

# FOR SALE/LEASE



## FORMER FOOD PROCESSING FACILITY

180 W. PLEASANT SHADE DRIVE  
EMPORIA, VA 23847

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL P. ZARPAS**

VICE PRESIDENT

757.640.2235

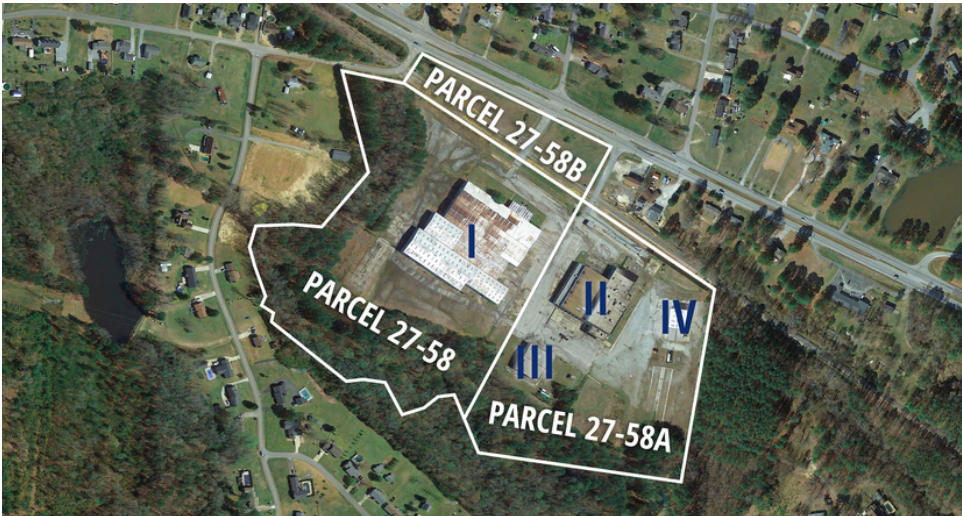
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# PROPERTY SUMMARY

180 W. PLEASANT SHADE DRIVE, EMPORIA, VA 23847



## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$3.50 SF/yr (NNN)
Building Size:	239,373 SF
Available SF:	239,373 SF
Lot Size:	45.43 Acres
Zoning:	M-1 / Foreign Trade / Hub
Traffic Count:	13,000

## PROPERTY OVERVIEW

Former Perdue Farms USDA Refrigerated Food Processing Facility. Four buildings totaling ±239,373 SF on 45.43 acres with close proximity to Rt 58 and I-95.

BUILDINGS	LEASE RATE (if leased separately)	SALE PRICE (if purchased separately)
Building I - 148,334 SF (24.467 acres)	\$1.50 PSF, NNN	\$700,000
Building II - 74,027 SF	\$3.00 PSF, NNN	\$725,000
Building III - 11,640 SF	\$3.50 PSF, NNN	Included in above
Building IV - 5,372 SF	\$4,000/Month, NNN	Included in above
1.868 acre parcel		\$250,000

