

SALE / LEASE

Mappsville Industrial Facility

13249 LANKFORD HIGHWAY

Mappsville, VA 23407

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
LEASE RATE:	Varies
BUILDING SIZE:	155,000 SF
AVAILABLE SF:	150,000
LOT SIZE:	42+/- Acres
MARKET:	Eastern Shore of Virginia

PROPERTY OVERVIEW

10 MILES TO WALLOPS ISLAND FLIGHT FACILITY

Owner says MAKE OF OFFER! 155,000 sq.ft. manufacturing/warehouse facility on 42+/- acres. Owner will consider leasing. Lease rates from \$4 - \$8 per SF. Originally constructed for high-volume frozen food production - current highest and best use would be manufacturing or warehousing. Currently 6 docks with room for expansion. There are warehouse sections that are ground level where drive-in doors could be installed. The existing fire suppression system has been inspected, maintained and is operable. Locker rooms and large restrooms. Professional office space with private offices, conference rooms, bullpen area and kitchen.

42 +/- acres provides plentiful parking and truck staging area. Entire rear yard area is fenced with guarded booth at the gate entrance.

Electric 480, 3 phase, 6,000 AMP

Space Breakdown:

Manufacturing Area: 89,500 SF

Dry Warehouse: 40,000 SF

Freezer: 15,000 SF *(will need restored)

Cooler: 5,500 SF (will need restored)

