VIRGINIA
ECONOMIC DEVELOPMENT PARTNERSHIP

INDUSTRIAL BUILDING DATA SHEET

GENERAL

County/City Washington Town/Community Abingdon, VA

Building name Dixie Jenkins Warehouse Within corporate limits: Yes [X] No [ ]

Street address 228 Preston Street (off Main St.) Abingdon, VA 24210

Industrial park? Yes [ ] No [X] Virginia Enterprise Zone? Yes [ ] No [X] Foreign Trade Zone? Yes [ ] No [X]

BUILDING SPECIFICATIONS

Building space (sq. ft.): Total 72,000 Office 2,000 Manufacturing _____ Warehouse 71,000

Available space: Total 12,000 Contiguous _____ Office _____ Manufacturing X Warehouse X

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

Number of stories 1 Ceiling height: Clear height at eaves 21 ft Clear height at center 28 ft

Number of dock height doors 3 Number of drive-in doors 2 Size of drive-in doors 14 ft.

Bay size (column spacing) 60X25 Most recent use Storage Date vacated _____

SITE SPECIFICATIONS

Site acreage 3 Additional acreage available _____

Zoning classification M-1 Conforms to present zoning? Yes [X] No [ ]

Zoning restrictions _____

On site parking: Yes [X] No [ ] Number of spaces 25

Environmental: Wetlands study available: yes [ ] no [X] Environmental audit available: yes [ ] NO [X]

CONSTRUCTION

Type of construction All Metal Date of construction: Original 1984 Additions _____

Type of roof Metal Fire district _____

Type of floor Asphalt & Concrete Thickness 6 in. Reinforced: Yes [X] No [ ]

Insulation: Yes [X] No [ ] Thickness _____ in Location Roof

Sprinklered: Yes [X] No [ ] Type Dry

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

UTILITIES

Electric Power

Name of supplier ___Appalachian Power/AEP_____

Voltage _____220_____ Phase _____3_____ Amps _____

Natural Gas

Name of supplier United Cities Gas Co._____ Served by natural gas? Yes [X] No [ ]

Distance from building in building_____ ft. Line size _____ in. Pressure _____

Water

Name of public service provider ___Washington County Service Authority_____

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

Line size ____11/2_____ in. If not served by public water, capacity of well(s) _____ gpd

Name of treatment facility _____ Total treatment capacity _____ gpd

Available treatment capacity _____ gpd Current storage _____ gal.

Available capacity to building _____ gpd

Pressure at nearest hydrant: static _____ residual _____

Waste Water Treatment

Name of public service provider _____Town of Abingdon_____

Served by public sewer? Yes [X] No [ ] Distance from building _____ ft.

Line size _____4_____ in. If not served by public water, capacity of septic system _____ gpd

Name of treatment facility _____ Total treatment capacity _____ gpd

Available treatment capacity _____ gpd Available capacity to building _____ gpd

Telecommunications

Name of supplier _____Century Link -Standard phone lines available_____

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

Distance to fiber optic lines _____ ft.

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

_____

SPECIAL EQUIPMENT/FEATURES

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

Crane: Yes [ ] No [ ] Capacity _____ Clearance under hook _____

Other (e.g., auditorium, clean room, 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.

Highway

Distance to nearest interstate interchange _____2____ mi. Interstate name ____Interstate 81_____

Interchange name ___Abingdon/VHCC_____ Exit number _____14_____

Distance to nearest 4-lane arterial _____1/4___ mi. Name and route number ___Route 11_____

Name and route number of highway or street serving building _____Preston St._____

Public Transportation

Name of service provider ____Abingdon Transit_____

Air

Distance to nearest commercial airport _____26___ 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 x 75'____ ft.

Water

Name of navigable waterway_____N/A_____

Depth of channel _____ ft.

OWNERSHIP

Available for lease: Yes ☒ No ☐ Available for lease/purchase Yes ☐ No Lease rate ($/sq. ft.) _$1.92 per yr.

Available for sale: Yes ☒ No ☐ Cost _Utilities, Taxes & Insurance paid by owner Date available _Now_____

Owner _____Cozart Rental Warehouses_____ Phone ____(276) 628-9270_____

Principal contact Edward J. Cozart, Cozart Properties Phone_(276) 628-9270

Address _P O Box 613 Abingdon, VA 24210_ Fax _(276) 628-2525_ Email cozarthsd@embarqmail.com

Information submitted by _Carol Barrett, Admin. Asst., Wash Co Econ Development (276) 525-1305 Date 03-10

To be included in our computerized database, 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@vedp.state.va.us. This form should be returned to:

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