

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.



VIRGINIASCAN INDUSTRIAL BUILDING DATA SHEET

GENERAL

County/City Washington County, VA Tov	wn/CommunityAbingdon, VA_	
Building name <u>Dixie Pottery</u>	Within corporate limits?	Yes ☐ No 🛚
Street address17507 Lee Hwy, Abingdon, VA 24210		
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 Z	one? Yes ☐ No 🏻
VIRTUAL BUILDING		
Virtual building? Yes ☐ No ☒ Right Now Site name _		
Site plan approval? Yes 🔲 No 🔲 Preliminary design? Ye	es No Construction sched	ule? Yes 🗌 No 🗀
Development team? Yes No Building renderings? Y	es ☐ No ☐ Permits and approv	/als? Yes ☐ No ☐
BUILDING SPECIFICATIONS		
Building space (sq. ft.): Total <u>110,000 sq. ft.</u> Main buil	ding: _77,000 sq. ft & is (3) conne	cting sections_
Warehouse <u>33,000 sq. ft</u>		
Available space: Total 110,000 sq. ft. Contiguous Offi	ce Mfg. <u>77,000 sq. ft</u> Ware	ehouse <u>33,000 sq. ft</u>
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 <u>16</u> Clear height a	at center <u>16</u>
Number of dock height doors Number of drive-in	doors Size of drive	-in doors f
Column spacing Most recent use Retail Sa	ales Gift Shop Date vacat	ed <u>April 30, 2008</u>
SITE SPECIFICATIONS		
Site acreage9.89 acres Additional acreage	available	
Zoning classificationB-2	Conforms to present zoning?	Yes X No □
Zoning restrictions	Is outside storage permitted?	Yes 🗌 No 🗍
On site parking: Yes ☑ No ☐ Number of spacesAr	pproximately 200+/-	
ENVIRONMENTAL		
U.S. Army Corps certified wetlands study available: Yes ☐	I No □	

Phase I environmental audit available:	Yes ☐ No ☐	

CONSTRUCTION

Type of construction <u>Metal</u> Date of construction: Original <u>1963-1997</u> Additions <u>4 additions over 33 years</u>
Type of roof Metal Fire district Washington County Fire & Rescue
Type of floor <u>Concrete</u> Thickness in.
Reinforced: Yes No Raised: Yes No No
Insulation: Yes No No Thickness in. Location
Sprinklered: Yes No Type
Heated – Office: Yes X No Manufacturing: Yes X No Warehousing: Yes No Type: Type: Type: Type: Warehousing: Yes No Type:
UTILITIES
Electric Power
Name of supplier Appalachian Power Co.
Voltage Phase <u>3</u> Amps
Natural Gas
Name of supplier <u>ATMOS Energy</u> Served by natural gas? Yes No
Distance from building ft. Line size in. Pressure
Propane equipped? Yes No
<u>Water</u>
Name of public service providerWashington County Service Authority/Bristol VA Utilities
Served by public water? Yes \(\Bar{\cup} \) No \(\Bar{\cup} \) Distance from building 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/BVU
Served by public sewer? Yes \(\Bar{\cup} \) No \(\Bar{\cup} \) Distance from building ft.
Line size in. If not served by public water, capacity of septic system gpd
<u>Telecommunications</u>
Name of supplier(s)Century Link /BVU
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 spaces	sq. ft. Fre	eezer space	sq. ft.
Crane: Yes 🗌 No 🗌 Capacity	(tons)	Clearance under hook	ft.
Clean room space	sq. ft.	Class	
Lab space sq. ft. Type	·	Number of labs	
Other (e.g., auditorium, special electrical equipment) _			
TRANSPORTATION			
Railroad			
Served by rail siding? Yes \square No $\overline{\boxtimes}$ Name of railro	oad		
If no, can rail siding be installed? Yes ☐ No 🏻	Distance from	om building	ft.
Name of secondary railroad			
<u>Highway</u>			
Distance to nearest interstate interchange1/2	_ mi. Inte	rstate name <u>Interstate 81</u>	
Interchange name <u>Lee Highway</u>		Exit number13	
Distance to nearest 4-lane arterialAdjacent_ mi.	Name and	route numberRt. 11, Lee Hwy	<u>'.</u>
Name and route number of highway or street serving b	building <u>Rt.</u>	11_Lee Highway	
Public Transportation			
Name of service provider			
<u>Air</u>			
Distance to nearest commercial airport <u>25</u> mi	. Name <u>Tr</u>	ri-Cities Regional Airport	
Distance to nearest general aviation airport _<1 m	i. Name <u>Vi</u>	rginia Highlands Airport	
Runway length of general aviation airport4,470	ft.		
<u>Water</u>			
Name of navigable waterwayN/A			
Depth of channel	ft.		
COMMENTS			

OWNERSHIP

Available for lease: Yes X No Available for leas	e/purchase Yes No
Minimum lease rate (\$/sq. ft.)Negotiable	Maximum lease rate (\$/sq. ft.)Negotiable
Available for sale: YesX No Cost <u>Negotiable</u>	Date availableImmediately_
Owner <u>Eddie Yates</u> Email: <u>Theedyates@aol.com</u>	Phone(423) 340-0308 (cell)
Principal contact _ Guy Warner or owner (above)	Phone(276) 608-1418
nformation submitted by Carol Barrett, Admin, Asst, Wash	. Co. Econ. Development (276) 525-1305 Date 03-2010

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 <u>must</u> 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 <u>mmende@yesvirginia.org</u>. 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.