Office: 5,500 SF

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ADDITIONAL PHOTOS



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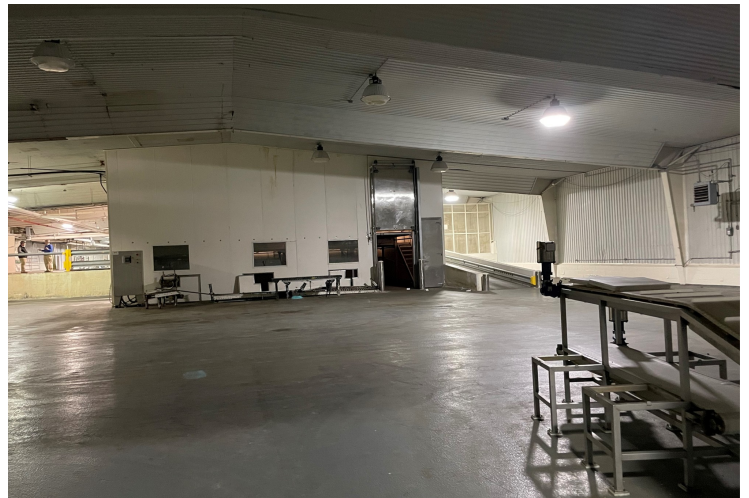
