

12201 Lankford Highway

12201 LANKFORD HIGHWAY
Hallwood, VA 23359

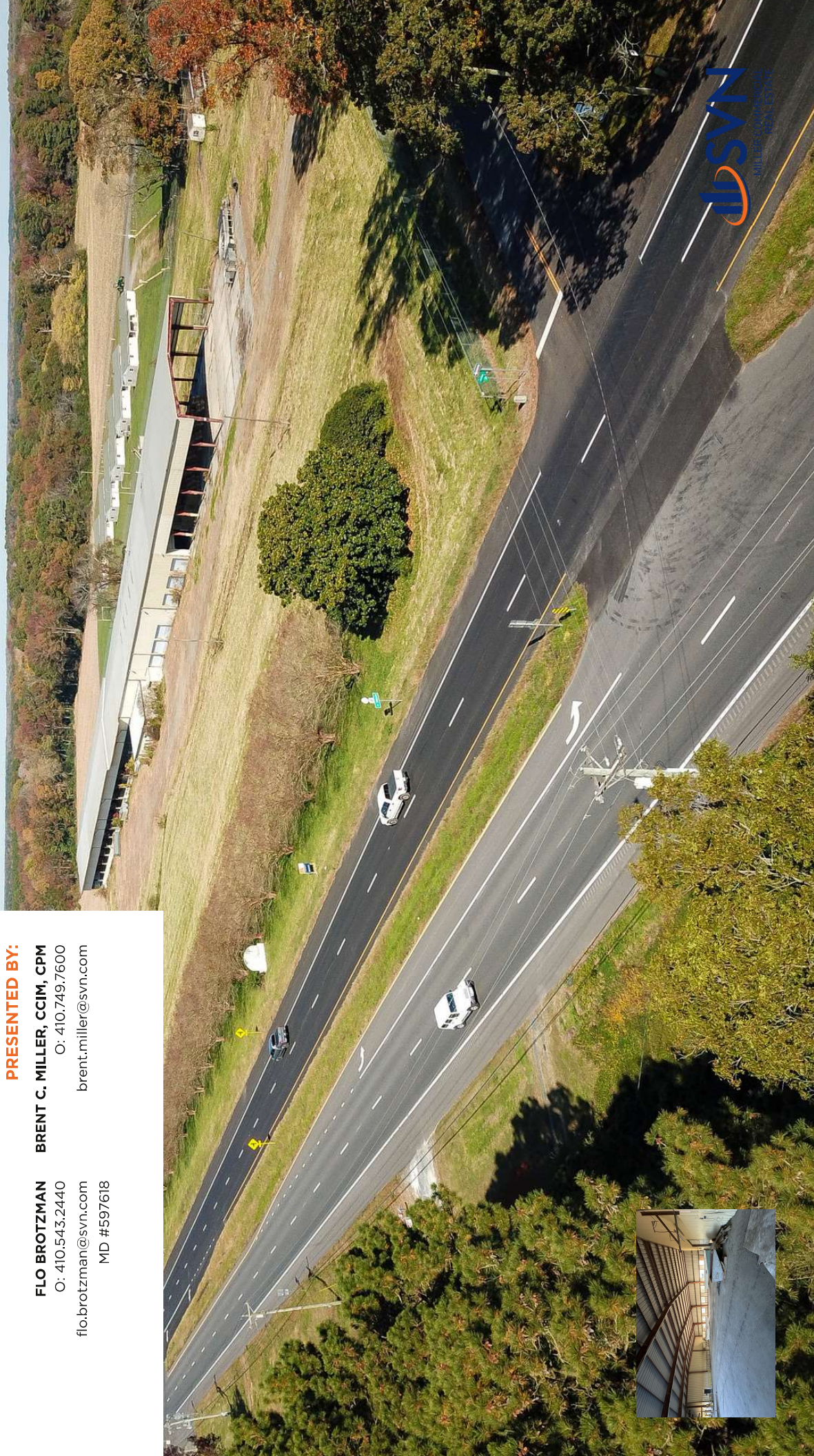


PRESENTED BY:

