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 __Former Kealey-Johnson Wholesale Florist Within corporate limits? Yes [X] No [ ]

Street address __1103 Empire Drive, Abingdon, VA 24210_____

Industrial park? Yes [ ] No [X] Name of park _____

Research park? Yes [ ] No [X] Name of park _____

Virginia Enterprise Zone? Yes [ ] No [X] Technology Zone? Yes [ ] No [X] Foreign Trade Zone? Yes [ ] No [X]

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

L-Shaped Metal building with-20' ceiling at eaves – 9537 sq. ft _____

Tract fronts 947 feet on Empire Drive with depth of 270 ft. Building space (sq. ft.): Total _8,456 sq, ft._ Office 539 sq. ft.

Manufacturing _____ Warehouse_5,578 sq. ft._ Available space: Cooler – 1,200 sq. ft._

Total _____ Contiguous _____ Office _____ Manufacturing _____ Warehouse _____

Total expansion capability (include info on graded pad) Second level has 1,081 sq ft. finished are for office extra space_

Is the building available for: Single user [X] or Multi-tenant [ ] Incremental space available _____

Number of stories _2___ Ceiling height: Clear height at eaves __20 ft._ Clear height at center _____

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

Column spacing _____ Most recent use _Wholesale florist supplier____ Date vacated _2006___

SITE SPECIFICATIONS

Site acreage ___6.93 Acres_____ Additional acreage available _____

Zoning classification _O & I – Town of Abingdon_ Conforms to present zoning? Yes [X] No [ ] Zoning restrictions _____

Is outside storage permitted? Yes [ ] No [ ] On site parking: Yes [X] No [ ] # spaces: _Approx. 50____

ENVIRONMENTAL

U.S. Army Corps certified wetlands study available: Yes [ ] No [ ]

Phase I environmental audit available: Yes [ ] No [ ]

CONSTRUCTION

Type of construction __L-Shaped Metal building_ Date of construction: Original _2000____ Additions _____

Type of roof __Metal_____ Fire district _Washington County Fire & Rescue___

Type of floor __Concrete_____ Thickness _____ 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: _Heat pump_____ Type: _____Gas_____ Type: ___Gas _____
Air conditioned – Office: Yes ☒ No ☐ Manufacturing: Yes ☒ No ☐ Warehousing: Yes ☒ No ☐
Type: _Heat pump____ Type: ___Gas _____ Type: ____Gas _____

UTILITIES

Electric Power

Name of supplier __Appalachian Power Co./AEP_____

Voltage _____ 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 _____ 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 ___on site_____ ft.

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

Telecommunications

Name of supplier(s) ____Embarq/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 _1,200 cooler space_____ sq. ft. Freezer 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 ☐ 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 __.8 tenths__ mi. Interstate name _I-81_____

Interchange name ___Abingdon/Damascus_____ Exit number ___19_____

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 site __Empire Drive_____

Industrial access road needed? Yes ☐ No ☒ Will owner dedicate right-of-way? Yes ☐ No ☐

Public Transportation

Name of service provider __Abingdon Transit_____

Air

Distance to nearest commercial airport ___35_____ mi. Name __Tri-Cities Regional Airport_

Distance to nearest general aviation airport __7_____ 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

_Building is in good structural condition; front of building has large glass doors;

lighting by fluorescent & high intensity. _Property faces Interstate 81 just off exit 19 on Empire Drive_

OWNERSHIP

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

Minimum lease rate ($/sq. ft.) __Negotiable_____ Maximum lease rate ($/sq. ft.) _____

Available for sale: Yes [X] No [ ] Cost __$2.5 M__Date: available __Immediately____

Owner/Principal Contact: _J. D. Morefield, (or speak to Barbara Anderson, Secretary) Phone _(276) 628-8128

Address _190 E. Main St. Abingdon, VA 24210_ Fax _276-676-6114_ E-mail _banderson@mkhllaw.com

Information submitted by _Carol Barrett, Washington Co. Economic Development Office 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 ***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.