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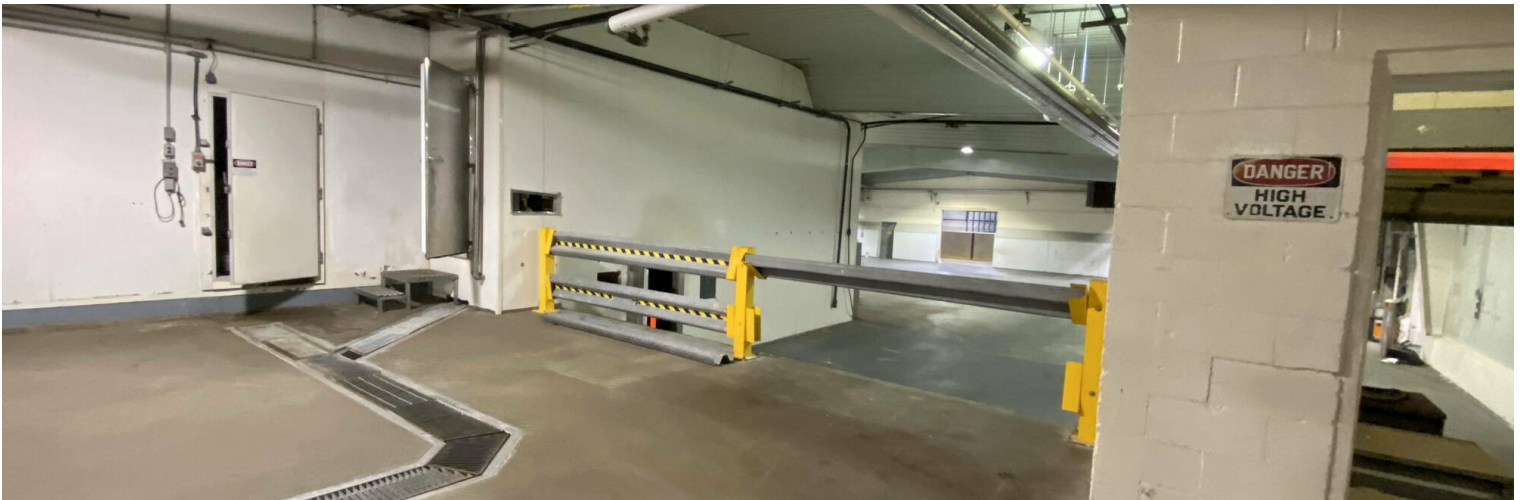
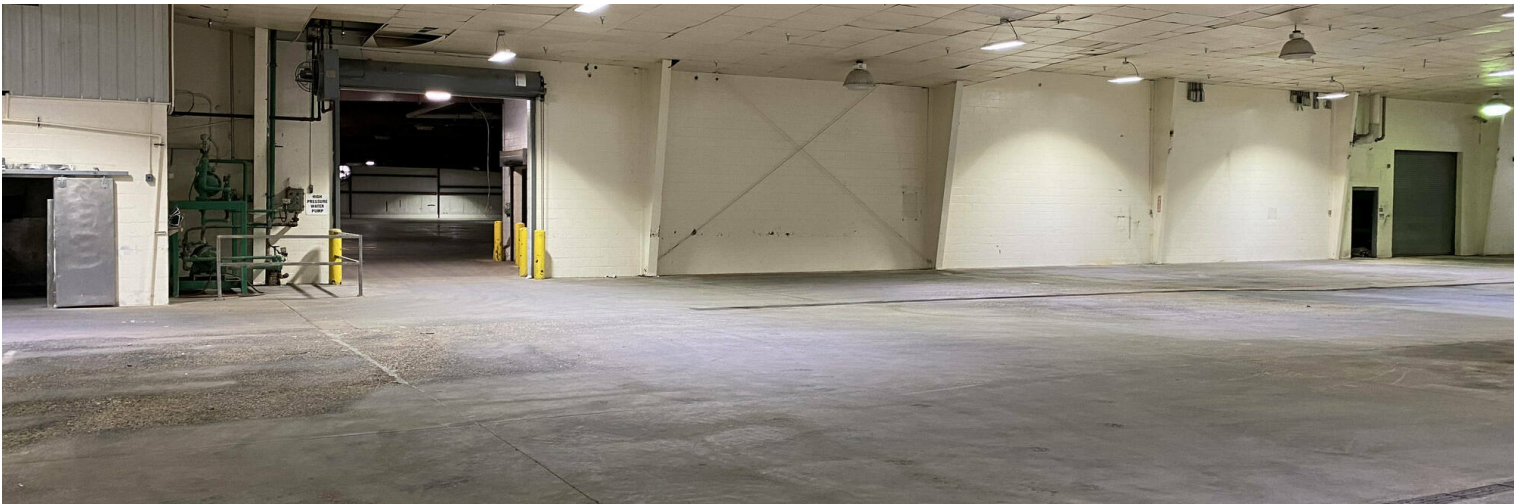
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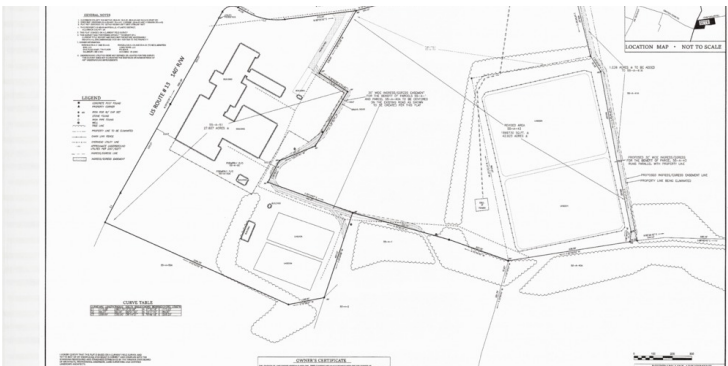