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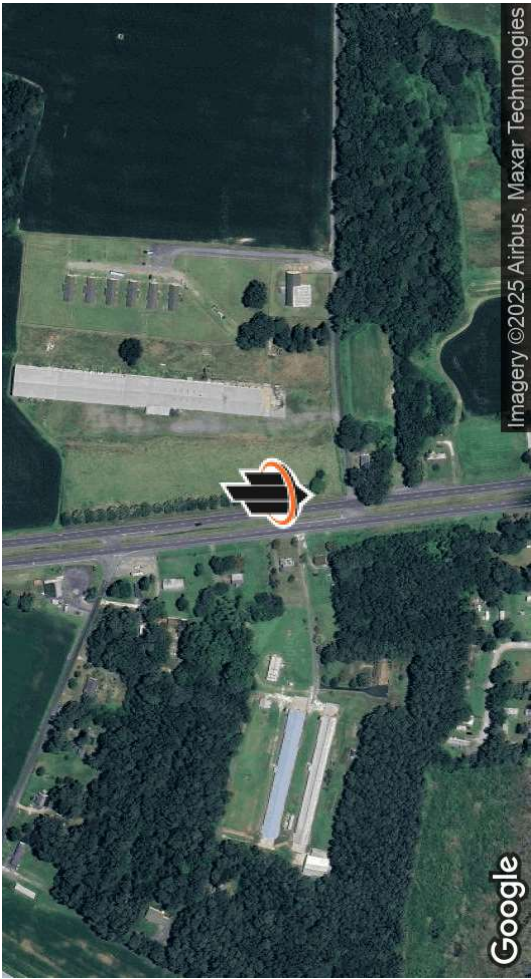
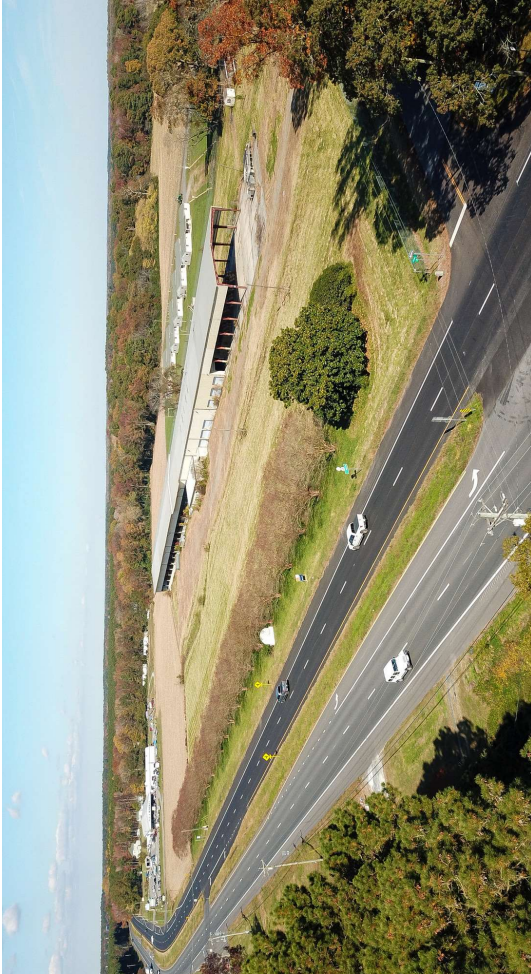
BRENT C. MILLER, CCIM, CPM
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INDUSTRIAL-COMMERCIAL OPPORTUNITY ON
VIRGINIA'S EASTERN SHORE



SVN
MILLER BROTHERS
REAL ESTATE

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	13 Acres +/-
BUILDING SIZE:	70,000 SF warehouse plus pole building

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PROPERTY DESCRIPTION

70,000 +/- industrial warehouse facility on approximately 18 acres (final land area to be determined by survey) Approximately 500 sq.ft. office area with m/w restrooms.

