



**HARBOUR  
REALTY**

**Coldwell Banker Harbour Commercial**

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**FOR SALE**

**OFFERED AT \$750,000**

Former Beverage Distributorship  
23,000 (+/-) Square Feet  
Belle Haven, Virginia



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## **Description**

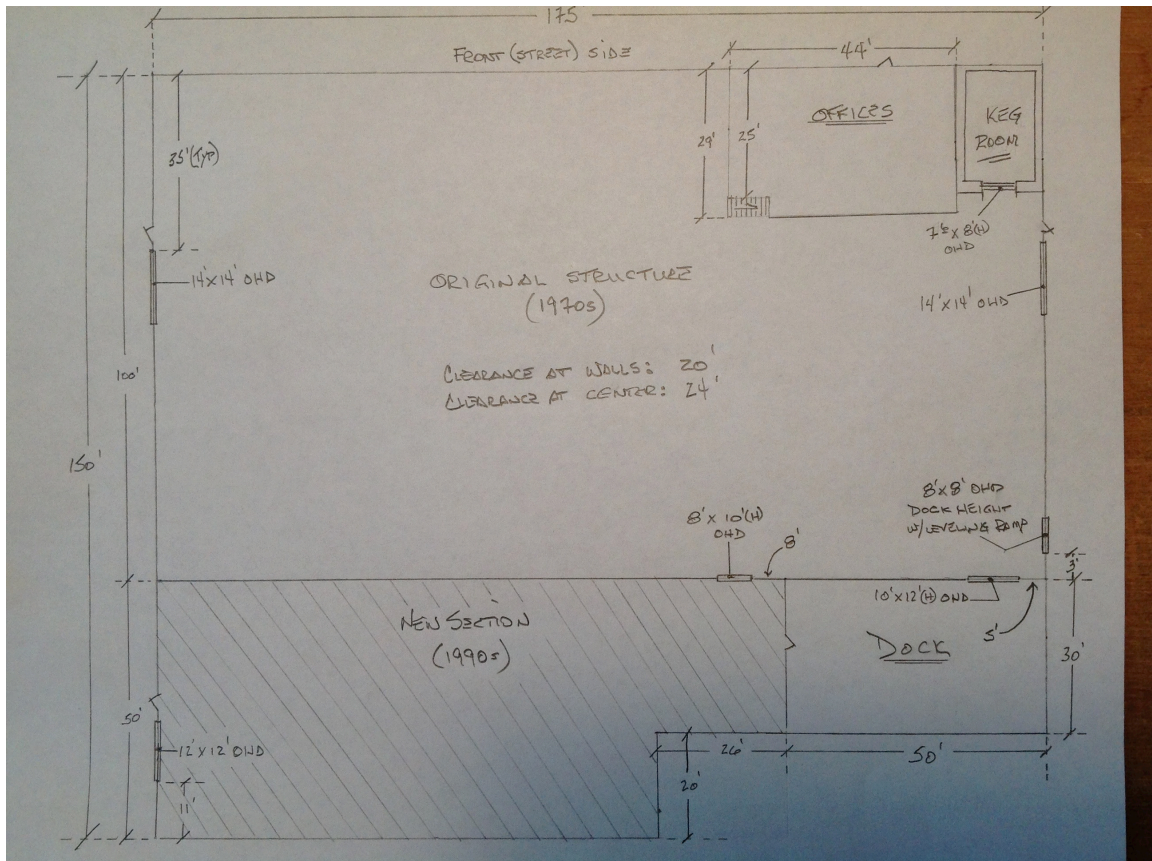
General: Approx. 23,000 sf of office and warehouse space. Former beverage distributor. Well built and well insulated. 14' overhead doors. Loading dock. Cooler rooms, keg room. Interior is divided into two large warehouse/storage areas, both with high (approx.. 20') clear-span ceilings. Roughly 1275 sf of office space. Building design allows for tractor-trailers to pull in one side of the building and pull out the other. Plenty of parking.