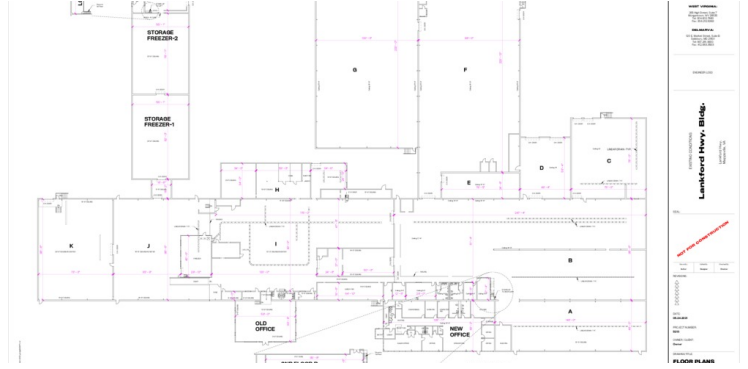
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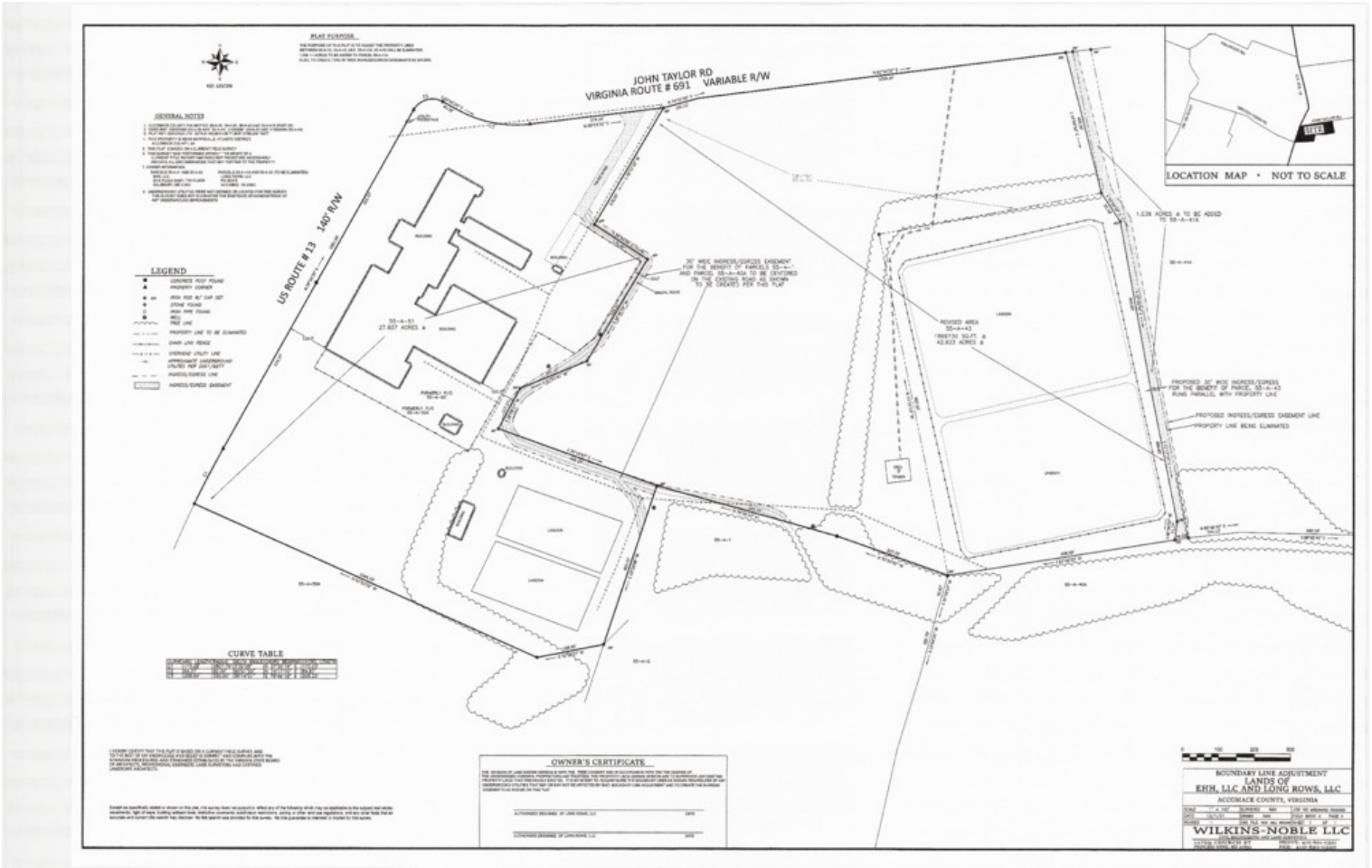
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PLAT MAP



