoning, an investor can discount his or her capital gains tax bill by 10-15%. In addition, any gain on the sale of the subject property is tax-free after a 10-year hold period.

Click [HERE](#) for more information.



Virginia Opportunity Zone Map

HUBZONE PROGRAM

All of Northampton County is within a federally designated HUBZone.

Click [HERE](#) for more information.



15352 Merry Cat Ln, Belle
Haven, VA 23306, USA

37.546692°, -75.816854°



Qualified HUBZone

Next evaluation date : 2028

[Show Details](#)

CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

CLICK HERE TO LEARN MORE

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