- Address: 15352 Merry Cat Lane, Belle Haven, VA
- Two tax Parcels
- Located approx. ¼ mile west of US Rt 13 (traffic-signal controlled intersection).
- Approx. 18 acres, mostly wooded.
- Excellent trailer access
- Waste water is septic system
- Water supply is private well.
- Four overhead doors (two @ '14ft)
- Approx. 20' ceiling heights (clear span)
- Approx. 1275 sf office space w/two restrooms
- Trailer height loading dock
- Security system
- Broadband available at site
- Geographic market, about one hour north of Virginia Beach and Norfolk, and one hour south of Salisbury, MD, is mostly rural.



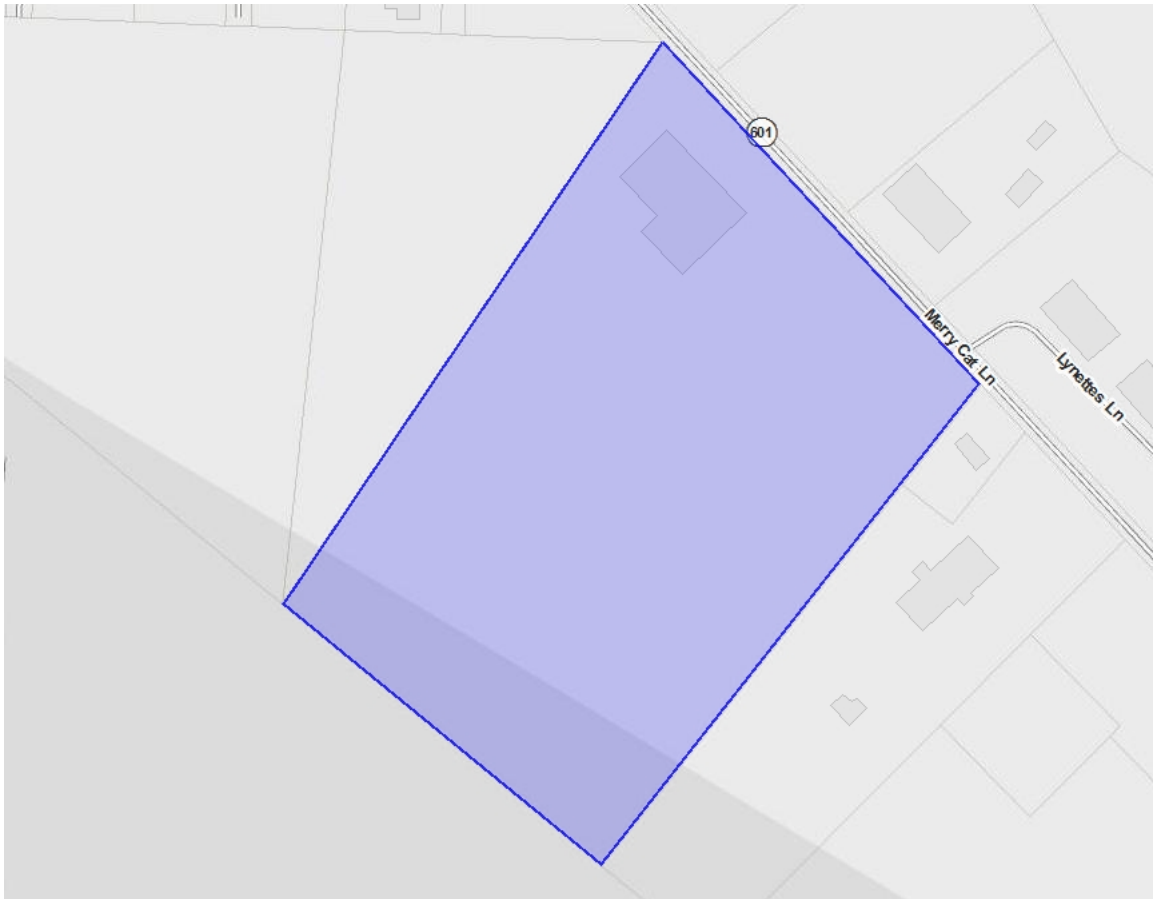
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## Rough Floor Plan