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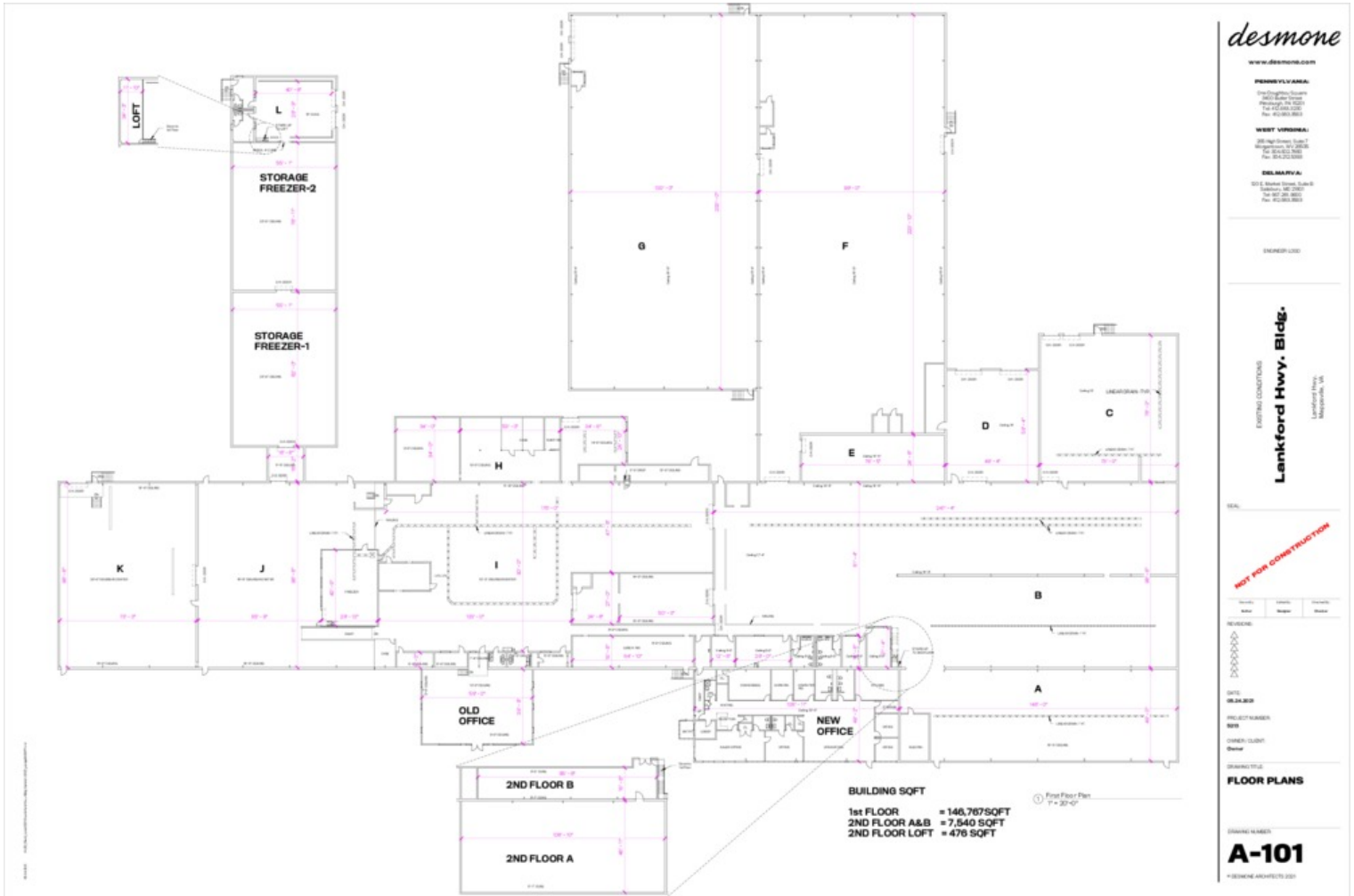
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FLOOR PLANS



