

520&532
JACK ENDERS BLVD

TWO 45,000 SF
INDUSTRIAL
BUILDINGS

**FOR
SALE**


STREAM



520 & 532 JACK ENDERS BLVD. BERRYVILLE, VA

Property Overview

520 & 532 JACK ENDERS BLVD



520 & 532 Jack Enders Blvd

Address	520 & 532 Jack Enders Blvd Berryville, VA
Site Size	7.33 Acres
Zoning	BP (Business Park - Clarke County)
Building Sizes	Two (2) 45,000 SF Buildings
Height	24'–30' Clear
Docks	Five (5)
Drive-Ins	Eleven (11) at 12' x 14'
Parking	0.62/1,000 SF
Outdoor Storage	Available in All Parking Areas
Tax ID	14-A-20
Year Built	2006 (520 Jack Enders) 2014 (532 Jack Enders)
Construction	Metal





520 & 532 Jack Enders Blvd

Site Plan

520 & 532 JACK
ENDERS BLVD



 Drive-In Loading

 Dock Loading



An aerial photograph showing two large industrial buildings with white corrugated metal roofs. Building 532 is on the left and building 520 is on the right. They are separated by a paved area with various materials and equipment. To the right of building 520 is a parking lot with several cars. The area is surrounded by trees and other industrial structures in the background.

532

JACK ENDERS BLVD

520

JACK ENDERS BLVD



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Berryville Sheet Metal is a leading precision metal fabricator known for producing high-quality, custom metal components. It operates under its parent company, Vertical Mechanical Group (VMG), which is headquartered in Sterling, Virginia. VMG was established in 2022 following a merger and specializes in a wide range of services, with a primary focus on HVAC and plumbing.

Berryville Sheet Metal serves the DMV area and maintains additional locations in Washington, D.C., and Sterling, VA.



Trelleborg Marine Systems, a global leader in marine and infrastructure solutions since 1905, operates engineering offices and manufacturing facilities in over 100 countries.

The Berryville facility specializes in the production of marine fenders for a variety of vessels, including cruise ships, container ships, bulk carriers, and those used by the U.S. Navy. Known for their innovative approach, Trelleborg is committed to enhancing operational efficiency, safety, and sustainability across critical marine, port, and infrastructure applications.



520 & 532 Jack Enders Blvd

Tenant Occupants

Clarke County



OVERVIEW

Clarke County, Virginia, located in the Shenandoah Valley, has a population of about 15,466 and is known for its historic charm and proximity to the D.C. metro area. The county enjoys strong household incomes (median: \$114,185) and a low poverty rate (6.9%). Its economy is supported by agriculture, healthcare, retail, and professional services, with nearly 3,000 employees across 375 businesses.

Although Clarke County’s industrial real estate sector remains underdeveloped, its strategic location within Northern Virginia makes it an appealing prospect for light industrial and logistics-focused investment. Despite its predominantly rural character, the county benefits from proximity to major highways, key distribution hubs, and the Washington, D.C. metropolitan area—offering businesses valuable logistical advantages and future growth potential.

STATS



\$114,185

STRONG HOUSEHOLD
INCOME (2024)



6.9%

LOW
POVERTY RATE



3,000

EMPLOYEES ACROSS
375 BUSINESSES

Berryville



OVERVIEW

Berryville, VA, has a population of around 4,667 and a median household income of approximately \$100,500 with key industries including retail trade, professional services, and education. Its strategic location near major transportation routes makes it a promising area for economic development and investment.

Berryville’s industrial real estate market is relatively small and underdeveloped, reflecting the town’s predominantly rural character. However, its location near major highways and regional distribution hubs positions it well for future growth in light industrial and logistics sectors. With available land and access to Northern Virginia’s economic corridor, Berryville offers untapped potential for industrial investment.