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## **Tax Map Graphic/Building Overlay**



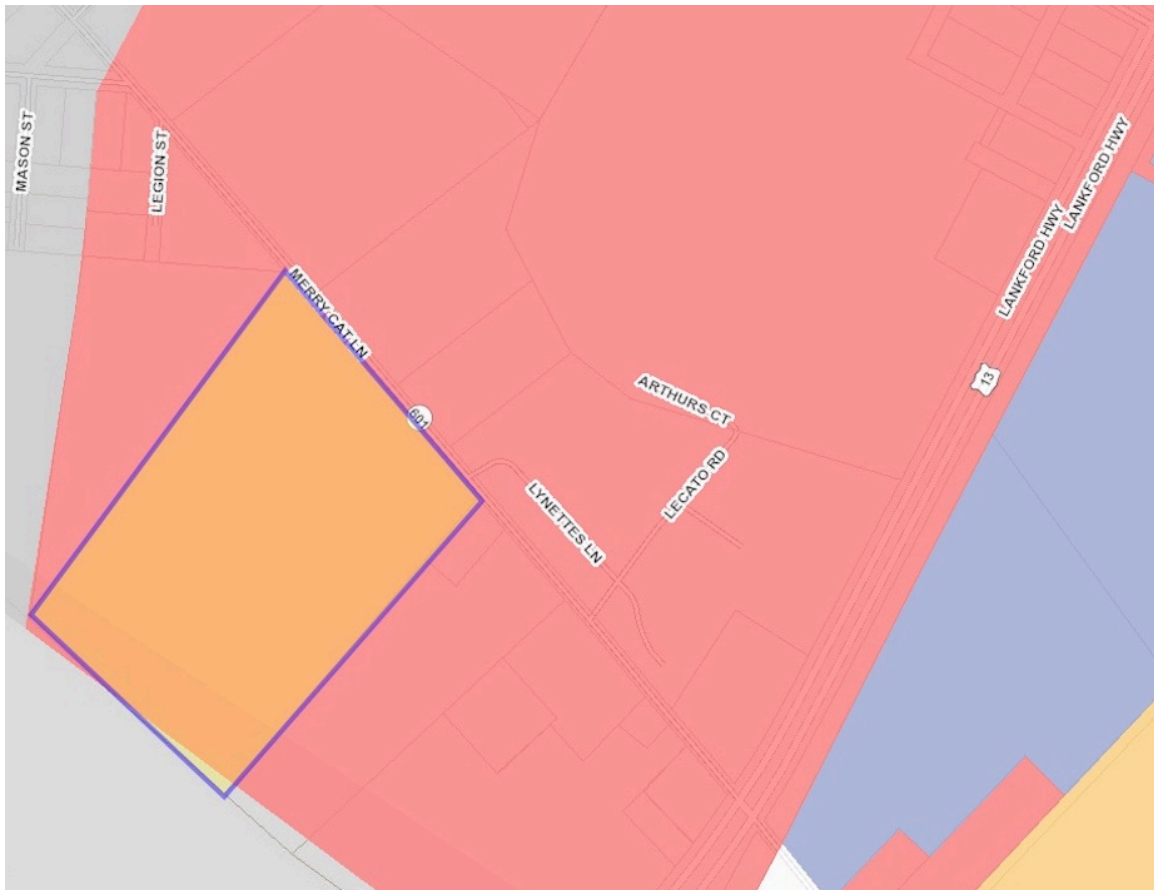
NOTE: Graphic illustrates 18 ac.



