VIRGINIA Is For Business

To be included on VirginiaScan, the building must have at least 5,000 sq. ft. available. A street address or map showing the location of the building and a sale/lease price or price range must be included.

VIRGINIA Is For Business

VIRGINIASCAN INDUSTRIAL BUILDING DATA SHEET

GENERAL

County/City ____Washington County_____ Town/Community _____

Building name __Campbell Car Mart_____ Within corporate limits? Yes ☐ No ☒

Street address __14364 Lee Hwy, Bristol, VA 24202_____

Industrial park? Yes ☐ No ☒ Name of park_____

Research park? Yes ☐ No ☒ Name of park _____

Virginia Enterprise Zone? Yes ☐ No ☒ Technology Zone? Yes ☐ No ☒ Foreign Trade Zone? Yes ☐ No ☒

VIRTUAL BUILDING

Virtual building? Yes ☐ No ☒ Right Now Site name ___N/A_____

Site plan approval? Yes ☐ No ☐ Preliminary design? Yes ☐ No ☐ Construction schedule? Yes ☐ No ☐

Development team? Yes ☐ No ☐ Building renderings? Yes ☐ No ☐ Permits and approvals? Yes ☐ No ☐

BUILDING SPECIFICATIONS

Building space (sq. ft.): Total _45,321___ Office _5,606 +/- (12 sales offices, Conf. Room, clerical area)___

Manufacturing _____ Warehouse __2,700_____

Available space: Total _48,611_ Contiguous _45,321_ Office _____ Manufacturing _____ Warehouse _____

Total expansion capability (include info on graded pad) __Approx. 3 acres_____

Is the building available for: Single user ☐ or Multi-tenant ☐ Incremental space available _____

Number of stories ___1_____ Ceiling height: Clear height at eaves __15___ Clear height at center _15____

Number of dock height doors __1_Number of drive-in doors _21_Size of drive-in doors _(6) 10x10; (3) 10x12;

(1) 15x10; (1) 12x12; (2) 9x9; (6) 9x8; (1) 9x7; (1) 8x8_ ft.

Column spacing _____ Most recent use ____Auto Sales_____ Date vacated _____

SITE SPECIFICATIONS

Site acreage ____16.30_____ Additional acreage available _____3_____

Zoning classification __B-2_____ Conforms to present zoning? Yes ☒ No ☐

Zoning restrictions _____Is outside storage permitted? Yes ☐ No ☒

On site parking: Yes ☒ No ☐ Number of spaces _____10_____

ENVIRONMENTAL

U.S. Army Corps certified wetlands study available: Yes ☐ No ☒ Phase I environmental audit available:Yes ☐ No ☒

CONSTRUCTION

Type of construction ____Masonry_____ Date of construction: Original _1970____ Additions _1988___

Type of roof ___Built Up_____ Fire district __Washington Co. Fire & Rescue___

Type of floor ___Concrete_____ Thickness __8__ in.

Reinforced: Yes ☒ No ☐ Raised: Yes ☐ No ☐

Insulation: Yes ☒ No ☐ Thickness _____ in. Location _____

Sprinklered: Yes ☐ No ☒ Type _____

Heated – Office: Yes ☒ No ☐ Manufacturing: Yes ☒ No ☐ Warehousing: Yes ☒ No ☐
Type: _____ Type: _____ Type: _____
Air conditioned – Office: Yes ☒ No ☐ Manufacturing: Yes ☒ No ☐ Warehousing: Yes ☒ No ☐
Type: _____ Type: _____ Type: _____

UTILITIES

Electric Power

Name of supplier ___Bristol Virginia Utilites_____

Voltage _____ Phase _____3_____ Amps _____

Natural Gas

Name of supplier ____Atmos Energy_____ Served by natural gas? Yes ☒ No ☐

Distance from building _on site – 2' ft. Line size _2"_ in. Pressure _7 psi_Propane equipped? Yes ☐ No ☒

Water

Name of public service provider _____Washington County Service Authority_____

Served by public water? Yes ☒ No ☐ Distance from building __on site_____ ft.

Line size ___6_____ in. If not served by public water, capacity of well(s) _____ gpd

Waste Water Treatment

Name of public service provider _____on site septic_____

Served by public sewer? Yes ☐ No ☒ Distance from building _____ ft.

