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 _____

Building name __Abingdon Logistics/ Cold Storage_____ Within corporate limits? Yes ☐ No ☒

Street address ___26609 Newbanks Rd., 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 _35,000_ Office __1,850__ Manufacturing _____ Warehouse _33,150____

Available space: Total _____ Contiguous _____ Office _1,850__ 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 offices_____ Ceiling height: Clear height at eaves _26'_ Clear height at center _32'___

Number of dock height doors ___4____ Number of drive-in doors _____ Size of drive-in doors _____ ft.

Column spacing __25'_____ Most recent use _Warehouse cold storage/Distribution__ Date vacated __10/06___

SITE SPECIFICATIONS

Site acreage _____3_____Additional acreage available ___N/A_____

Zoning classification _____M-1 - Park_____ Conforms to present zoning? Yes ☒ No ☐

Zoning restrictions _Wash. Co. IDA Restrictive Covenants____ Is outside storage permitted? Yes ☐ No ☐

On site parking: Yes ☒ No ☐ Number of spaces ____20_____

ENVIRONMENTAL

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

Phase I environmental audit available: Yes ☐ No ☒

CONSTRUCTION

Type of construction ___Steel_____ Date of construction: Original _1998____ Additions _2000___

Type of roof ____Steel_____ Fire district ____Wash.Co. Fire & Rescue_____

Type of floor __Concrete/Insulation/Concrete/Stone_____ Thickness ___12" +__ in.

Reinforced: Yes [X] No [ ] Raised: Yes [X] No [ ] 12"- 8" lab – 45"Stone

Insulation: Yes [X] No [ ] Thickness ___18"_____ in. Location __Insulated Floors, Walls, Ceilings__

Sprinklered: Yes [ ] No [X] Type _____

Heated – Office: Yes [X] No [ ] Type: _Electric Manufacturing: Yes [ ] No [X] Warehousing: Yes [ ] No [X]

Air conditioned – Office: Yes [X] No [ ] Manufacturing: Yes [ ] No [ ] Warehousing: Yes [ ] No [ ]

UTILITIES

Electric Power

Name of supplier __Appalachian Power Co._____

Voltage ___440_____ Phase __3_____ Amps ___400_____

Natural Gas

Name of supplier ___N/A_____ Served by natural gas? Yes [X] No [ ]

Distance from building __100' from building__ ft. Line size __4_____ in. Pressure ____60 psi_____

Propane equipped? Yes [ ] No [ ]

Water

Name of public service provider ____Washington County Service Authority_____

Served by public water? Yes [X] No [ ] Distance from building _____200_____ ft.

Line size ___6_____ 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 [X] No [ ] Distance from building _____ ft.

Line size ___10_____ in. If not served by public water, capacity of septic system _____ gpd

Telecommunications

Name of supplier(s) _____Bristol Virginia Utilities Optinet- DSL/ Embarq - phones_____

Digital switching: Yes [ ] No [ ] ISDN: Yes [ ] No [ ] Equipped with fiber optic lines: Yes [X] No [ ]

Distance to fiber optic lines _____ ft.

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

SPECIAL EQUIPMENT/FEATURES

Refrigeration space ____33,150 (5500+/- Reference/Receiving Dock)__ sq. ft. Freezer space __27,000+/-___ sq. ft.

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

Clean room space ___1,500_____ sq. ft. Class _____

Lab space _____ sq. ft. Type _____ Number of labs _____

Other (e.g., auditorium, special electrical equipment) _Separate Equipment Elect. Charge Room_____

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 _1/3_____ mi. Interstate name _____Interstate 81_____

Interchange name ___Enterprise Road_____ Exit number ___22_____

Distance to nearest 4-lane arterial __2_____ mi. Name and route number ___Rt. 11 – Lee Highway_____

Name and route number of highway or street serving building ___Newbanks Road_____

Public Transportation

Name of service provider

____N/A_____

Air

Distance to nearest commercial airport ___30_____ mi. Name __Tri-Cities Regional Airport_____

Distance to nearest general aviation airport __8_____ mi. Name___Virginia Highlands Airport_____

Runway length of general aviation airport __4,470_____ ft.

Water

Name of navigable waterway _____

Depth of channel _____ ft.

COMMENTS

Abingdon Logistics-DBA Abingdon Cold Storage is a Refrigerated Warehouse-Distribution Center.

Offices are 1,850 sq. ft. of Reference/Receiving dock, a 1500 sq. ft. Packing Room and over 27,000 sq. ft.

of Fully Racked Freezer space (2500 pallet locations) More detailed specifications available on request.

OWNERSHIP

Available for lease: Yes [X] No [ ] Available for lease/purchase Yes [X] No [ ]

Minimum lease rate ($/sq. ft.) __$10 sq. ft. per year_ Maximum lease rate ($/sq. ft.) __$12 sq. ft. per year_

Available for sale: Yes [X] No [ ] Cost __Negotiable_____ Date available __Immediately_____

Owner __First Bank & Trust_____ Phone _276-623-2323 ext.214_____

Principal contact Tom Bowen, FBT Phone_276-623-9075 Address _26609 Newbanks Road, Abingdon, VA 24210_

Fax _276-628-2185_ E-mail _____ Contact:_Christianne E. Parker, CEcD_____

Washington County Economic Development 276-525-1305 Email: cparker@washcova.com_____

Information submitted by Carol Barrett, Admin. Asst., Wash. Co. VA Economic Development Office Date_09-09_

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.