Additional pole building with office/shop

Up to 30' ceiling heights

14 grade level doors (3 - 14 x 12 that are covered and 11 - 14 x 10)

13 dock doors

Fully fenced and gated / Ample truck and trailer parking

PROPERTY DESCRIPTION



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This versatile industrial and commercial property spans approximately 13 acres (final land area per survey) and features a $\pm 70,000$ square-foot industrial warehouse with up to 30-foot ceiling heights, offering exceptional flexibility for manufacturing, distribution, logistics, or specialty commercial operations. The facility includes 14 ground-level doors—three covered—plus 13 dock-high doors, with an interior ramp smoothly connecting ground level to dock height for efficient material handling.

An additional pole building provides extra space for storage, workshops, or overflow capacity. The property is fully fenced and gated, ensuring security, and offers ample truck and trailer parking, accommodating high-volume operations with ease.

Offered “as is,” with no warranties expressed or implied, and priced below assessed value for a quick sale, it represents a unique opportunity for businesses or investors seeking growth on Virginia’s Eastern Shore.

LOCATION DESCRIPTION

Positioned along U.S. Route 13, with additional access from Thornton Road, this property enjoys high visibility and excellent regional connectivity. Accomack County is a thriving agricultural and industrial community, home to major employers such as Tyson Farms and Perdue Products.

The property is located just minutes from the rapidly growing NASA Wallops Flight Facility, providing proximity to a hub of innovation and economic expansion. Its Eastern Shore setting offers a less congested, cost-effective environment while maintaining strong access to transportation corridors, making it an ideal location for commercial or industrial operations.

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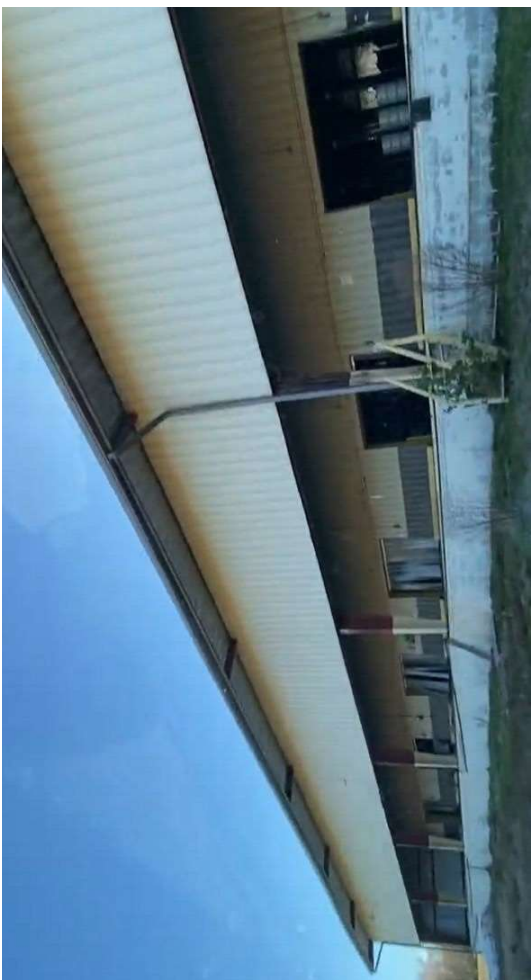
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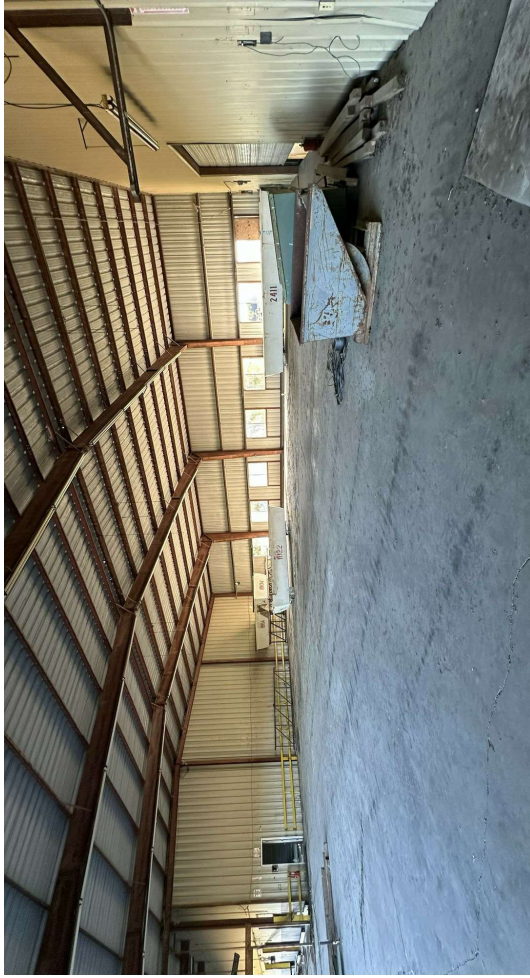
ADDITIONAL PHOTOS



