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_____ Town/Community ___Abingdon_____

Building name __Morgan-McClure Motorsports, Inc._____ Within corporate limits? Yes ☐ No ☒

Street address __26502 Newbanks Road, Abingdon, VA 24210_____

Industrial park? Yes ☒ No ☐ Name of park ___Washington County Industrial 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 _____

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 _94,000___ Office __16,000___ Manufacturing _____ Warehouse _____

Available space: Total _94,000__ Contiguous _____ Office _____ Manufacturing _____ Warehouse _____

Total expansion capability (include info on graded pad) _____

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

Number of stories ___2_____ Ceiling height: Clear height at eaves _8'-10' offices; 13' machine shop; 24' truck bay, body shop storage_ Clear height at center __Average - 13'__

Number of dock height doors _1_____ Number of drive-in doors _7_____ Size of drive-in doors _____ ft.

Column spacing _____ Most recent use _Nascar, Motorsports Race Team____ Date vacated _____

SITE SPECIFICATIONS

Site acreage __18_____ Additional acreage available _____

Zoning classification __M-1_____ Conforms to present zoning? Yes ☒ No ☐

Zoning restrictions _____ Is outside storage permitted? Yes ☐ No ☐

On site parking: Yes ☒ No ☐ Number of spaces _____Approximately 150_____

ENVIRONMENTAL

U.S. Army Corps certified wetlands study available: Yes ☐ No ☒

Phase I environmental audit available: Yes ☐ No ☒

CONSTRUCTION

Type of construction ___Block & Brick_____ Date of construction: Original _1998___ Additions _____

Type of roof _____Metal-standing seam_____ Fire district __Meadowview/Abingdon_____

Type of floor ____Concrete, tile, marble, carpet_____ Thickness _____ in.

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

Insulation: Yes ☒ No ☐ Thickness _____ in. Location ___Walls & ceiling_____

Sprinklered: Yes ☒ No ☐ Type ___Grinnell Fire Protection, Kingsport, TN_____

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 ___Appalachian Power Co._____

Voltage ___208_____ Phase ___3_____ Amps _____

Natural Gas

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

Distance from building __on site_____ ft. Line size _____ in. Pressure _____

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

Waste Water Treatment

Name of public service provider ____Washington County Service Authority_____

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) ____Bristol Virginia Utilities – BVU-OptiNet_____

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

Distance to fiber optic lines __On site_____ 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 __Two (2) ton –Fab-Shop*__ (tons) Clearance under hook ____9_____ ft.

Clean room space _____ sq. ft. Class _____

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

Other (e.g., auditorium, special electrical equipment) * Crane information: Machine Shop – ½ ton – 7 ft;_____
Dyno Room # 1 – ½ ton – 6 ft.; Dyno Room #2 – ½ ton – 6 ft.; Engine Tear Down – 1-ton – 7 ft;_____

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 _Adjacent___ mi. Interstate name ___I-81_____

Interchange name ___Enterprise Road_____ Exit number ____22_____

Distance to nearest 4-lane arterial __1____ mi. Name and route number __Lee Hwy. – Rt. 11_____

Name and route number of highway or street serving building _Newbanks Rd. off Exit 22/Enterprise Rd._____

Public Transportation

Name of service provider ___N/A_____

Air

Distance to nearest commercial airport __38____ mi. Name ___Tri-Cities Regional Airport_____

Distance to nearest general aviation airport _10_____ mi. Name __Virginia Highlands Airport_____

Runway length of general aviation airport __4,470 x 75'_____ 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 ($/sq. ft.) __N/A_____ Maximum lease rate ($/sq. ft.) _____

Available for sale: Yes ☒ No ☐ Cost __$8.5 M_____ Date available _____2010_____

Owner __Morgan-McClure Motorsports, Inc._____ Phone ___276-628-3683, Ext. 223_____

Principal contact __Edwin G. McClure_____ Phone __276-451-0583 (Cell)_____

Address __26502 Newbanks Rd., Abingdon, VA.24210 Fax __276-628-6532__ E-mail _jody@morgan-mcclure.com_

Information submitted by _Carol Barrett, Wash.Co. Economic Development Office 276-525-1305_ Date _03-19-2010_

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.