

**HART INDUSTRIAL GROUP -- Available Industrial Property -- VA001328**

7/31/2017

Client Profile 1 of 1



**Address:** 263 Fraley Ave.  
Lenowisco Industrial Park  
Scott County  
Duffield VA 24244

**Location:** SW, 25 mi N of Kingsport, TN

**Avail. Size:** **45,500 SF**

**Lot Size:** 3.02 Acres

**Property Description**

<p><b>Year Built:</b> 1980</p> <p><b>Office:</b> 2,016 SF</p> <p><b>Office Description:</b> 2,016 square feet of office and support facilities including conference room, break room and men's and women's restrooms built within the interior plant walls (63' X 18') and (42' X 21')</p> <p><b>Quality:</b> Excellent</p> <p><b>Dimensions:</b> 250' X 180'</p> <p><b>Ceilings:</b> Metal - Insulated</p> <p><b>Ceiling Heights:</b> 22' (Min) - 24' (Max)</p> <p><b>Ceiling Comments:</b> Pre-engineered metal roof panels with exposed 3" vinyl backed insulation. 23.72" clear below the main beams at the center to 23.72" clear below the main beams at the eaves.</p> <p><b>Column Spacing:</b> 25' x 60'</p> <p><b>Columns:</b> Steel Tubular</p> <p><b>Column Comments:</b> 8" circular steel</p> <p><b>Roof:</b> Pre-engineered metal roof panels with exposed 3" vinyl backed insulation.</p> <p><b>Floors:</b> 6" concrete floor slabs reinforced with 6X6/10 -10 wire welded mesh.</p> <p><b>Walls:</b> Pre-engineered metal wall panels with exposed 3" vinyl backed insulation and an interior protective metal liner panel to a height of 5'.</p> <p><b>Lighting:</b> T-5 light fixtures with motion control sensors</p> <p><b>Loading:</b> North Wall: (4) 8' X 10' automatic overhead dock high covered loading doors with dock seals,</p>	<p><b>Gas:</b> There is no natural gas in the the industrial park. A list of liquid propane providers that serve the area provided upon request.</p> <p><b>Water:</b> Yes - Scott County Public Service Authority 8" main 10" sprinkler line 1" domestic line</p> <p><b>Sewer:</b> Yes - Scott County Public Service Authority 8" main (domestic line unknown but is likely 6")</p> <p><b>Power:</b> Powell Valley Electric Co-op - Primary: 14,400 volts primary distribution line Transformer: 75 KVA exterior pad mounted transformer Switchgear: 1,600 amps Gould - ITE interior switchgear; 277/480, 3 phase , 4-wire</p> <p><b>Heat:</b> Gas - Liquid propane gas tank on site</p> <p><b>Air Conditioning:</b> Office and support areas only</p> <p><b>Sprinklers:</b> 100% wet system Design data: 22,500 SF wet system type IV unprotected storage: 15 sprinkler/100 SF: 624 GPM wider flow: 1124 GPM: Flow and pressure at the base of riser 624 GPM @ 69 psi: Hose stream: 500 GPM: 73.8 psi Static; 70.2 residual; 1,263 GPM flow rate</p> <p><b>Ventilation</b> Roof center ridge vent</p> <p><b>Parking:</b> 20 lighted, paved and graveled parking spaces</p> <p><b>Last Use:</b> Warehouse</p>
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bumper pads, load levelers, spot lights and bollards. (1) 14' X 20' ramped manual overhead drive-in door

**Special Features:** Approximately 15,000 SF of paved outside storage along the east wall

South Wall: (1) 14' X 20' manual overhead drive-in door.

East Wall: (1) 14' X 20' manual overhead drive-in door.

### Listing Information

**Asking Price:**

**Price Per SF:**

**Cap Rate:**

**Asking Rent:**

**Possession:**

**Pricing Comments:**

**Additional Costs:**

