FOR SALE – WAREHOUSE + 5 ACRES STABILIZED YARD

89 PAGAN AVE

Smithfield, Virginia 23430

S.L. NUSBAUM
REALTY CO.

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	$2,480,000
Building Size:	±4,500 SF & ±11,000 SF
Lot Size:	±5.36 AC
Year Built:	1988
Zoning:	I-2

Originally developed by Bay Disposal as a waste transfer facility, this versatile industrial property features over 5 acres of stabilized yard area and infrastructure well suited for contractors, distributors, logistics operators, and other industrial users. Improvements include a modern flex warehouse with a 23' clear height, an 11,000 SF high-bay, open-air steel transfer building with a 50' clear height, and a steel-reinforced concrete floor rated for loads up to 60,000 lbs. Formerly used to process and transfer waste, the building's heavy-duty construction presents a unique adaptive-reuse opportunity. Combined with significant outdoor storage and expansion potential, the property offers exceptional utility for a wide range of industrial operations.

PROPERTY HIGHLIGHTS

- ±4,500 SF modern flex warehouse with three roll-up bay doors.
- The waste transfer building can accommodate racking systems up to approximately 40'
- Fenced site suitable for heavy equipment sales and storage, trailer parking, materials handling, and fleet operations
- Diesel fuel storage tank
- Built-in air compressor system
- Location approximately 15 minutes from the James River Bridge, providing convenient access to the Peninsula and the broader Hampton Roads region

ADDITIONAL PHOTOS

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FLOOR PLAN

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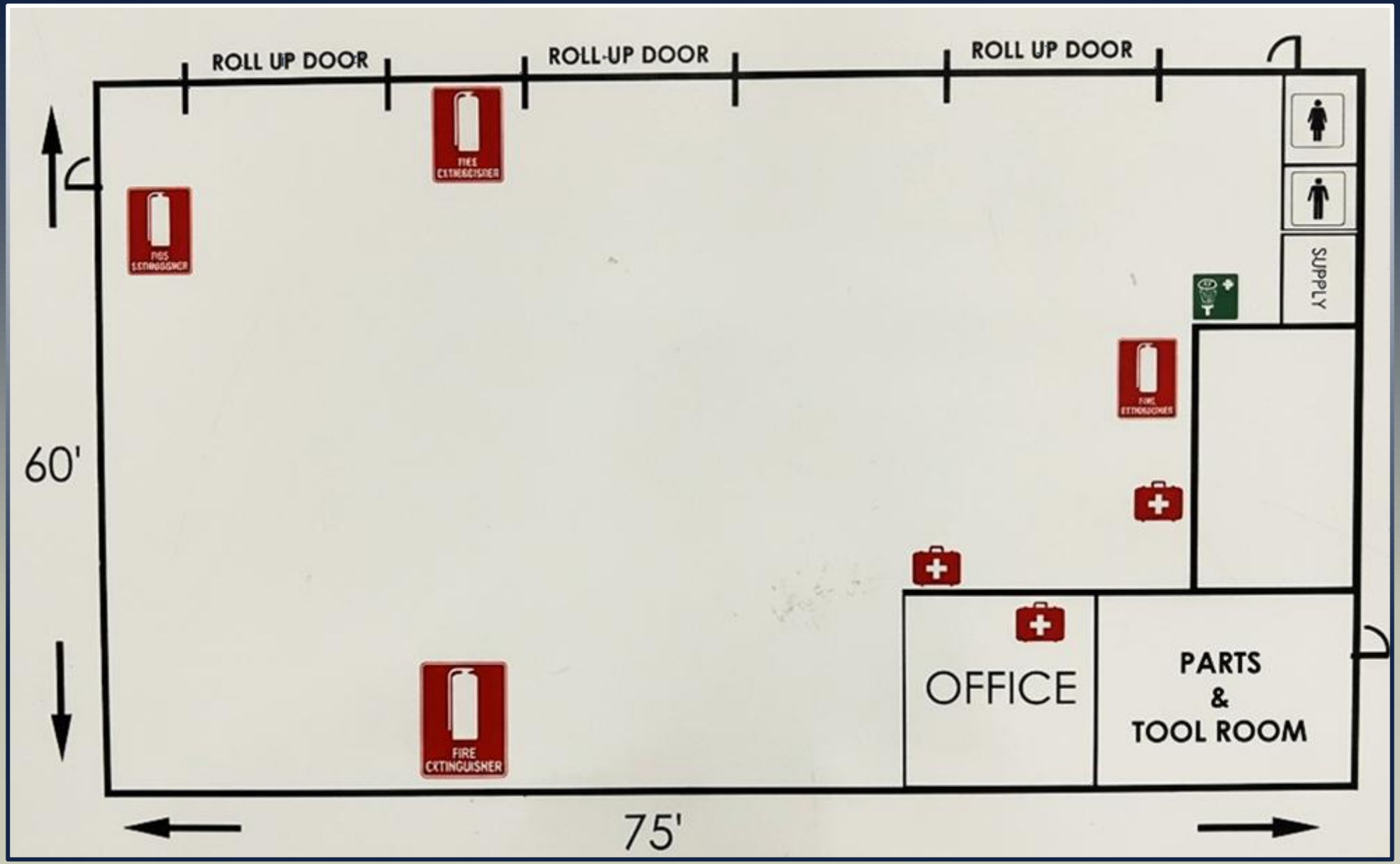

REGIONAL MAP

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DRIVING DISTANCES	
Suffolk	22 miles
Newport News/ Hampton	22 miles
Portsmouth	28 miles
Norfolk	30 miles
Chesapeake	34 miles

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LOCATION MAP

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CONTACT INFORMATION

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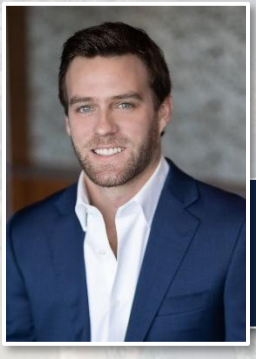

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