

AVAILABLE FOR SALE OR LEASE

BLUE RIDGE TECHNOLOGY CENTER



2797 Frontage Road
Roanoke, Virginia

146,852 SF
on 30.48 AC





PROPERTY OVERVIEW

PROPERTY DETAILS

- **Building Size:** Approximately 146,852 square feet
- **Lot Size:** Approximately 30.4827 acres
- **Number of Buildings:** One magnificent, fully air-conditioned manufacturing, office and warehouse facility
- **Date of Construction:** 2000
- **Condition of Property:** Excellent
- **Construction:**
 - **Floors:** 6" 4000 psi concrete reinforced with 6X6- W2.9/W2.9 mesh on grade. Stone hard finish in manufacturing area and skid resistant surfaces in several high traffic areas.
 - **Walls:** 8' split face block wainscot with Centra insulated metal sandwich panels above
 - **Roof:** Stone covered three-ply membrane over insulated metal deck
 - **Columns:** Steel I beam
- **Dimensions:** Approximately 420' x 350' – minus a notch cut out by the main entrance
- **Ceiling Height:** Approx. 14' clear below suspended acoustical ceiling in approx. 40,000 SF production area.

Approximately 18' to 19' clear to the main structural steel in remainder of production area
- **Column Spacing:** 30' x 50'
- **Water:** Supplied by Western Virginia Regional Water Authority 10" main; 8" fire line; 4" domestic line; 8" fire loop
- **Sewer:** Supplied by Western Virginia Regional Water Authority 18" main, 8" domestic line
- **Power:** Supplied by American Electric Power
 - 34.5 kV transmission service to four 2,000 KVA dry type pad mounted exterior transformers
 - Two 2500 amp, 480/277 V, three-phase, four wire interior switchgears
 - Two 2000 amp, 480/277 V, three-phase, four-wire interior switchgears
 - One Cummins-Onan 215 KWA natural gas-fired emergency generator for computer room and limited lighting
 - One Kohler 250 KWA natural gas-fired generator service former Cbiz office space
- **Gas:** Supplied by Roanoke Gas 3" main, 2" line
- **Lighting:** Recessed fluorescent fixtures and double and triple tube open fluorescent fixtures. Plus some metal halide.
- **Heat:** Two 2021 Lochinvar Crest 2,000 MBH gas fired hot water boilers provide building heat.
 - One 1999 Weben-Jarco 710 GPH recovery, 700 MBH gas fired domestic water heaters