Line size _____ in. If not served by public water, capacity of septic system _____ gpd

Telecommunications

Name of supplier(s) ____Century Link_____

Digital switching: Yes ☐ No ☐ ISDN: Yes ☐ No ☐ Equipped with fiber optic lines: Yes ☐ No ☐

Distance to fiber optic lines _____ ft.

Other (e.g., POPs, SMDS, Centrex) _____

SPECIAL EQUIPMENT/FEATURES

Refrigeration space ___N/A_____ sq. ft. Freezer space _____N/A_____ sq. ft.

Crane: Yes ☐ No ☒ Capacity _____ (tons) Clearance under hook _____ ft.

Clean room space ___N/A_____ sq. ft. Class _____

Lab space ____N/A_____ sq. ft. Type _____ Number of labs _____

Other (e.g., auditorium, special electrical equipment) _____

TRANSPORTATION

Railroad

Served by rail siding? Yes ☐ No ☒ Name of railroad _____

If no, can rail siding be installed? Yes ☐ No ☒ Distance from building _____ ft.

Name of secondary railroad _____

Highway

Distance to nearest interstate interchange __1.5_____ mi. Interstate name _____I-81_____

Interchange name _____Lee Highway-13 or Old Airport Rd -7_____ Exit number ___7 or 13_____

Distance to nearest 4-lane arterial _adjacent_____ mi. Name and route number __Rt. 11_____

Name and route number of highway or street serving building __Lee Highway_____

Public Transportation

Name of service provider ___N/A_____

Air

Distance to nearest commercial airport ___23_____ mi. Name ___Tri-Cities Regional Airport_____

Distance to nearest general aviation airport __3_____ mi. Name ___Virginia Highlands Airport_____

Runway length of general aviation airport ___4,470____ ft.

Water

Name of navigable waterway ___N/A_____

Depth of channel _____ ft.

COMMENTS

_____

OWNERSHIP

Available for lease: Yes ☒ No ☐ Available for lease/purchase Yes ☐ No ☒

Minimum lease rate ($/sq. ft.) __$11,000 month_____ Maximum lease rate ($/sq. ft.) _____

Available for sale: Yes ☒ No ☐ Cost __$2M_____ Date available _Immediately____

Owner: *Estate of C. Richard Campbell* c/o Sandra Campbell P O Box 1298, BR. VA 24203 Ph:276-669-1480 & 423-341-4007

Principal contact _Debra Kennedy, Bob Callahan Realtors_Phone 276-525-1305_Email: DKenn10054@aol.com

Information submitted by: Carol Barrett, Administrative Asst, Wash. Co. Economic Development Office Date 03-31-10

To be included on our VirginiaScan online sites and buildings search system, a vicinity map showing the location of the building and/or a street address ***must*** be included with this form. A color photograph of the building should also be included. Digital photos are welcome and may be e-mailed to mmende@yesvirginia.org. This form should be returned to:

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP
RESEARCH DIVISION – COMMUNITY RESOURCES
P. O. Box 798
Richmond, Virginia 23218-0798
Phone: (804) 545-5785
Fax: (804) 545-5771
E-mail: mmende@yesvirginia.org

Virtual Building Standards

- Preliminary Design – Detailed drawings of the layout of each floor of the structure showing openings of the building, interior partitions, columns, fixtures, etc. In addition to the floor plan, elevations of the building or renderings depicting the exterior of the building should be available.

- Building Specifications – A listing and description of building systems, materials and finishes sufficient to provide the basis for firm construction costs must be provided.

- Cost Estimates – Firm cost estimates that have specified time horizons (six months minimum) must be provided.

- Construction Schedule – A schedule of the construction of the building, associated site work and any utility extensions must be provided.

- Development Team – A development team with the appropriate architectural, engineering and construction capability must be assembled to execute the project.

- Building Renderings – A three dimensional graphic representation of the exterior of the building showing how the building would be sited on the lot will be required. A “virtual building” tour of the building is desirable but not required.

- Permits or Approvals – If the building requires additional permits from the locality prior to the commencement of construction, a letter from the chief administrator of the locality outlining what permits are required and the timeframes necessary to obtain those permits is required. If additional permits have been obtained, copies of the permits must be available with any expiration dates noted.