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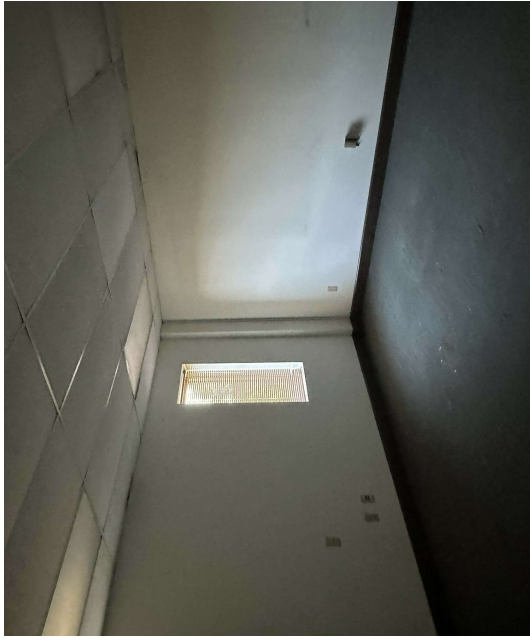
18.81Ac. +/-

9.37Ac. +/-

1279.01'

LANKFORD HWY

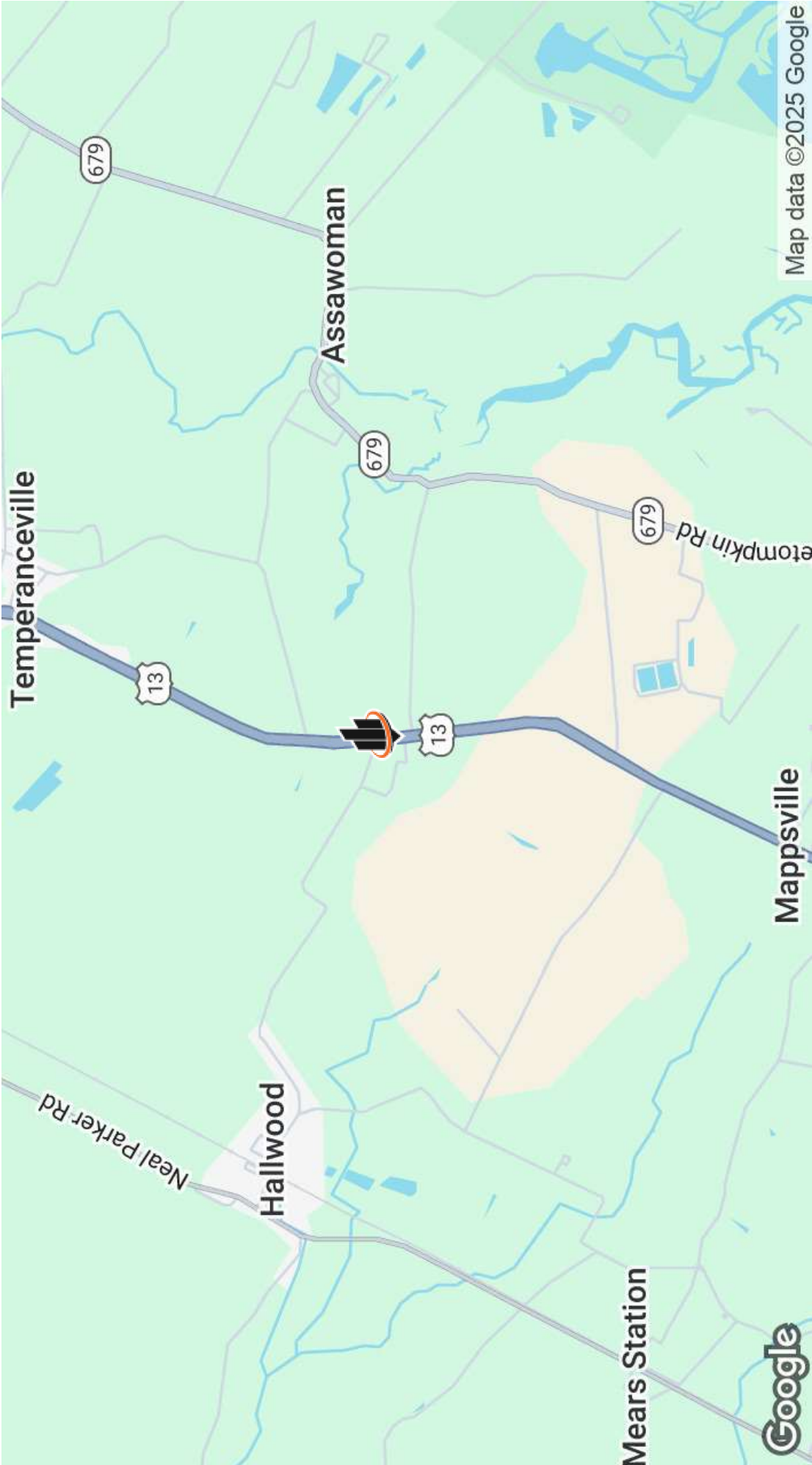
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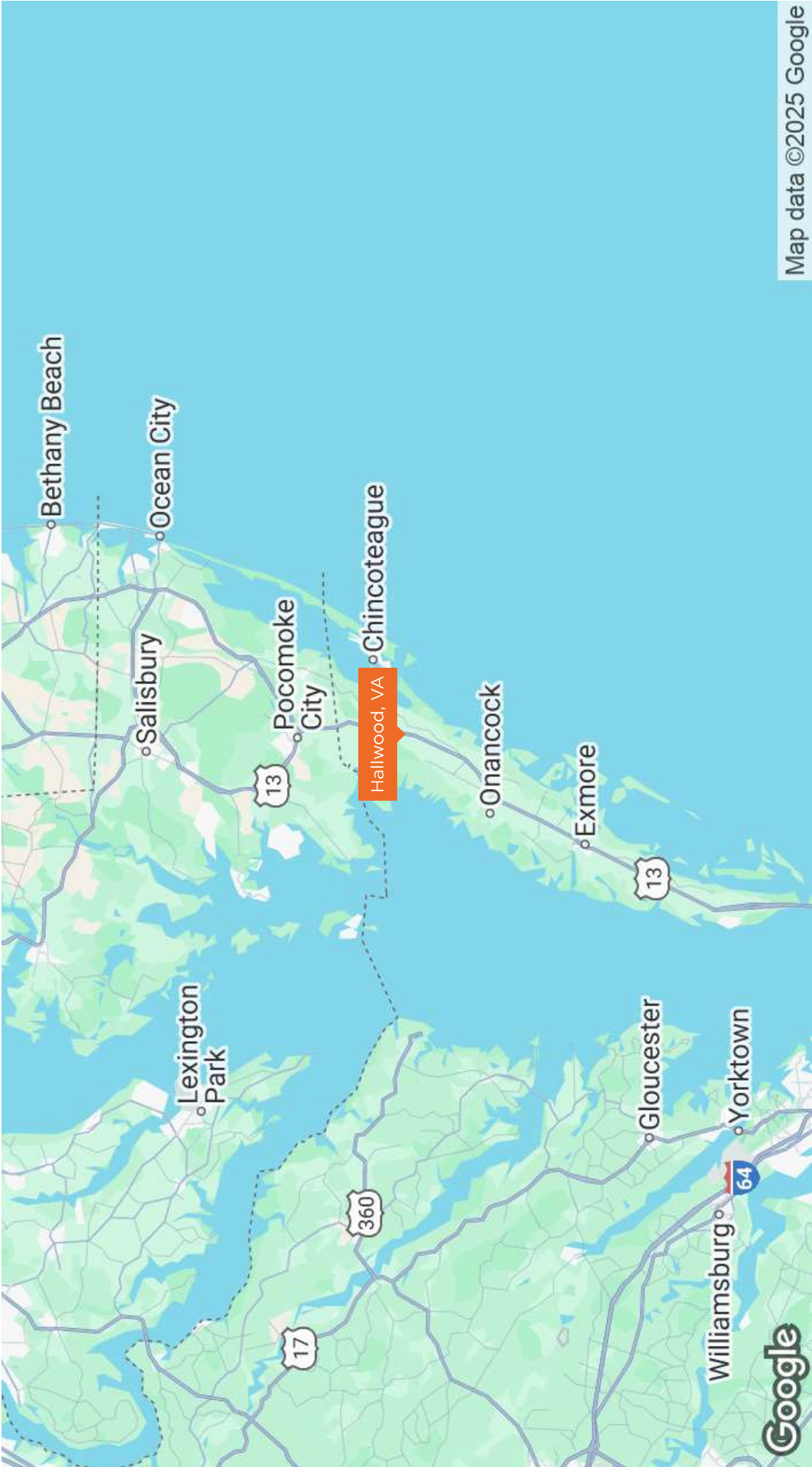
LOCATION MAP