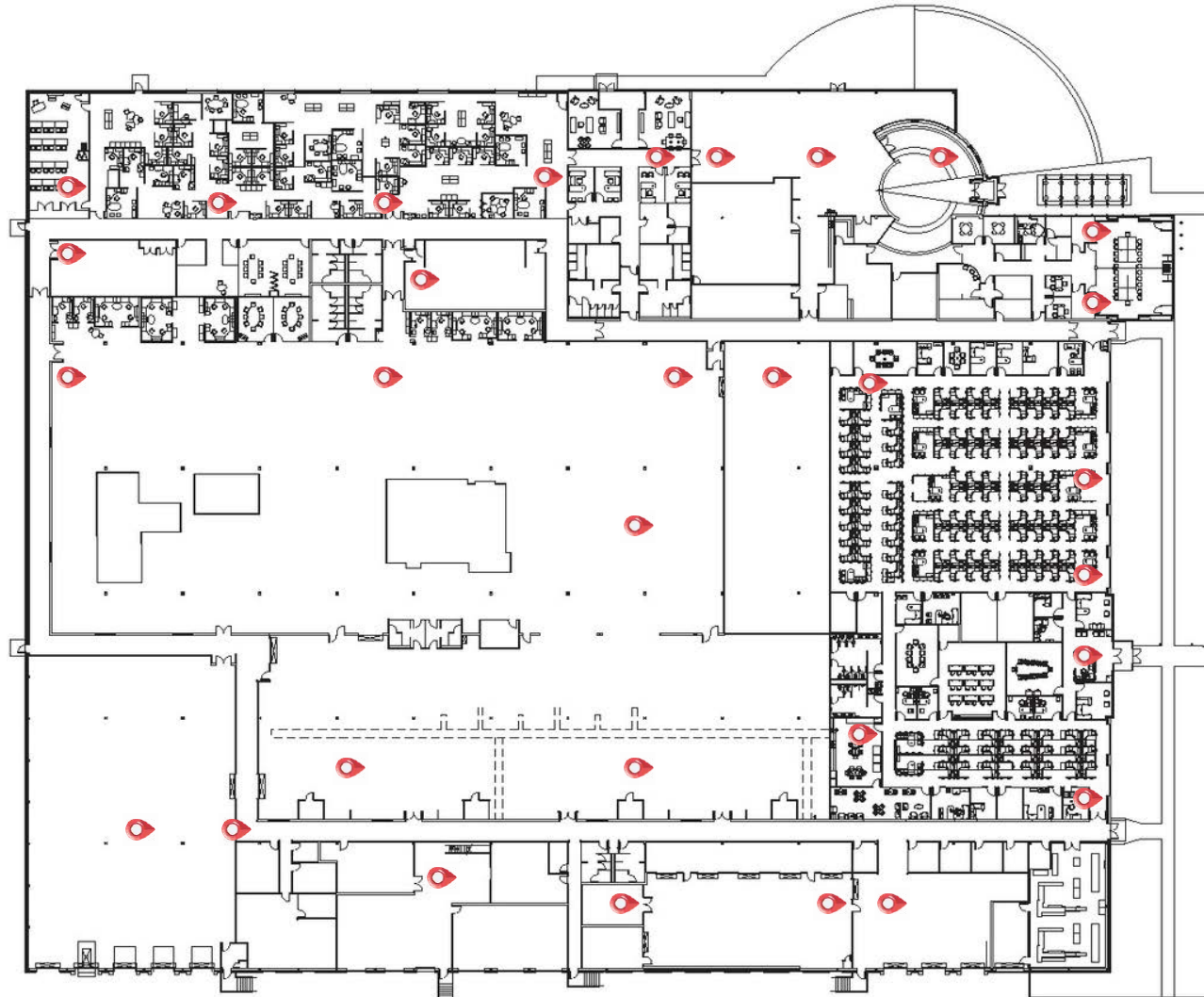
PROPERTY DETAILS

- **Air Conditioning:** 100% air conditioned by two 750-ton York Millenium R-123 centrifugal chillers – space to accommodate one additional chiller.
 - One BAC 4500 GPM two cell cooling tower- design provides for addition of one more cell.
 - Four Liebert 885 CFM suspended units (one in each telephone and computer closet)
 - Two Liebert 8400 CFM floor mounted discharge units (one is redundant) in main computer room
 - Four Trane package rooftop units for clean room areas (two are currently active)
 - Nine Buffalo package rooftop air handling units which are fed by the chiller and the boilers (six with humidity control). Variable-air-volume (VAV) system; space for four additional units on existing roof
 - Eight York package rooftop air handling units with variable-air-volume (VAV) system serve the office areas.
 - Two additional Trane AHUs with VAVs installed in new renovated office space
 - All production areas are humidity controlled
- **Compressed Air:** Compressors and dryers removed – airlines throughout the production area
 - One oil free Evapco 331 GPM, 2956 MBH air compressor cooling tower; 40% ethylene glycol
- **Sprinkler System:** Primarily a wet loop system - 8" fire line and a Praction with Inergen gaseous system for the computer area, with dry system backup.
 - Density is .3/2000 with 500 GPM hose allowance
 - 60 hp 1000 gpm interior fire booster pump
- **Office:** Approximately 49,500 sq. ft. of interior office area including administrative areas, rest rooms, locker rooms, computer/phone room, break area with hot serving line (space available to construct complete kitchen facilities), training rooms, security and nurse stations, conference rooms and private offices with additional office and cubicle space located inside the plant. Finish includes painted sheet rock walls, tiled, linoleum and carpeted floors, recessed fluorescent lights and suspended acoustical ceiling.
- **Restrooms:**
 - **Office:**
 - Men: 6 toilets, 7 urinals, 9 sink
 - Women: 16 toilets, 9 sinks
 - **Plant:**
 - Men: 5 toilets, 4 urinals, 7 sinks
 - Women: 9 toilets, 7 sinks
 - Lockers and 4 showers for men and women to serve the exercise area plus lockers for the production area.
 - Unisex: 2 restrooms with one toilet and one sink
 - **All restrooms are ADA compliant.**
- **Truck Loading:**
 - Eight 9' x 10' dock high doors
 - Six with levelers, lights and seals
 - Five with dock locks
 - Two with 16,000 lb elevator levelers which reach ground level
 - One has no seal, leveler or lock and is used for a dumpster
 - One 11 X 14 electric dock high door with no leveler or seal which is used for equipment loading