STATS



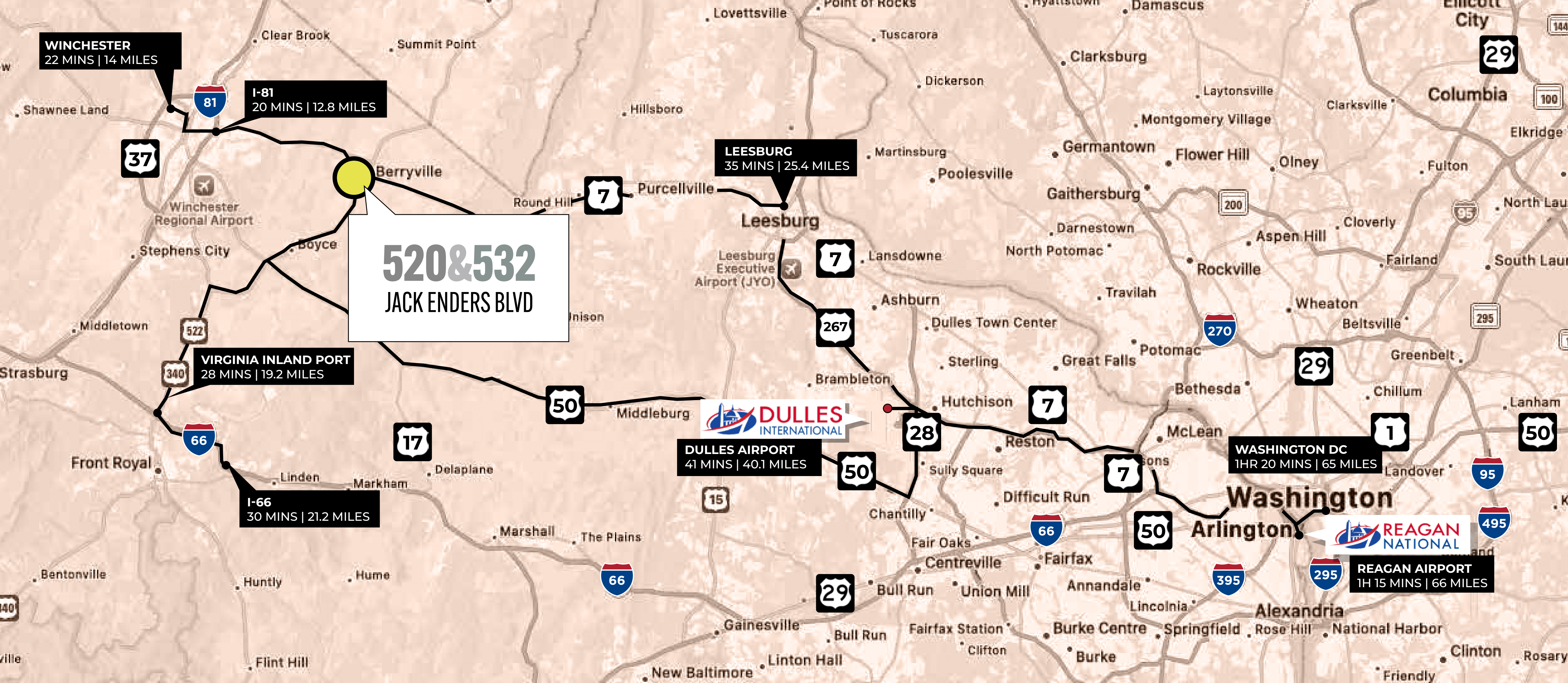
\$100,500


MEDIAN HOUSEHOLD
INCOME (2024)



4,667

POPULATION



 I-81 20 MINS	 I-66 30 MINS	 LEESBURG 35 MINS	 DULLES INTL 41 MINS	 REAGAN NATL 1H 15 MINS	 WASHINGTON 1H 20 MINS
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520 & 532 Jack Enders Blvd

