



XFS GLOBAL

34,000+/- SQUARE FEET ON 5.1+/- ACRES

NATURAL BRIDGE STATION, VIRGINIA



BINSWANGER

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XFS GLOBAL 70 DOUGLAS WAY NATURAL BRIDGE STATION, VA 24579

SIZE:	Approximately 34,000 sq. ft.
GROUND:	Approximately 5.1 acres
NUMBER OF BUILDINGS:	One modern, single-style industrial facility
DATES OF CONSTRUCTION:	2011
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: 10' masonry wainscot with insulated metal above – eastern expansion wall is all insulated pre-engineered metal Columns: Steel Roof: Insulated standing seam metal
DIMESNIONS:	Approximately 170' x 200'
COLUMN SPACING:	Approximately 25' x 50'
CEILING HEIGHT:	21' – 28' clear below the steel
LIGHTING:	LED North and south walls have opaque panels which provide ample natural lighting
WATER:	Supplied by Rockbridge County Public Service Authority
SEWER:	Supplied by City of Rockbridge County Service Authority

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GAS: Supplied by Columbia Gas of Virginia

POWER: Supplied by Dominion Virginia Power

One 300 kVA pad mounted transformer serves an Eaton Cutler-Hammer 2,000-amp, 480/277-volt, 3 phase, 4 wire interior switch gear

Multiple 208 transformers

HVAC: Office only
Plant area is cooled by wall fans and louvers and heated by gas fired radiant heaters

SPRINKLER: 100% wet system - density is .15/2000

OFFICE: Approximately 5,000 sq. ft. of interior office with reception area, open administrative areas, private offices, conference room and break area

RESTROOMS: Office:
Men: 1 toilet, 1 urinal, 1 sink
Women: 3 toilets, 1 sink

Plant:
Men: 2 toilets, 2 urinals, 2 sinks
Women: 2 toilets, 2 sinks

All restrooms are ADA compliant

COMPRESSED AIR: One 40 HP Gardner Denver compressor with one Gardner Denver dryer and one storage tank – airlines throughout the production area

TRUCK LOADING: One 8' x 8' dock high loading door with leveler and seal

Two 16' wide x 14' high drive-in doors on opposite walls will accommodate drive through truck passage

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PARKING: Paved and marked parking for approximately 18 automobiles

FORMER USE: Shelter manufacturing

ZONING: I-1 General Industrial

TAXES: Parcel ID # 08A3-2-3B and 08A3-2-3B1

2023 assessed value (next assessment 2029)

Land:	\$ 120,000
Building:	\$1,597,900
Total:	\$1,717,900

2025 Rockbridge County tax rate: \$.64 / \$100

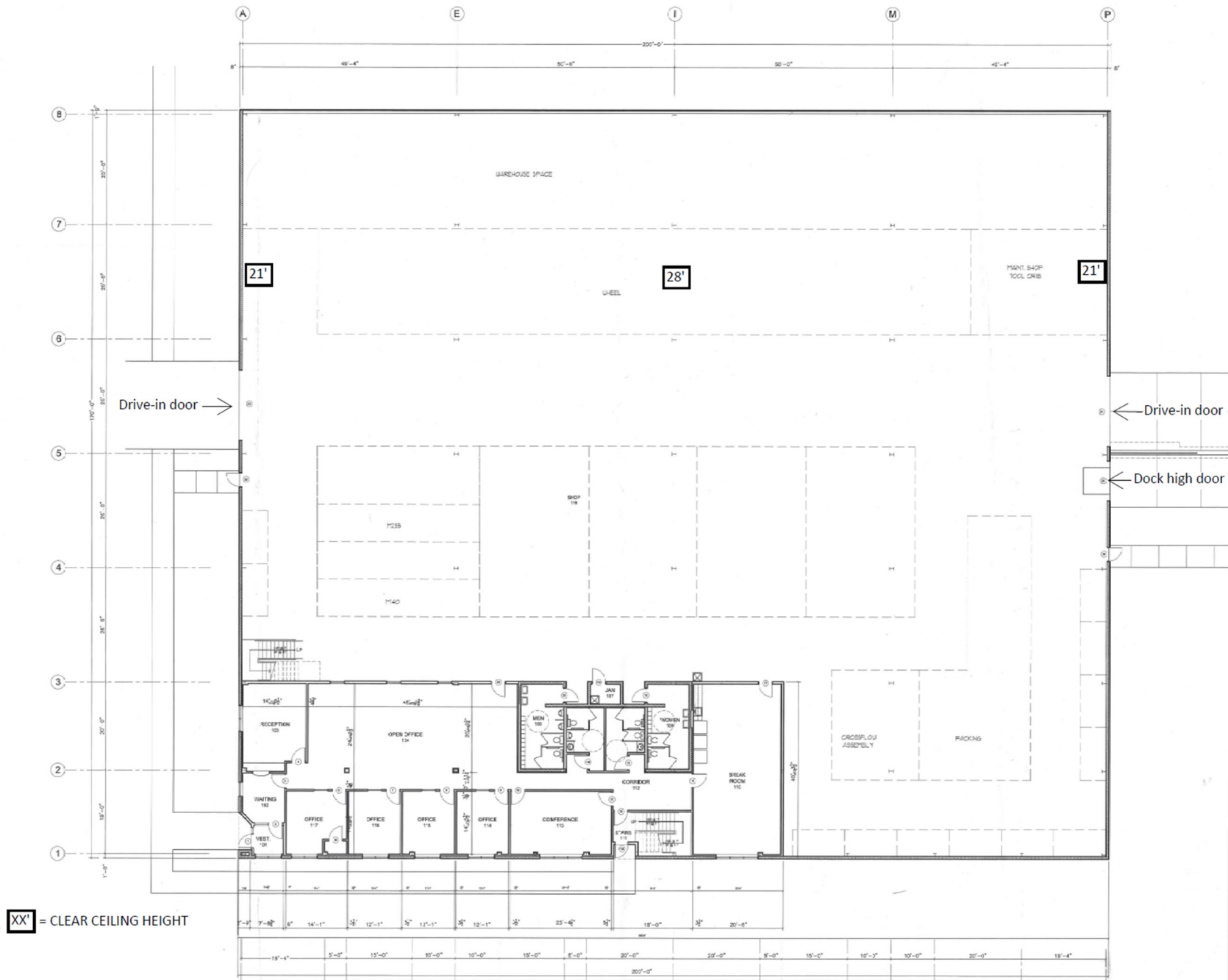
TRANSPORTATION: The facility is located approximately 7 miles east of exits 175 and 180 on Interstate 81, and less than one hour north of the Roanoke Commercial Airport

MISCELLANEOUS: Burglar alarm system is not currently engaged

Concrete mezzanine above the office will accommodate storage of additional office.

Operations ceased December 2025

1 ton modular 20' wide x 120' long bridge crane



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