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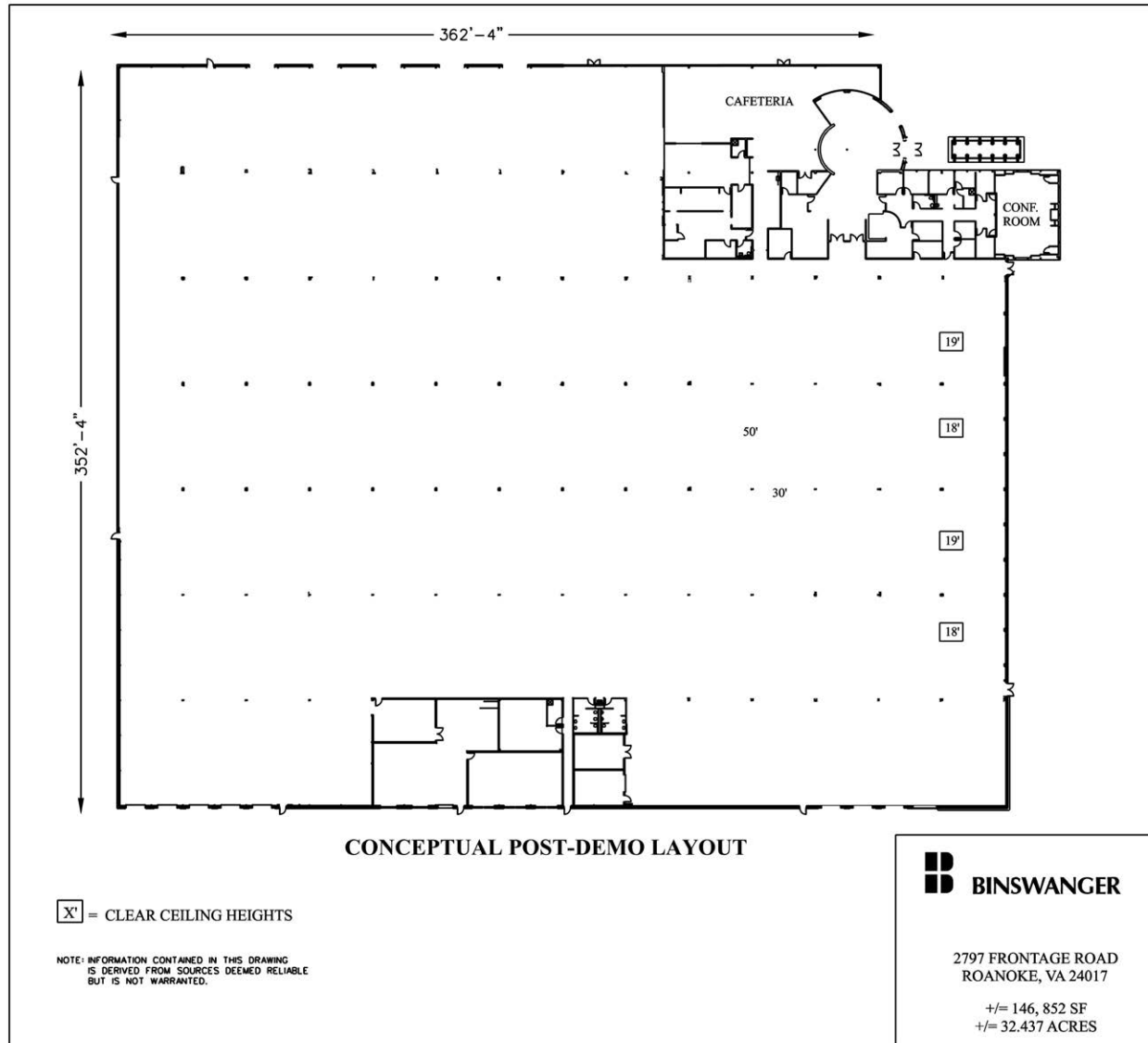
- **Telecommunication System:** Cabled for voice and data with Category 5E cable, one voice and two data outlets per station. Property has access to the following telephone company facilities:
 - Valley FiberTel (a Cox-nTelos partnership) through an optical fiber owned by Cox – most of the existing services enter through this facility
 - Verizon, through copper pairs
 - nTelos optical fiber (does not currently enter the building but is accessible)
- **Parking:** Employee: Paved and marked parking for approximately 407 vehicles.
- **Former Use:** Eyeglass lens manufacturing
- **Process features:**
 - **Clean Room**
 - Two small clean room areas totaling approximately 2,500 sq. ft.
 - One room is class 1000, one is class 10,000
 - **DI/RO Water System**
 - US Filter system designed by Kinetics Bio/Pharmaceutical
 - DI – 8500 GPD @ 4 Megohms – resin tanks on-site and stainless steel distribution system throughout the plant
 - RO – 5000 GPD
 - System currently operates RO only (DI columns need to be reset for use)
 - **Process Cooling**
 - Cold Side – 475 GPM, 44 F EWT, 57 F LWT system provides process cooling water for injection molding equipment (equipment to be removed); uses non-chemical type water treatment system – 3' deep trench in injection molding area
 - **Building Automation System:**
