

LOCATION

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|----------------------------------|-----------------------------|
| Address: | 105 Winston Churchill Drive |
| City: | Hopewell |
| State: | VA |
| Zip Code: | 26860 |
| Locality: | Hopewell |
| Virginia Enterprise Zone: | Yes |
| Technology Zone: | No |
| Foreign Trade Zone: | No |
| Hub Zone: | Yes |
| Property ID: | 237441 |

SALE/LEASE INFORMATION

| | |
|------------------------|----------------|
| Sale: | Yes |
| Sale Price: | \$3,000,000.00 |
| Lease: | Yes |
| Sublease: | No |
| Publicly Owned: | No |

PROPERTY INFORMATION

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|---------------------------------|---------------------------------|
| Year Built: | 1972 |
| Total Space: | 118,371 sq ft / 10,997.03 sq m |
| Available: | 118,371 sq ft / 10,997.03 sq m |
| Contiguous: | 51,520 sq ft / 4,786.36 sq m |
| Mfg/Warehouse: | 51,520.00 sq ft / 4,786.00 sq m |
| Office: | 11,000.00 sq ft / 1,021.93 sq m |
| Construction | |
| Floor : | Concrete |
| Walls: | Masonry & Metal |
| Ceiling Height (eaves): | 12 ft 3.72 m |
| Ceiling Height (center): | 20 ft 6.2 m |
| Dock Height Doors: | 3 |
| Drive-In Doors: | 2 |
| LEED Certified: | No |
| Outside Storage: | Yes |
| Recent Use: | Manufacturing/Warehouse |
| Parking Spaces: | 15 |
| Site Size: | 22.44 ac / 9.08 hec |
| Zoning: | M-2, Heavy Industrial |
| Former Use: | Manufacturing/Warehouse |



UTILITIES

| | |
|--------------------------------------|---|
| Electric Power: | Dominion Virginia Power |
| Redundant: | Yes |
| Natural Gas: | Columbia Gas of Virginia |
| Uninterruptible Power Supply: | No |
| Backup Generator: | No |
| Water: | Virginia American Water Company |
| Sewer: | Hopewell Regional Wastewater Treatment Facility |
| Telecommunication: | Verizon |
| Fiber: | No |
| Redundant Routes: | No |
| Sonet Ring: | No |
| Wireless Broadband: | No |

TRANSPORTATION

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| Closest Interstate: | I-295, (4 mi /6.4 km) |
| Closest 4-Lane Highway : | State Route 10 (0.1 mi /0.16 km) |
| Rail Provider: | Norfolk Southern Railway Company (0 mi /0 km) |
| Closest Commercial Airport: | Richmond International Airport (10 mi /16 km) |
| Closest General Aviation Airport: | Richmond International Airport (10 mi /16 km) |
| Closest Port: | / mi / 0 km |

COMMENTS

Heat is supplied to the office area by electric duct heaters. No heat is currently being supplied to the manufacturing area. Steam was supplied by a cogeneration plant through an 8" line, but it has been turned off.

CONTACT

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