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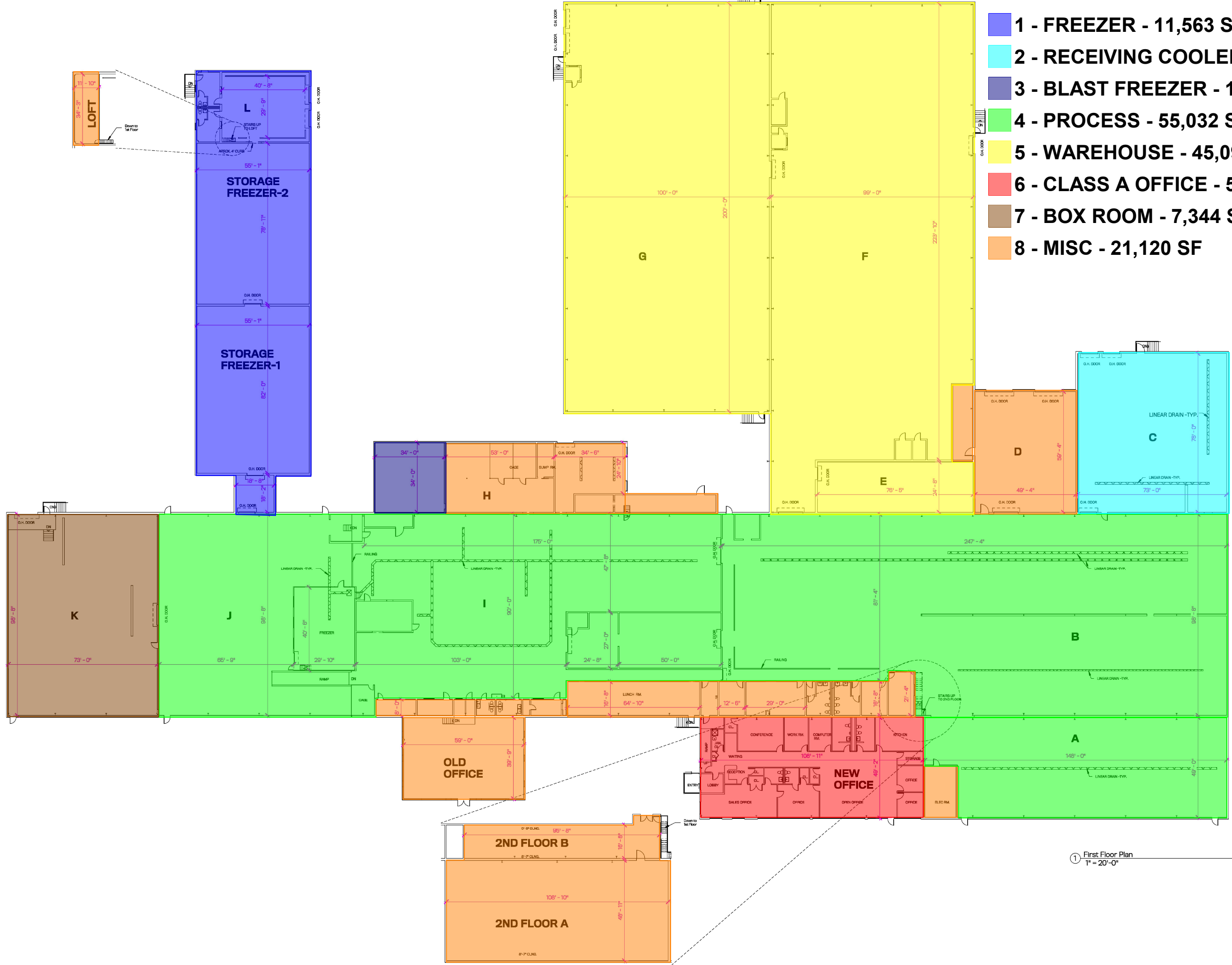
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- 1 - FREEZER - 11,563 SF
- 2 - RECEIVING COOLER - 5,832 SF
- 3 - BLAST FREEZER - 1,208 SF
- 4 - PROCESS - 55,032 SF
- 5 - WAREHOUSE - 45,094 SF
- 6 - CLASS A OFFICE - 5,373 SF
- 7 - BOX ROOM - 7,344 SF
- 8 - MISC - 21,120 SF