 - Distech controls installed in AHUs service newer office space
- **Cranes:** Two Deshazo 1 ½ ton under-hung electric bridge cranes, electric with radio control in injection molding area'
- **Transportation:** The property is strategically located on Frontage Road along I-581 between the Hershberger Road and Peters Creek Road exits. I-81 is less than three miles from the facility and Roanoke Regional Airport is approximately one mile away
- **Zoning:** I-1: Light Industrial
- **Taxes:** Parcel # 6460101 and 6460109. 2024 Assessed value
 - Improvements: \$5,874,000
 - Land: \$2,134,200
 - Total: \$8,008,200
 - Roanoke tax rate - \$1.22/ \$100 assessed value
- **Miscellaneous:**
 - Perimeter fencing around much of the facility – north and west sides
 - Floor drains in the production area
 - Expandable to approximately 250,000 sq. ft. total. All utilities were designed to accommodate the ultimate expansion
 - Infrastructure in place to accommodate a full kitchen inside the current cafeteria/break room
 - Men's and women's locker rooms and showers
 - On-site well for irrigation system
 - Previously ISO 14001 certified
 - Additional pad site originally designed for 3-story 100,000 sq. ft. office building in front of the building. J&J also planned to build a 60,000 sq. ft. R&D facility in the hill just off the southeast corner of the building
 - Explosion proof hazardous material storage area