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## Zoning Overlay



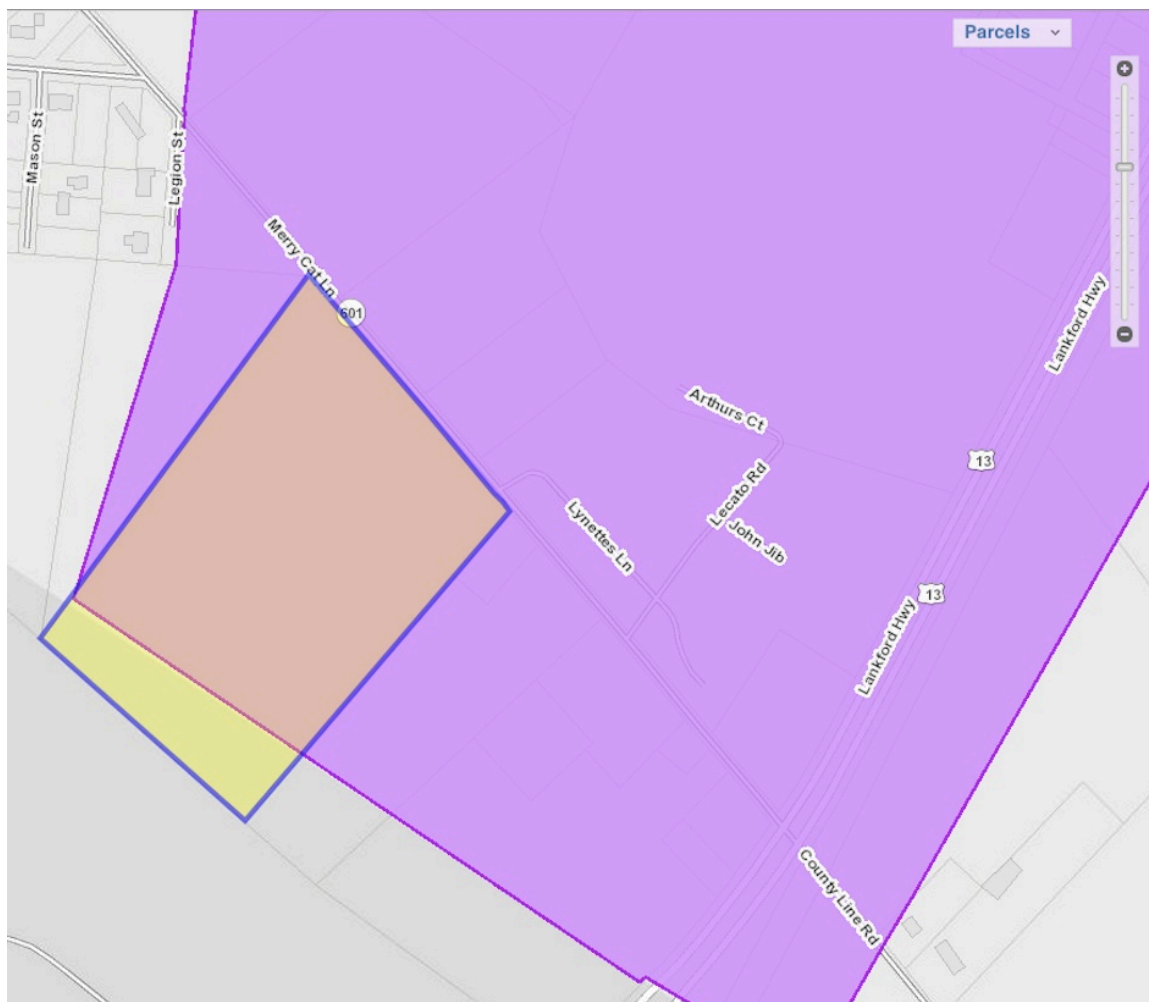
### NOTES:

- 1) Pink area is Commercial zoning
- 2) Orange represents subject property



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## Enterprise Zone Overlay



NOTE: For additional information regarding Virginia Enterprise Zones, visit:  
<https://www.dhcd.virginia.gov/vez>



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