



AVAILABLE

THE KEITH BUILDING 50,534 Sq. Ft. on 7.85 Acres DUFFIELD, VIRGINIA (Located in a Virginia Enterprise Zone)

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| SIZE: | Approximately 50,534 sq. ft. footprint <ul style="list-style-type: none">• Approximately 47,857 sq. ft. manufacturing• Approximately 5,290 sq. ft. interior two level office• Expandable up to 50,000 additional sq ft. |
| GROUND: | Approximately 7.85 acres |
| NUMBER OF BUILDINGS: | One – modern single story industrial facility |
| DIMENSIONS: | Approximately 200' x 250' |
| CONSTRUCTION DATE: | 1980-1981 original building; 1982 office addition |
| CONDITION OF PROPERTY: | Excellent |
| CONSTRUCTION: | Floors: 6" concrete reinforced with 6x6 – in/10 WWF on vapor barrier over 4" crushed stone Walls: Pre-engineered metal with 3" vinyl Backed insulation – 8" metal interior wainscoting Columns: 6" circular pipe Roof: Insulated metal |
| CEILING HEIGHT: | Approximately 20" clear below main support beams at eaves Approximately 24' clear below main support beams at center |
| COLUMN SPACING: | 25' x 50' |
| LIGHTING: | High-pressure sodium in manufacturing area; Fluorescent in office; outside quartz security lights; 40 skylight panels provide excellent daylight illumination |
| WATER: | Supplied by the Scott County PSA 8" main; 6" fire line; 2" domestic line |
| SEWER: | Supplied by the Scott County PSA 8" main; 6" line |

POWER: Supplied by American Electric Power

- 3 pole mounted transformers
- 2,000 amps interior switchgear; 120/208V; 3 phase, 4 wire
- 1,200 amps interior switchgear; 480/288V; 3 phase, 4 wire

GAS: Propane only – one large tank for heaters in the rear of the facility

AIR CONDITIONING: Office and manufacturing areas are 100% air-conditioned – 7 pad mounted exterior units

HEAT: Manufacturing – eight 100,000 BTU overhead propane forced air heaters.
Office – central duct heat/air conditioning via heat pump (downstairs) and two wall units (conference room)

SPRINKLER: 100% wet system – two (2) risers – flow is 1,420 GPM

RESTROOMS: Plant: Unisex – 14 toilets, 4 sinks
Office: Men – 1 urinal, 2 toilets, 1 sink
Women – 1 toilet, 1 sink

OFFICE: Approximately 5,290 sq. ft. of attractive, modern two story interior offices divided into a reception area, two large general purpose offices with adjoining reception area, kitchenette, storage room, upstairs conference room and storage area. The walls are finished with vinyl coated wallboard; floors are vinyl linoleum and carpeted. The ceiling is dropped acoustical tile with recessed fluorescent lighting.

TRUCK LOADING: Four 8' x 10' electric dock high doors with lights and dock levelers and seals.
Reinforced concrete truck apron

One 14' x 20' electric drive in door in rear of facility

PARKING: Approximately 311 paved and marked spaces.

TAXES: Parcel #80A2-A-1
1998 Assessed Value:
Building: \$ 919,200
Land: \$ 135,700

TOTAL: \$1,054,900

2005 Tax Rate
Scott County - \$.69/ \$100 assessed value

ZONING: None

FORMER USE: Garment screen-printing

MISCELLANEOUS: Fire alarm and a contact burglar alarm with automatic dialing to police and fire stations
Site completely fenced with 6' chain link security fencing
Site graded in the rear for expansion of up to approximately 50,000 additional square feet

FOR MORE INFORMATION, CONTACT:
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