INTERACTIVE TOURS

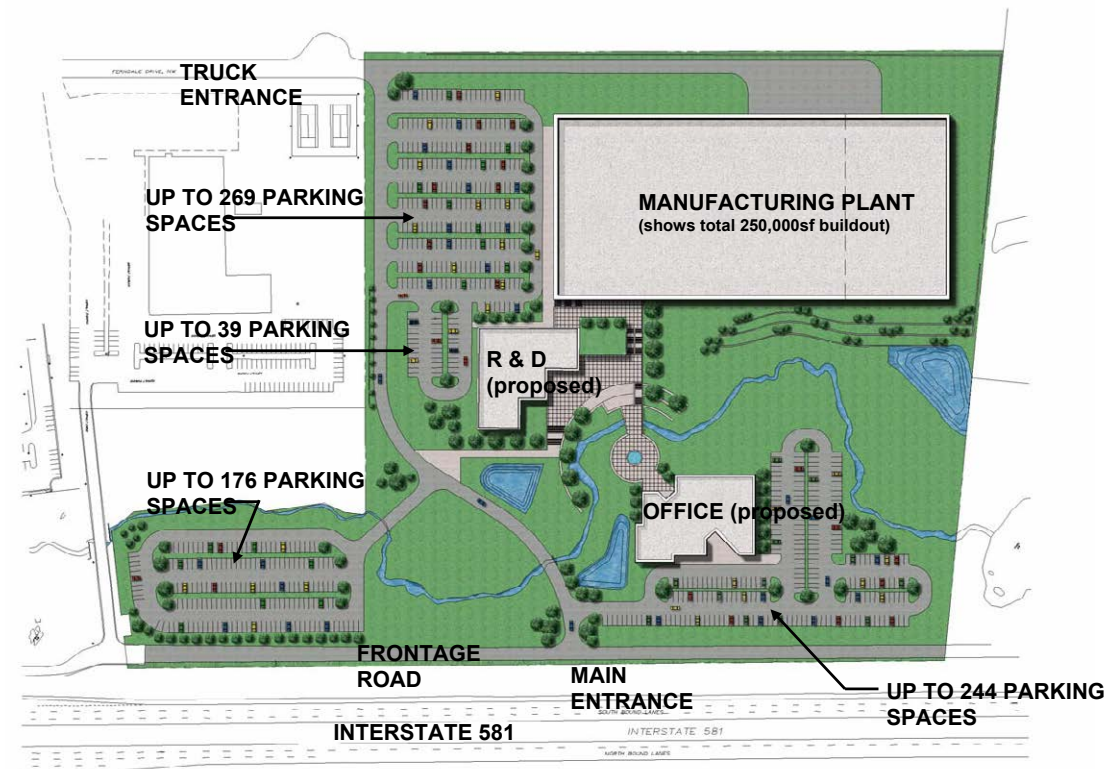
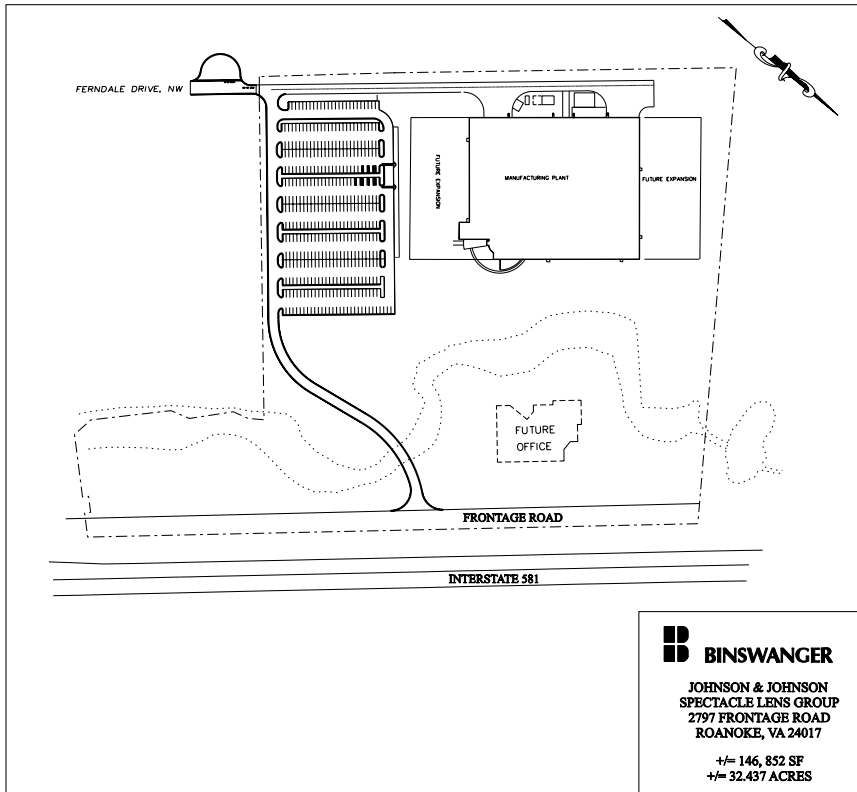