none

one.com

VANIA:
y Square
Street
1A 15201
3.3230
3.3563

IGNIA:
et, Suite 7
WV 25505
2.7880
2.5393

RVA:
roet, Suite B
1D 21501
1.9900
3.3563

EXISTING CONDITIONS

Lankford Hwy. Bldg.

Lankford Hwy.
Meppsville, VA

SEAL:

NOT FOR CONSTRUCTION

Drawn By:	Edited By:	Checked By:
Author	Designer	Checker

REVISIONS:

▲

▲

▲

▲

▲

DATE:
05.11.2021

PROJECT NUMBER:
5215

OWNER / CLIENT:
Owner

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:
A-101

DESIGNS ARCHITECTS 2021

① First Floor Plan
1" = 20'-0"

1:\HD\Draws\2021\Lankford Hwy Bldg\Draws\2021\Floorplans\A-101.dwg

PENNSYLVANIA:

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DELMARVA:

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Salisbury, MD 21801
Tel: 667.281.9900
Fax: 412.683.3563

ENGINEER LOGO

EXISTING CONDITIONS
Lankford Hwy. Bldg.

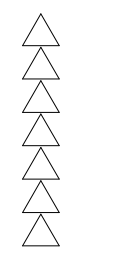
Lankford Hwy.
Mapsville, VA

SEAL:

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Drawn By: Author	Edited By: Designer	Checked By: Checker
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REVISIONS:



