

AVAILABLE



SOUTH HILL, VIRGINIA

Crane Served • 78,151 Square Feet on 30.01 Acres

TOTAL SQ. FT: 78,151 SF

DIMENSIONS:

Mfg. Area: 460' x 150'3" plus support area

Office Area: 103' 7" x 40' 8"

LOT SIZE: 30.01 acres (approximately 45.06 acres of additional land adjacent to the south, east and west boundaries of the site could be made available at additional cost)

PARKING: Gravel parking area which currently accommodates 50 cars

CONDITION: Good

DATE(S) OF CONSTRUCTION:

Original: 1979 (69,151 SF)

Addition: 1994 (9,000 SF)

CONSTRUCTION:

Floors: 6" reinforced concrete floors; 6x6x10/10 wwm

Walls: 26-gauge corrugated pre-engineered metal wall system with 2" vinyl-backed insulation; 8' high interior plywood liner panel

Office exterior features painted brick over insulated block

Columns: 8" circular steel

Ceiling: 1-1/2" exposed vinyl-backed insulation

Roof: 26-gauge corrugated pre-engineered metal panels with 1-1/2" vinyl-backed insulation

OFFICE AREA: 8,422 SF of two story offices and plant support areas divided as follows:

First floor of 4,211 SF consists of canteen area, plant restrooms, two storage rooms and two supervisory offices

Second floor of 4,211 SF is air-conditioned and consists of (6) private offices, reception area, kitchen, conference room and (3) general clerical areas; finish includes dry-wall portions, vinyl tile flooring, recessed fluorescent lighting and acoustical ceiling

CEILING HEIGHTS:

Original: 24' eave height, 29' center height

Addition: 30' eave height, 31'7" center height

COLUMN SPACING:

25' x 50'

POWER:

Source: Supplied by Dominion Power Company

Primary: 12,470 volts primary distribution line

Transformer: 1,500 KVA pad mounted transformer

Secondary: Square D switchgear, 4,000 amp, 277/480 volt, 3-phase, 4-wire

Distribution: Approximately 200 linear feet of 400 amp, 3-phase, 3-wire, 277/480 volt bus duct

Approximately 700 linear feet of 1,600 amp, 3 phase, 4 wire, 277/480 volt bus duct

Approximately 375 linear feet of 800 amp, 3-phase, 4-wire, 277/480 volt bus duct

HEATING:

(15) suspended "re-VerbarRay" gas-fired infrared space heaters

SPRINKLER:

100% wet with (2) risers (8" and 4") which produce .44/gpm over 3,000 SF at 40.95 psi

WATER:

Supplied by the Town of South Hill
8" main, 2" line

SEWER:

Supplied by the Town of South Hill
8" main, 4" line

GAS:

Supplied by the Amerigas Gas Company; 6" high pressure main at 60 PSI; 1-1/2" and 2" lines to building, distributed by 1" line throughout manufacturing area for process use

COMPRESSED AIR:

50 H.P. Quincy air compressor with Arrow air dryer; airlines are distributed throughout the plant

LIGHTING:

400 watt mercury vapor fixtures

VENTILATION:

Center ridge vents toward south portion of the plant; (6) wall mounted louvered centrifugal exhaust fans



**TRUCK
LOADING:**

North Wall:

(1) 14' x 16' manual overhead drive-in door

East Wall:

(5) 8' x 10' manual overhead truck high loading doors with bumper pads, dock seals, trailer locks and manual load levelers

(1) 12' x 16' manual rollup truck high loading door; cutout in place to add load leveler

West Wall:

(1) 14' x 16' electric overhead drive-in door

(1) 14' x 16' electric overhead drive-in door

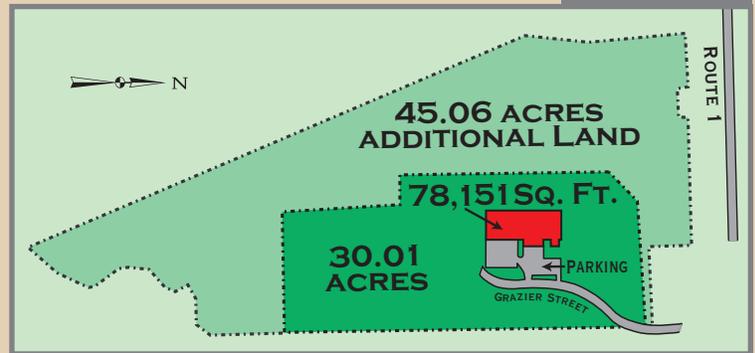
South Wall:

(3) 16' x 20' electric overhead drive-in doors

(1) 16' x 14' electric overhead drive-in door

- CRANES:** (4) Wright 5-ton overhead bridge cranes; 15' clearance under hook in outside bays; and 18'6" clearance under hook in center bay; 400' travel and a 46' span
- ZONING:** M-2 manufacturing
- TAXES:** 2008 - \$7,842.78
- POSSESSION:** Immediately
- PLANS:** Available upon request
- LAST USE:** Modular homes
- MISC:**
- Limited access security fencing along the north and west boundaries of the property
 - Public address system
 - Exterior security lighting

PLOT PLAN



AREA MAP



HART CORPORATION

INTERNATIONAL INDUSTRIAL REAL ESTATE

CORPORATE HEADQUARTERS
900 Jaymor Road
Southampton, PA 18966-3820
Telephone (215) 322-5100
FAX (215) 322-5840/41

CAROLINAS/VIRGINIA REGION
7422 Carmel Executive Park, Suite 216
Charlotte, NC 28226-8286
Telephone (704) 541-1393
FAX (704) 541-6151

Web Site - <http://www.hartcorp.com> E-Mail - hart@hartcorp.com

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