***CLICK RED DOTS FOR INTERIOR TOUR**

CONCEPTUAL FLOOR PLANS



SITE PLANS



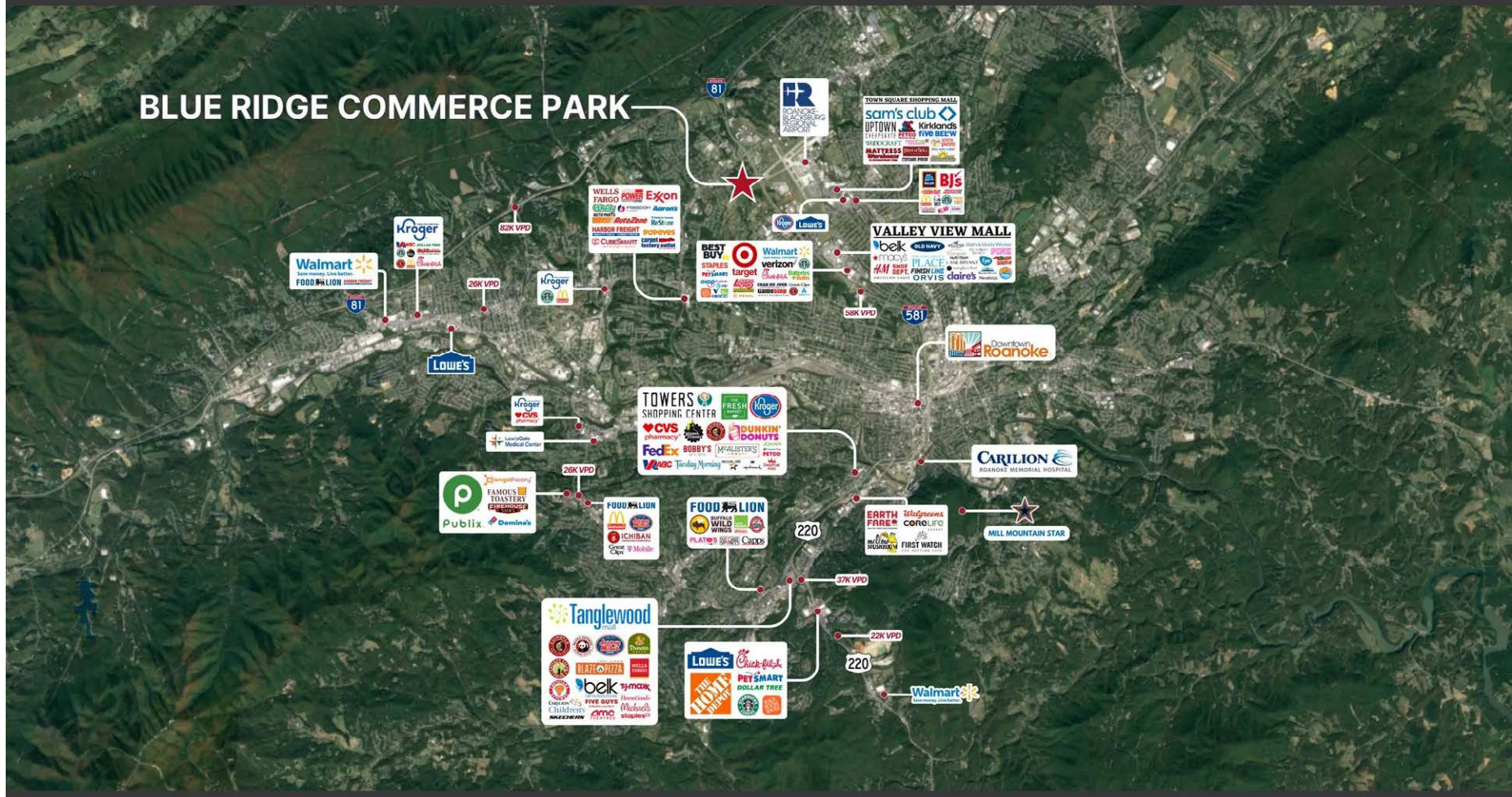
***CONCEPTUAL FUTURE EXPANSION**

EXTERIOR PHOTOS