DriveTimes
FROM PROPERTY

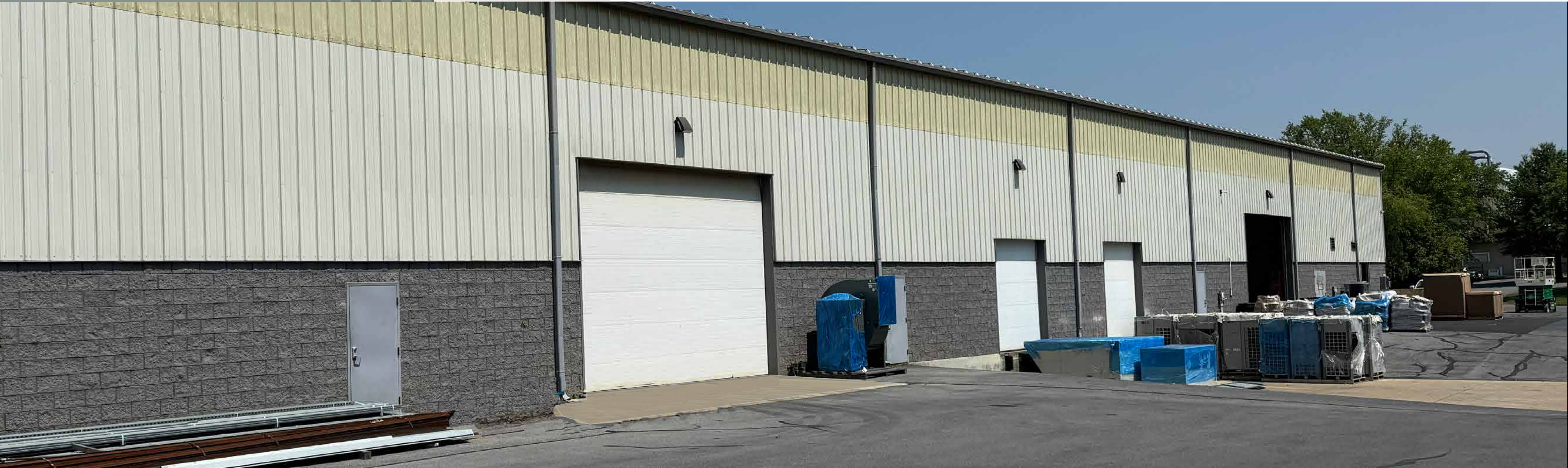


Rent Roll

520 & 532 JACK
ENDERS BLVD



Tenant	Size	Rate	Escalation	Expiration	Renewal Option
Berryville Sheet Metal	45,000 SF	All Financial Information to be Provided with Signed Confidentiality Agreement			
Trelleborg Marine Systems	45,000 SF	All Financial Information to be Provided with Signed Confidentiality Agreement			



BP (Business Park)

Zoning

5 2 0 & 5 3 2 J A C K
E N D E R S B L V D



520 & 532 Jack Enders Blvd

NAICS Code	Permitted Uses
22112	Utilities - Electric Power Transmission, Control, & Distribution
2212	Natural Gas Distribution
2213	Water, Sewage, & Other Systems
233	Building, Developing & General Contracting
234	Heavy Construction
235	Special Trade Contractors
311	Food Manufacturing -- Exclude 3116 (Animal Slaughtering & Processing) and 3117 (Seafood Product Preparation & Packaging)
3121	Beverage Manufacturing
314	Textile Product Mills
315	Apparel Manufacturing
316	Leather and Allied Product Manufacturing -- Exclude 3161 (Leather & Hide Tanning & Finishing)
321	Wood Product Manufacturing -- Exclude 3211 (Sawmills & Wood Preservation)
3222	Converted Paper Product Manufacturing
323	Printing & Related Support Activities
3261	Plastics Product Manufacturing
332	Fabricated Metal Product Manufacturing -- Exclude 3328 (Coating/Engrave/Heat Treating & Other Activity) and 33292,3,4,5 (Small Arms Ammunition, Other Ammunition, Small Arms, and Other Ordnance & Accessories Manufacturing)
334	Computer & Electronic Product Manufacturing
335	Electrical Equipment, Appliance, & Component Manufacturing -- Exclude 335911 (Storage Battery) and 335912 (Primary Battery Manufacturing)
337	Furniture and Related Products Manufacturing
339	Miscellaneous Manufacturing
421	Wholesale Trade, Durable Goods -- Exclude 42152 (Coal & Other Mineral & Ore Wholesale)
422	Wholesale Trade, Nondurable Goods -- Exclude 42244 (Poultry & Poultry Product Wholesale), 42252 (Livestock Wholesale), 4226 (Chemical & Allied Products Wholesale) and 4227 (Petroleum & Petroleum Products Wholesale)
453998	General Merchandise Auction Houses (within 1000 feet of a state designated primary highway)
454	Non-store Retailers
4885	Freight Transportation Arrangement
488991	Packing & Crating
493	Warehousing & Storage
511	Publishing Industries
512	Motion Picture & Sound Recording Industries
513	Broadcasting & Telecommunications
514	Information & Data Processing Services
5324	Commercial/Industrial Equipment Rental & Leasing
5417	Scientific Research and Development Services
561	Administrative & Support Services -- Exclude 5615 (Travel Arrangement & Reservation Services)
811	Repair & Maintenance
NAICS Code	Accessory Uses
6244	Child Day Care Services
7222	Limited Service Eating Places
4533	Used Merchandise Store (in a structure existing as of 1 March 2001 that is within 1000 feet of a state designated primary highway and that is accessory to General merchandise Auction House and does not exceed 10% of the total proposed gross floor area of the General Merchandise Auction House, as shown on the project site plan or occupy more than 2,000 square feet of gross floor area.)