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# PROPERTY LAYOUT

180 W. PLEASANT SHADE DRIVE, EMPORIA, VA 23847

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# RETAILER MAP

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# ADDITIONAL PHOTOS

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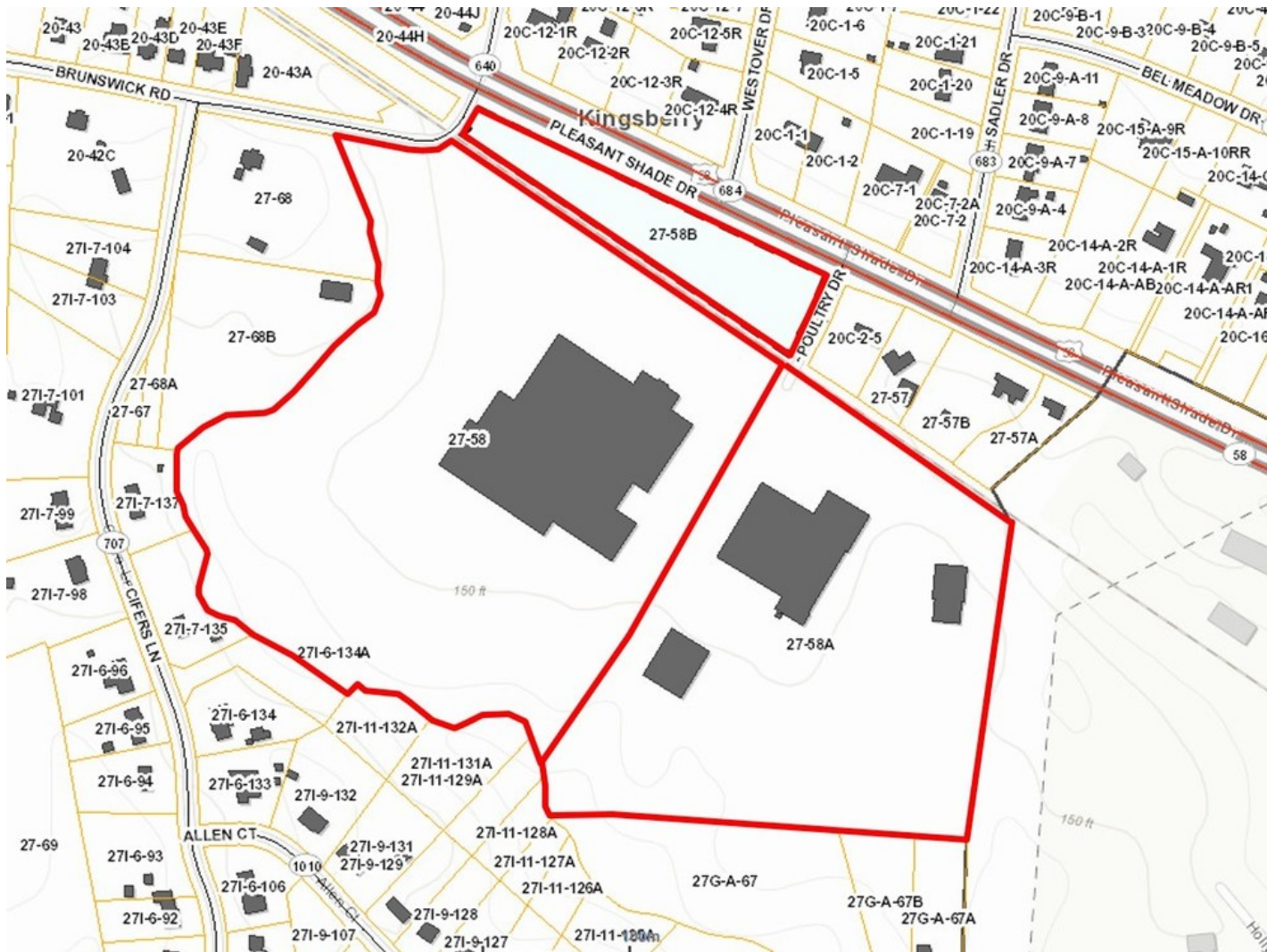
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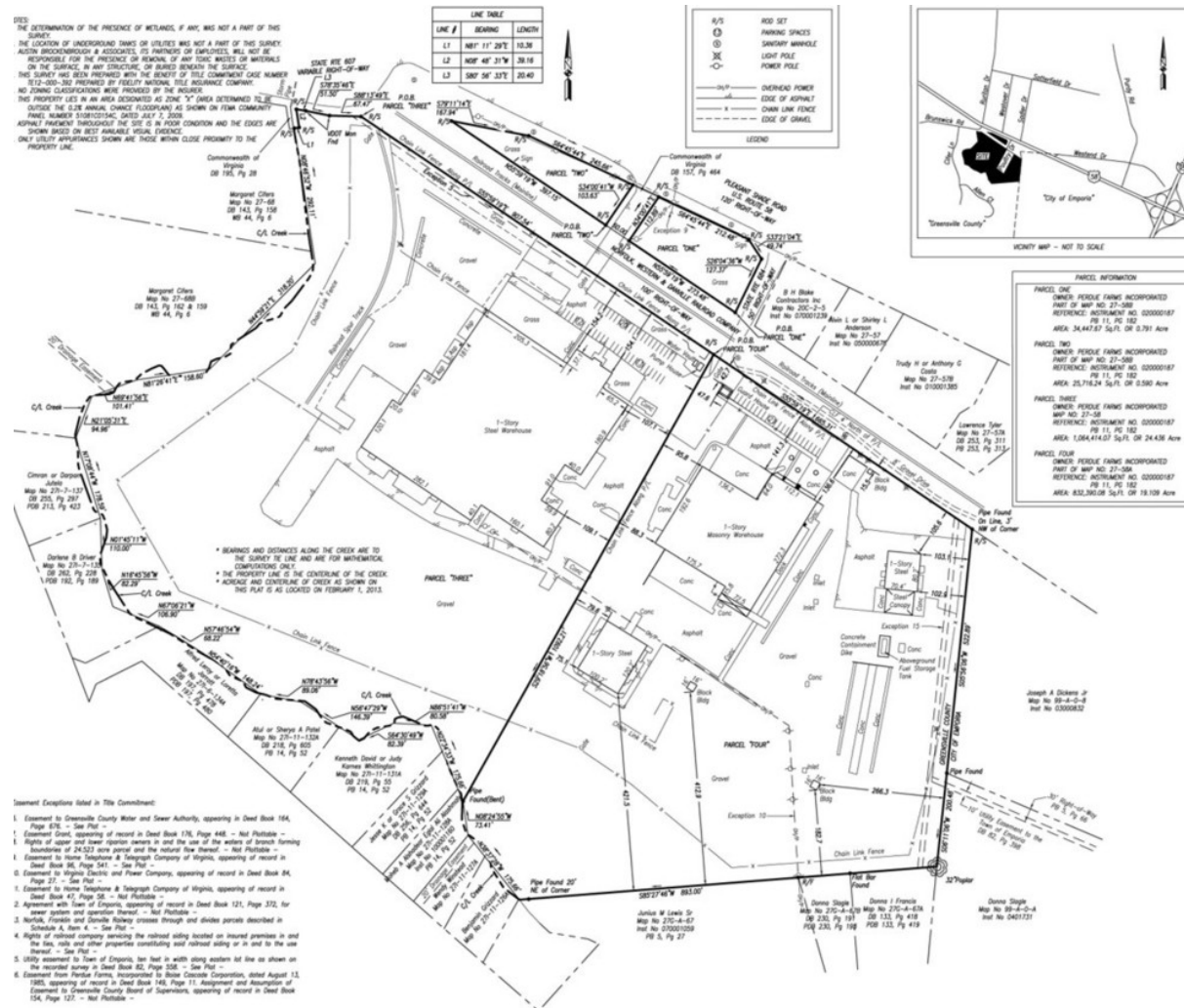
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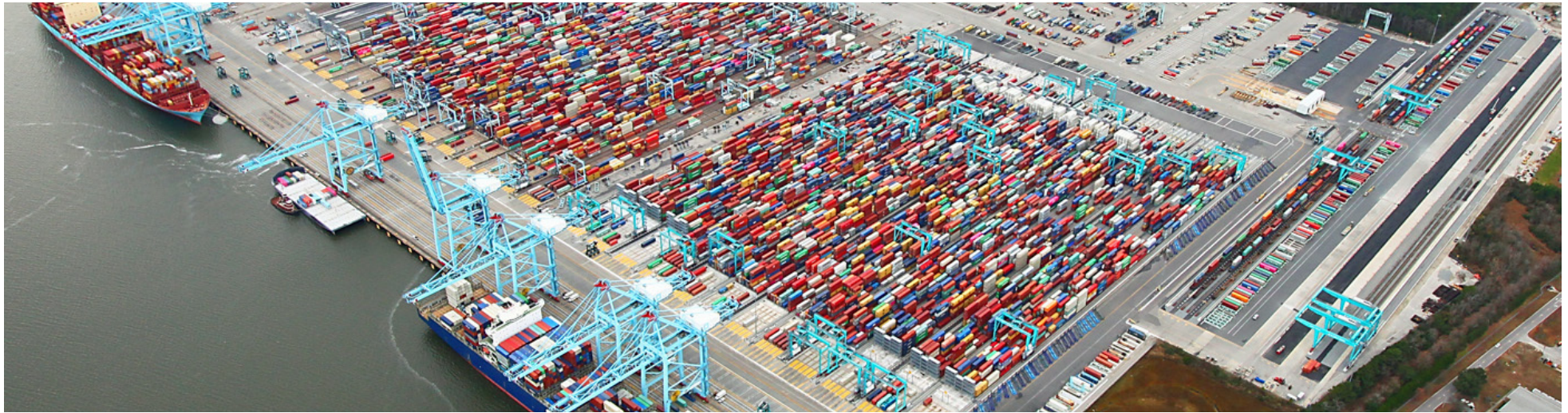
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# PORTS INFORMATION