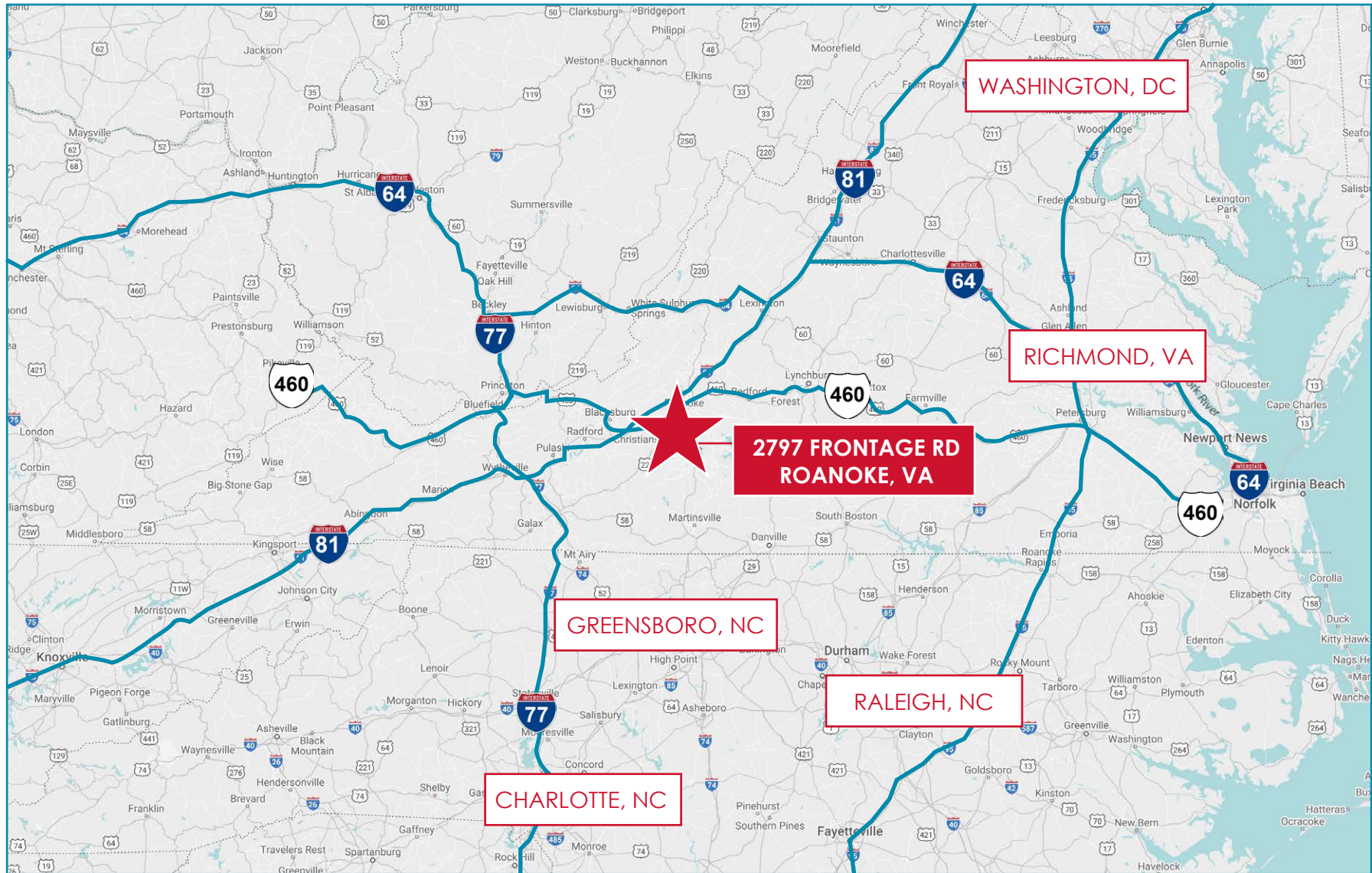


MARKET MAP

ROANOKE / SALEM MARKET MAP



AREA MAP



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