

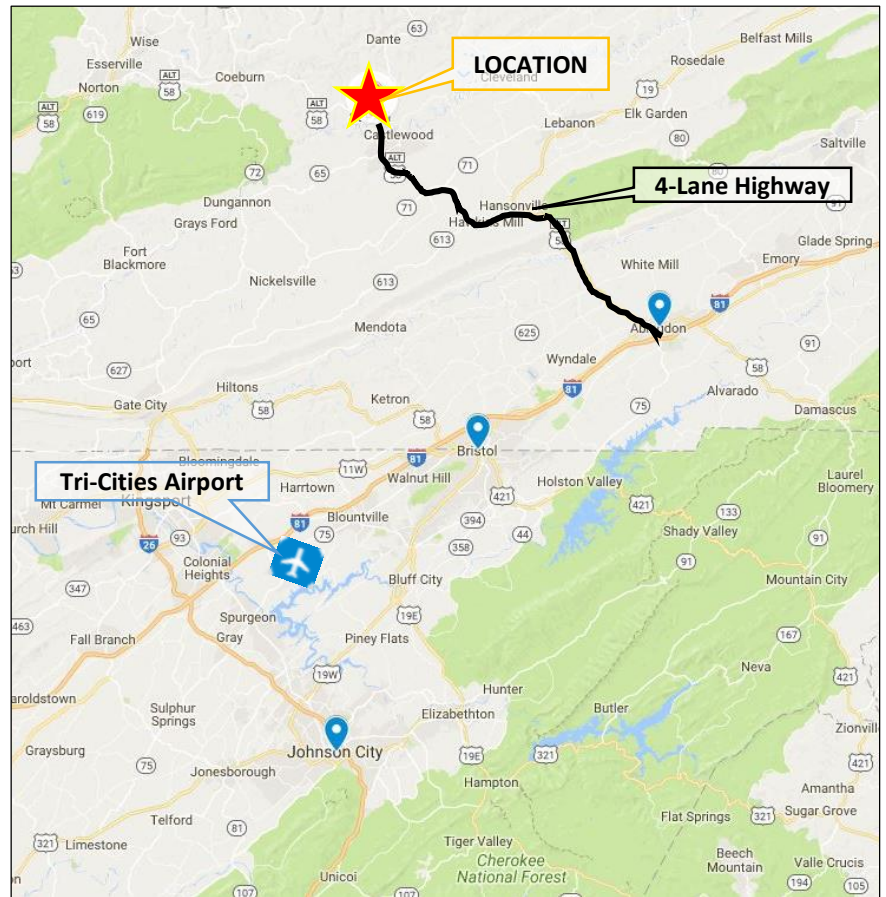
# AVAILABLE

284,406 SF on 14.07 Acres



16360 Bush Place  
Saint Paul, Virginia 24283

\$3,450,000



## Property Highlights

- ◆ 24'–30' Ceiling Heights
- ◆ 17 Tailgate Docks and 3 Drive-In Doors
- ◆ Rail Served
- ◆ Heavy Power
- ◆ Public Utilities
- ◆ Wet Sprinkler System
- ◆ Air Lines Throughout

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|                            |  |
|----------------------------|--|
| <b>Year Built:</b>         | 1989   |
| <b>Year Add-On</b>         | 1993   |
| <b>Office (SF):</b>        | 6,250  |
| <b>Office Description:</b> | 6,250 sq. ft. of attached office including reception area, private offices, open administrative area and restrooms. Finish consists of painted sheetrock walls, suspended acoustical ceiling and recessed fluorescent lighting. The older carpet has been removed to the concrete floor. Additional restrooms, break rooms and production offices located in the manufacturing area  |
| <b>Condition:</b>          | Good   |
| <b>Dimensions:</b>         | <i>Original Plant</i> (1989): 669' x 225'<br><i>Plant Addition</i> (1993): 517' x 255' to 151'<br><i>Main Office:</i> 135' x 50'<br><i>Paint Shop:</i> 121' x 25'  |
| <b>Ceiling Height:</b>     | 24' (Min) 30' (Max)<br>24' - 30' clear in original section 25' - 30' clear in the addition clear below the bottom of the bar joist   |
| <b>Column Spacing:</b>     | 26' x 75' - 10' circular steel<br>26' X 75' in original section 26' length in addition and width varies from 60' to 65'  |
| <b>Roof Type:</b>          | Insulated standing seam metal  |
| <b>Floor Type:</b>         | 6" reinforced concrete with 6x6 - 10/10 WWM over vapor barrier on 4" stone   |
| <b>Wall Type:</b>          | Metal -- insulated   |
| <b>Wall Comments:</b>      | Insulated pre-engineered metal with 8' interior painted plywood liner panel  |
| <b>Lighting:</b>           | Metal halide light fixtures throughout augmented by a strip of translucent panels along the perimeter of the 1993 plant addition. Wall mounted perimeter exterior mercury vapor security light fixtures.   |
| <b>Loading:</b>            | (15) - 8' X 8' manual dock high loading doors with levelers, lights and seals<br>(2) - 14' X 14' manual dock high loading doors with levelers<br>(1) - 14' X 14' manual drive-in door<br>(2) - 14' X 14' floor level doors access exterior rail platform<br>(1) - 12' X 14' floor level door accesses exterior rail platform which is also served by an edge of dock leveler<br>(2) - 14' X 16' high electric drive-in doors |

|                           |   |
|---------------------------|---|
| <b>Land:</b>              | Alternate address: 1 Bush Dr. or 1 Fournier Pl. Address on county record is 16360 Bush Pl. Parcel #157-L-IB-9   |
| <b>Zoning:</b>            | I-2, light industrial district  |
| <b>Rail:</b>              | Yes<br>Active spur which can be served Norfolk Southern   |
| <b>Gas:</b>               | Onsite 10,000 gallons propane tank provided by Heritage Propane (AmeriGas). Appalachian Natural Gas main line is 1.7 miles from the plant site.   |
| <b>Water Description:</b> | Town of St. Paul, 6" main   |
| <b>Sewer Description:</b> | Town of St. Paul, 8" main   |
| <b>Power:</b>             | <i>Source:</i> Old Dominion Power Company<br><i>Primary:</i> 12,470 volts primary distribution line<br><i>Secondary:</i> (2) - 1,500 kVA pad mounted transformers<br><i>Switchgear:</i> 5,000 amps, 480/277v, 3 phase, 4 wire interior switchgear |
| <b>HVAC:</b>              | Air conditioning in the offices only. Ceiling suspended gas-fired unit heaters throughout the plant area.   |
| <b>Sprinkler:</b>         | 100% wet system-density is .21/1020 in original section and .20/3000 in addition  |
| <b>Ventilation:</b>       | Plant area is ventilated by wall-mounted centrifugal fans, wall-mounted louvers, center ridge vents and ceiling hung destratification fans.   |
| <b>Air:</b>               | Air compressors have been removed. Air lines throughout the manufacturing area remain.  |
| <b>Security:</b>          | Partially fenced  |
| <b>Parking:</b>           | 256 paved, marked and lighted spaces  |
| <b>Last Use:</b>          | Wood office furniture manufacturing<br>- General  |
| <b>Miscellaneous:</b>     | 3,025 SF drive-in door (12' x 14') accessed extension (121' x 25') off of the 1993 plant addition.  |

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