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SEAPORT INFORMATION:	DISTANCE:
Port of Virginia (Richmond Marine Terminal)	58 mins
Port of Virginia (Portsmouth Marine Terminal)	1 hr and 25 mins
Port of Virginia (Virginia International Gateway)	1 hr and 29 mins
Port of Virginia (Newport News Marine Terminal)	1 hr and 29 mins
Port of Virginia (Norfolk International Terminals)	1 hr and 38 mins
Port of Virginia (Inland Port Front Royal)	2 hrs and 58 mins

ADDITIONAL PORT OF ENTRY INFORMATION:	DISTANCE:
Richmond - Petersburg	58 mins
Norfolk	1 hr and 35 mins
Port of Washington - Dulles	2 hrs and 53 mins

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# INCENTIVES

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Community Description:

The city of Emporia and Greenville County consist of 300 square miles located on the banks of the Meherrin River in Southside Virginia just north of the North Carolina state line. The community is directly connected to the entire Eastern Seaboard by interstate highways and rail service. Richmond, the state capital, is 65 miles to the north; the port of Norfolk is 80 miles east; and Raleigh, North Carolina is 95 miles southwest.

Potential State Incentives:

Category	Incentive	Description
Cash Grants	Commonwealth's Opportunity Fund (COF)	<p>In order to qualify for consideration of a Commonwealth's Opportunity Fund grant in Greenville, a company must invest at least \$1.5 million dollars in qualifying investment and employ at least 15 full time workers paying at least \$32,895 per year.</p> <p>The Commonwealth's Opportunity Fund (COF) is designed as a "deal closing" fund to be employed at the Governor's discretion when necessary to secure a competitive economic development project for Virginia. A COF grant is awarded to the Virginia locality for the benefit of the company and may be used toward various qualifying expenditures including site acquisition and development, transportation and utility infrastructure, construction or build-out of buildings, and training.</p>
	Tobacco Region Opportunity Fund	The Tobacco Region Opportunity Fund assists with the location of companies in the Commonwealth's tobacco producing regions. This program provides discretionary cash grants to the locality to assist with the recruitment of economic development projects.
	Rail Industrial Access Program	This rail infrastructure program provides a maximum of \$300,000 in unmatched funds. An additional \$150,000 is available with a qualifying, 100% match by other sources resulting in a maximum award of \$450,000 available for qualifying rail improvements or upgrades.
Tax Credits and Exemptions	Sales and Use Tax Exemption	Virginia's 5.3% sales and use tax exemptions apply to all qualifying purchases used directly in the production process, including machinery and equipment, raw materials, as well as all utilities delivered through pipes, mains, and lines
	Major Business Facility Job Tax Credit	\$1,000 per job is available over a 25 job threshold. This state income tax credit is taken in equal installments over a two or three year period depending on when the jobs are created.
Recruitment and Training	Virginia Jobs Investment Program	For companies investing at least \$1.0 million and hiring 25 or more jobs within a 12 month period at \$9.79 an hour, Virginia's Job Investment Program assigns a dedicated project manager who will work with company officials to develop a custom training plan. As part of this training plan, companies may receive cash reimbursements for training, plus a variety of free recruiting and training services.

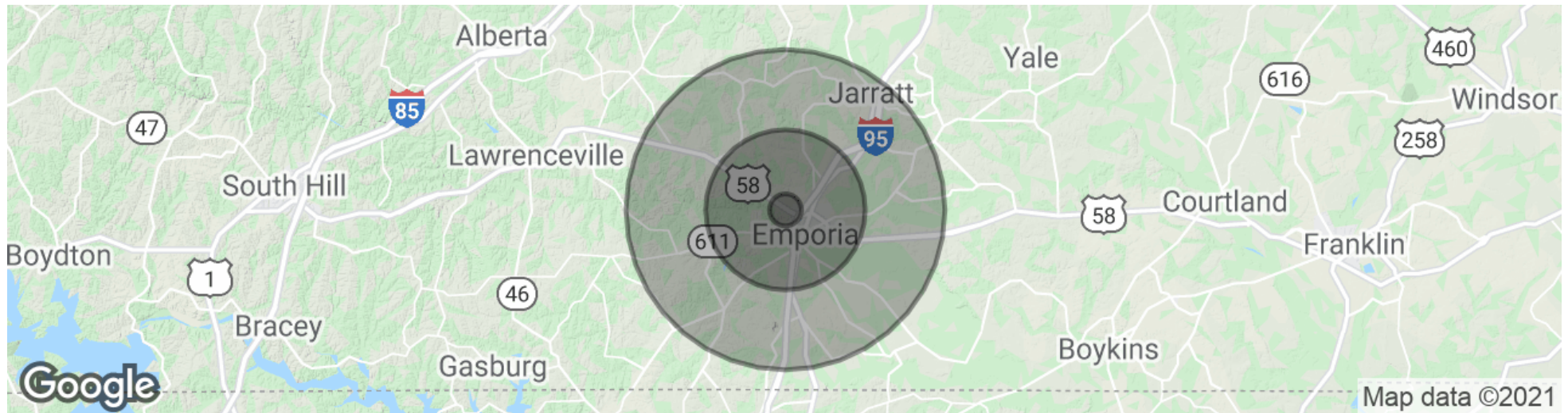
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# DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	751	10,579	19,943
Average Age	47.1	40.1	40.1
Average Age (Male)	37.4	36.8	37.9
Average Age (Female)	52.4	42.1	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	311	3,852	6,563
Average HH Income	\$46,224	\$46,071	\$46,282

*\* Demographic data derived from 2010 US Census*

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