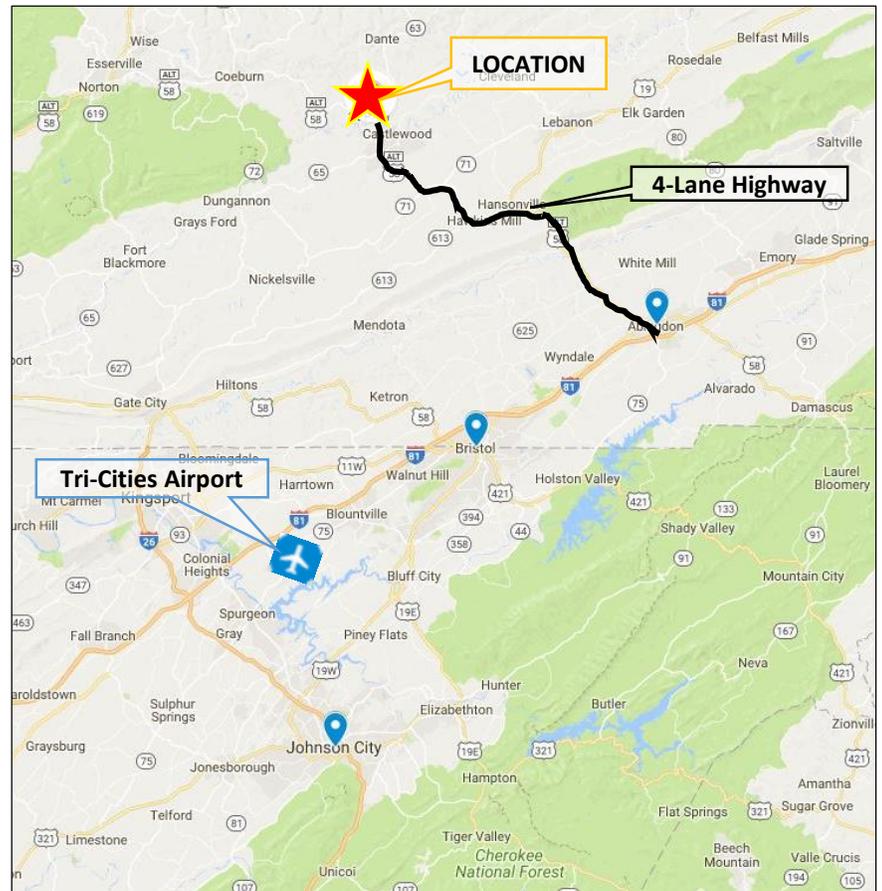


AVAILABLE

284,406 SF on 14.07 Acres



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

For further information, contact:

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AVAILABLE

284,406 SF on 14.07 Acres

16360 Bush Place
Saint Paul, Virginia 24283
\$3,450,000

Year Built:	1989
Year Add-On	1993
Office (SF):	6,250
Office Description:	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
Condition:	Good
Dimensions:	<i>Original Plant</i> (1989): 669' x 225' <i>Plant Addition</i> (1993): 517' x 255' to 151' <i>Main Office:</i> 135' x 50' <i>Paint Shop:</i> 121' x 25'
Ceiling Height:	24' (Min) 30' (Max) 24' - 30' clear in original section 25' - 30' clear in the addition clear below the bottom of the bar joist
Column Spacing:	26' x 75' - 10' circular steel 26' X 75' in original section 26' length in addition and width varies from 60' to 65'
Roof Type:	Insulated standing seam metal
Floor Type:	6" reinforced concrete with 6x6 - 10/10 WWM over vapor barrier on 4" stone
Wall Type:	Metal -- insulated
Wall Comments:	Insulated pre-engineered metal with 8' interior painted plywood liner panel
Lighting:	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.
Loading:	(15) - 8' X 8' manual dock high loading doors with levelers, lights and seals (2) - 14' X 14' manual dock high loading doors with levelers (1) - 14' X 14' manual drive-in door (2) - 14' X 14' floor level doors access exterior rail platform (1) - 12' X 14' floor level door accesses exterior rail platform which is also served by an edge of dock leveler (2) - 14' X 16' high electric drive-in doors

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

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