DATE:
05.11.2021

PROJECT NUMBER:
5213

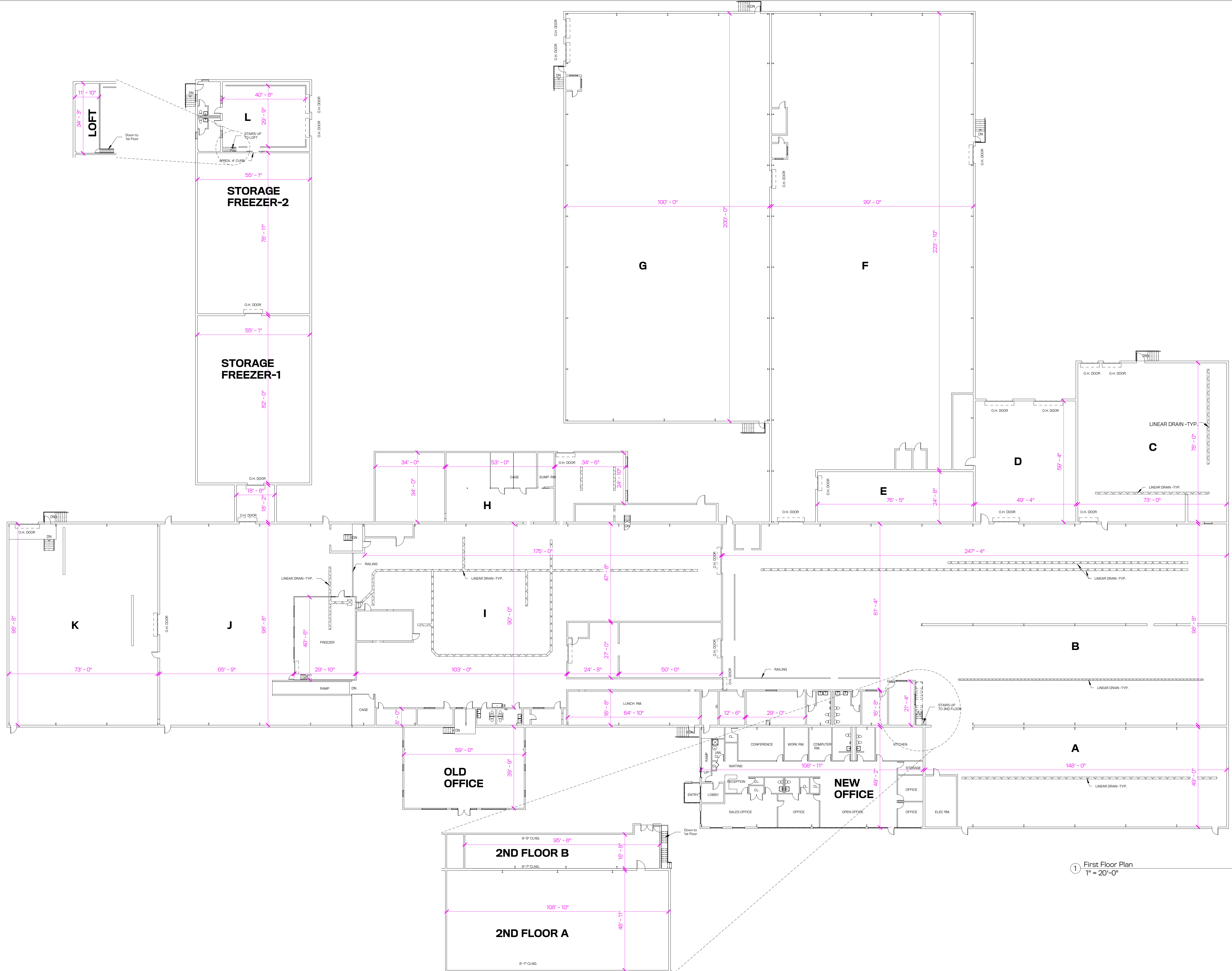
OWNER / CLIENT:
Owner

DRAWING TITLE:
FLOOR PLANS

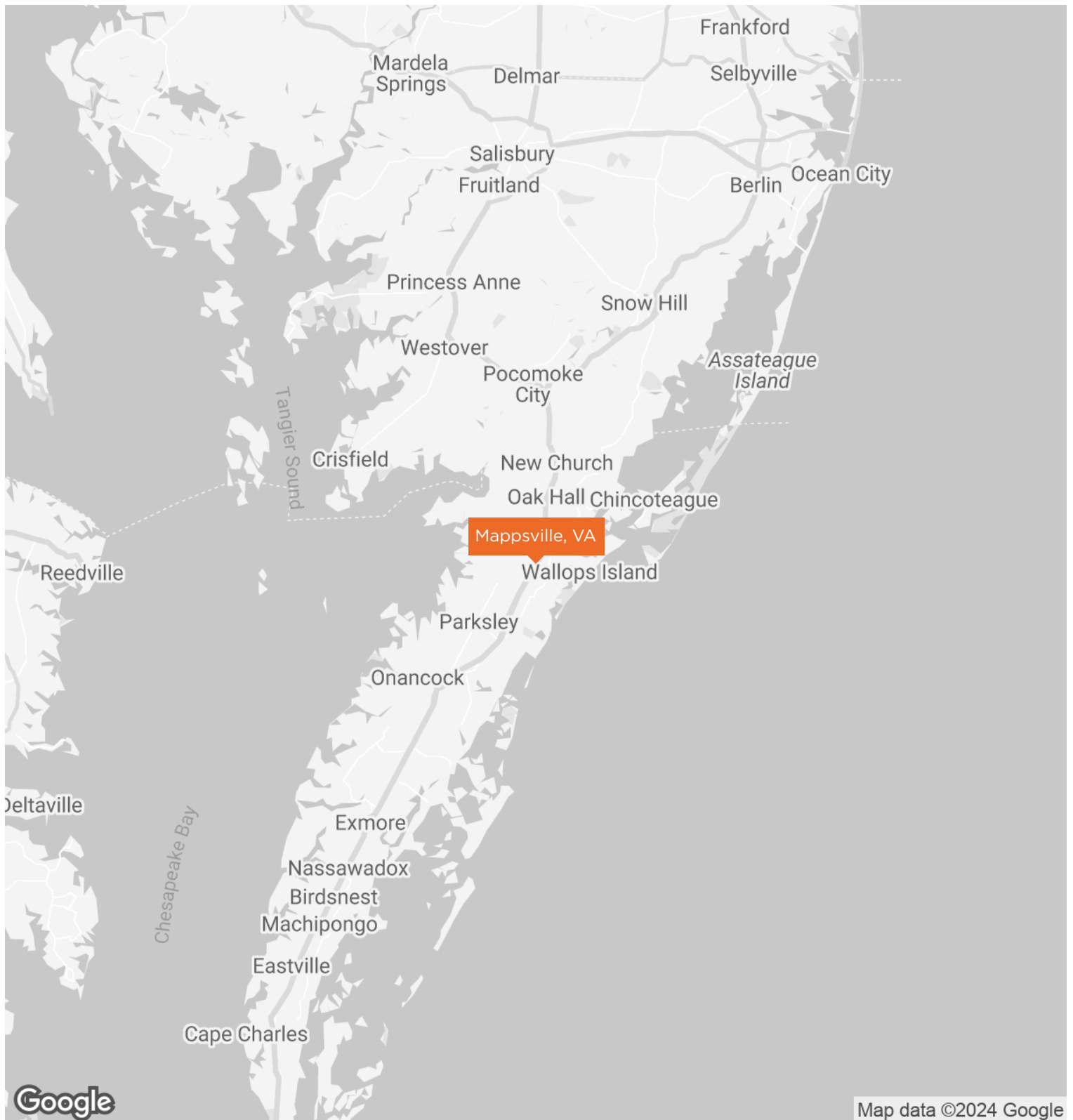
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REGIONAL MAP



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MEET THE TEAM



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