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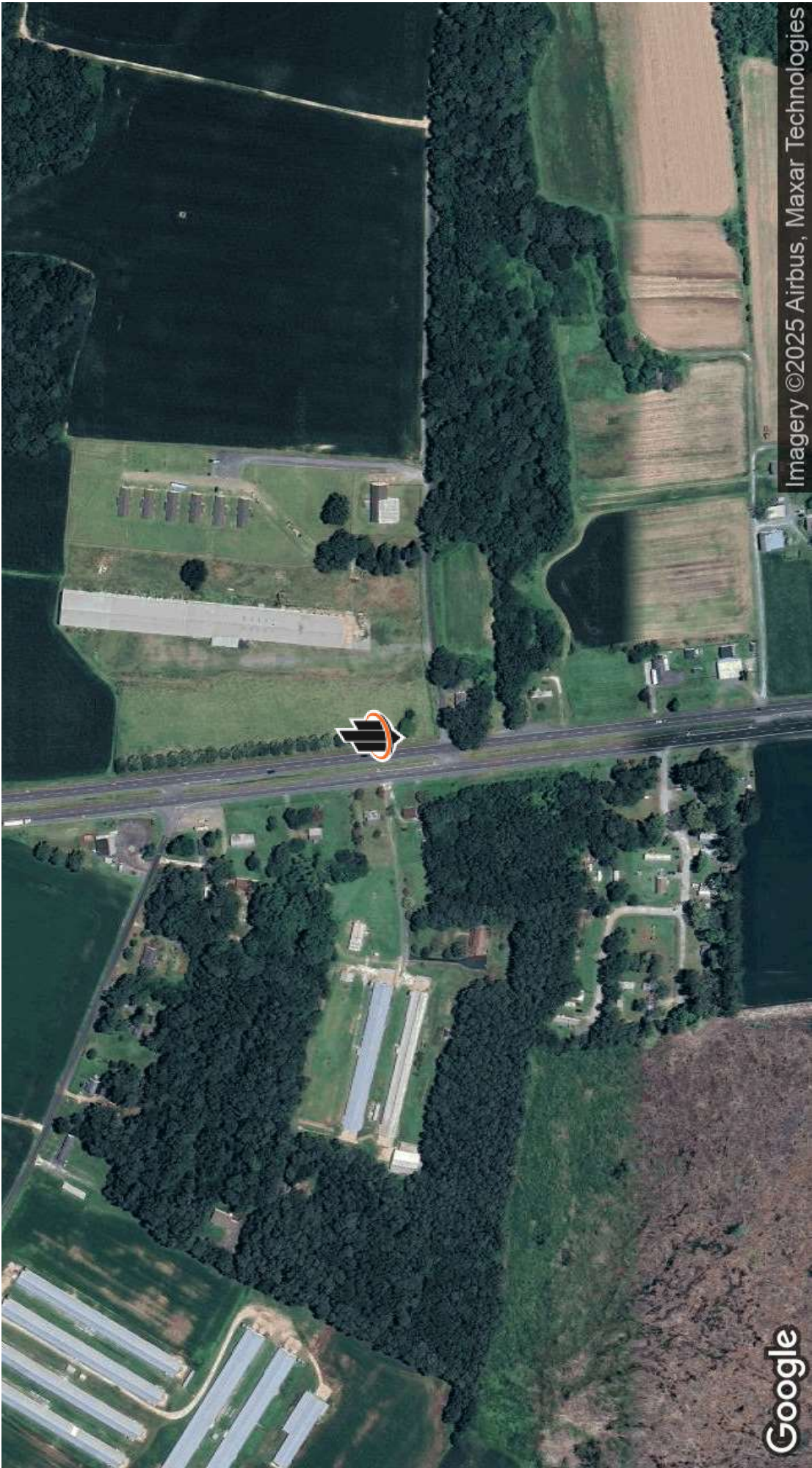
REGIONAL MAP