NAICS Code	Special Uses and Structures
3116	Animal Slaughtering & Processing
3117	Seafood Product Preparation & Packaging
321114	Wood Preservation
3254	Pharmaceutical & Medicine Manufacturing
325910	Printing Ink Manufacturing
327991	Cut Stone & Stone Product Manufacturing
333	Machinery Manufacturing
336	Transportation Equipment Manufacturing
484	Truck Transportation
6215	Medical & Diagnostic Laboratories
81233	Linen & Uniform Supply
713940	Fitness and Recreational Sports Centers
424710	Petroleum Bulk Stations and Terminals*
* Reference 2007 NAICS Manual	
NAICS Code	Prohibited Uses
11	Agriculture, Forestry, Fishing, & Hunting
21	Mining
2211	Electric Power Generation
3122	Tobacco Manufacturing
313	Textile Mills
3161	Leather & Hide Tanning & Finishing
3211	Sawmills & Wood Preservation
3221	Pulp, Paper & Paperboard Mills
324	Petroleum & Coal Products Manufacturing
325	Chemical Manufacturing
3262	Rubber Product Manufacturing
327	Nonmetallic Mineral Product Manufacturing -- 327991 (Cut Stone & Stone Product Manufacturing) is allowed as a special use as referenced above
331	Primary Metal Manufacturing
3328	Coating/Engraving/Heat Treating & Other Activity
33292	Small Arms Ammunition Manufacturing
33293	Ammunition (excluding Small Arms) Manufacturing
33294	Small Arms Manufacturing
33295	Other Ordinance & Accessories Manufacturing
335911	Storage Battery Manufacturing
335912	Primary Battery Manufacturing
42152	Coal & Other Mineral & Ore Wholesale
42244	Poultry &Poultry Product Wholesale
42252	Livestock Wholesale
4226	Chemical and Allied Products Wholesale
4247	Petroleum & Petroleum Products Wholesale* -- 42471 (Petroleum Bulk Stations and Terminals) is allowed as a special use as referenced above
441	Motor Vehicle & Parts Dealers
442	Furniture & Home Furnishings Stores
443	Electronics & Appliance Stores
444	Building Material & Garden Equipment and Supply Dealers
445	Food & Beverage Stores
446	Health & Personal Care Stores
447	Gasoline Stations
448	Clothing & Clothing Accessories Stores
451	Sporting Goods, Hobby, Book & Music Stores
452	General Merchandise Stores

453	Miscellaneous Store Retailers -- 4533 (Used Merchandise Store) is allowed as an accessory use as referenced above
481	Air Transportation
482	Rail Transportation
483	Water Transportation
485	Transit & Ground Passenger Transportation
486	Pipeline Transportation
487	Scenic & Sightseeing Transportation
488	Transportation Support Activities -- 4885 (Freight Transportation Arrangement) and 488991 (Packing & Crating) are allowed as permitted uses as referenced above
491	Postal Service
492	Couriers & Messengers
521	Monetary Authorities - Central Bank
522	Credit Intermediation & Related Activities
523	Security, Commodity Contracts & Like Activity
524	Insurance Carriers & Related Activities
525	Funds, Trusts & Other Financial Vehicles
531	Real Estate
5321	Automotive Equipment Rental & Leasing
5322	Consumer Goods Rental
5323	General Rental Centers
* Reference 2007 NAICS Manual	
533	Lessors of Other Non-financial Intangible Asset
541	Professional, Scientific & Technical Services
551	Management of Companies & Enterprises
5615	Travel Arrangement & Reservation Services
562	Waste Management & Remediation Services
611	Educational Services
621	Ambulatory Health Care Services
622	Hospitals
623	Nursing & Residential Care Facilities
624	Social Assistance
711	Performing Arts, Spectator Sports & Related Industries
712	Museums, Historical Sites & Like Institutions
713	Amusement, Gambling & Recreation Industries
721	Accommodation
722	Food Services & Drinking Places
812	Personal & Laundry Services
813	Religious, Grant-making, Professional, and Like Organizations
814	Private Households
921	General Government Administration
922	Justice, Public Order & Safety Activities
923	Administration of Human Resource Programs
924	Administration of Environmental Quality Programs
925	Administration of Housing, Urban Planning, Community Development
926	Administration of Economic Programs
927	Space Research & Technology
928	National Security & International Affairs

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