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AERIAL MAP



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18.81Ac. +/-

9.37Ac. +/-

1279.01'

LANKFORD HWY

DEMOGRAPHICS MAP & REPORT

POPULATION 10 MILES 15 MILES 25 MILES

TOTAL POPULATION	12,120	31,126	55,817
AVERAGE AGE	43	45	45
AVERAGE AGE (MALE)	42	44	43
AVERAGE AGE (FEMALE)	44	46	47

HOUSEHOLDS & INCOME 10 MILES 15 MILES 25 MILES

TOTAL HOUSEHOLDS	4,967	13,115	22,190
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$80,828	\$82,308	\$86,246
AVERAGE HOUSE VALUE	\$238,380	\$260,159	\$274,098

Demographics data derived from AlphaMap

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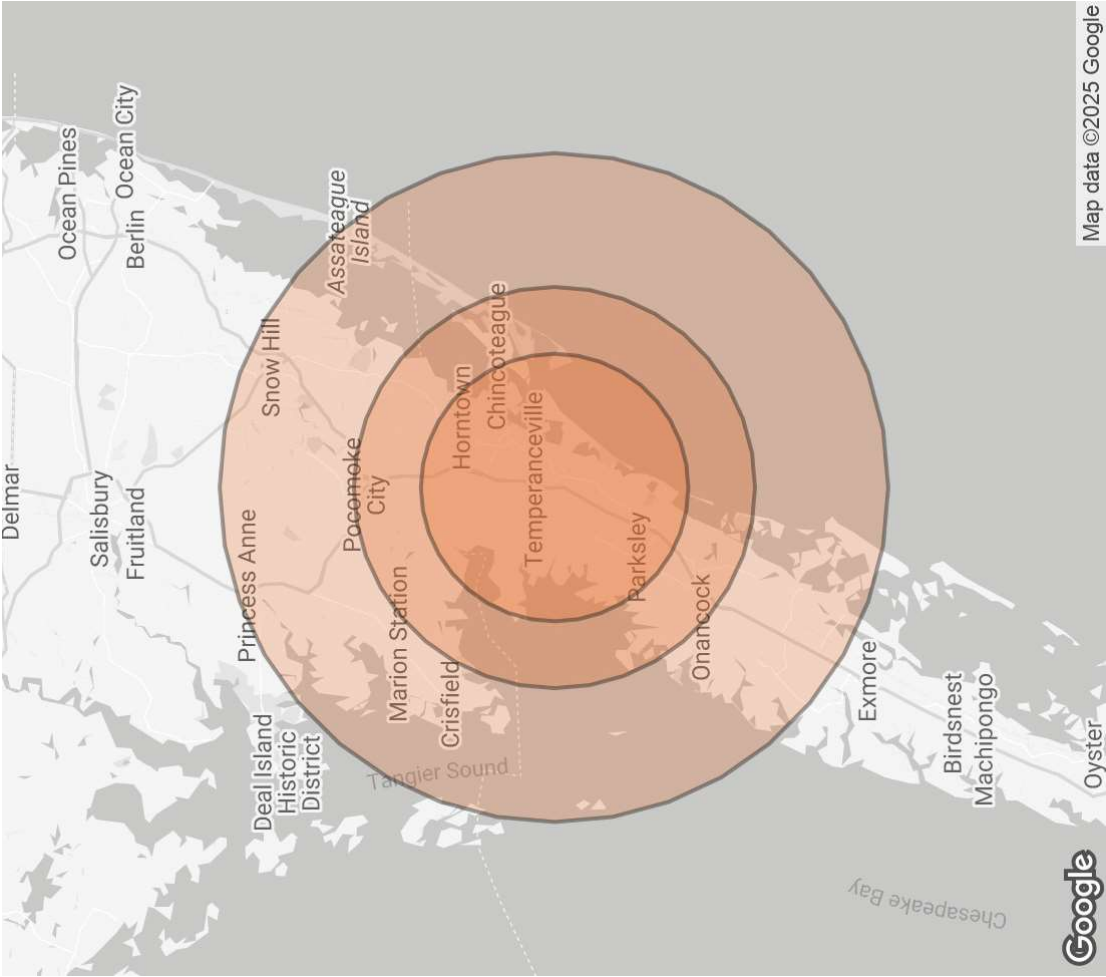
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ADVISOR BIO 1



FLO BROTZMAN

Senior Advisor

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Direct: **410.543.2440** | Cell: **410.726.0966**

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PROFESSIONAL BACKGROUND

Flo Brotzman serves as a Senior Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland's Eastern Shore and Lower Delaware.

Flo has been part of the Hanna Team for over 25 years. The Hanna Team - Henry Hanna, Flo Brotzman, Wesley Cox and Trent Spicer-Davis, has been consistently in the top 20 for SVN. Flo has more than 25 years of real estate experience focusing completely on commercial and industrial real estate.

Notable career highlights for Flo include working with industrial companies such as Koski Trucking & Enterprises, Trinity Sterile, Kraft Foods, ES Steel, Norfolk Southern Railroad, DP & L, Choptank Electric, Eastern Shore Forest Products, Virginia Spaceport and many others. Flo works closely with the Maryland and Delaware Departments of Commerce and the Maryland and Delaware Departments of Economic Development.

Prior to joining SVN-Miller Commercial, Flo served as the office manager for Long & Foster Real Estate in Salisbury, Maryland. With over 25 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from leasing, selling, research, marketing, and advertising.

SVN | Miller Commercial Real Estate

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