

LEASE

SENECA COMMERCE PARK

265 Ewing Dr. Rustburg, VA 24588



INDUSTRIAL/FLEX 10,000 SF

Ricky Read

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**COLDWELL BANKER
COMMERCIAL**
READ & CO.

LEASE

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PROPERTY DESCRIPTION

Nice Pre-engineered metal building located in Campbell County's Seneca Commerce Park. Property has ample parking and easy trucking access. Property consists of 8,000 SF of fully conditioned production space and 2,000 SF of office space. Located off of Ewing Dr. with direct access to U.S. Route 29. 12 Miles South of the Lynchburg Regional Airport (LYH) and 56 Miles from I-81.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	5.2 Acres
Zoning:	I-H (Industrial Heavy)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	134	1,426	4,180
Total Population	311	3,326	9,631
Average HH Income	\$66,124	\$61,919	\$60,829

Taxes:

Real Estate - \$0.52 per \$100 Assessed Value

Business Personal Property - \$1.11 per \$100 Purchase Price (1-10 Years)

Machinery & Tool - \$0.81 Effective per \$100 Original Purchase Price

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BUILDING OVERVIEW

- 1000 AMP, 3 Phase Power
- Fully Conditioned
- 21' Eave Height, 23' Peak
- (1) 9'x8' Dock Door
- (1) 14'x14' Drive-in Door
- 2,000 SF Mezzanine over Office
- 21 marked parking spaces
- Fiber available



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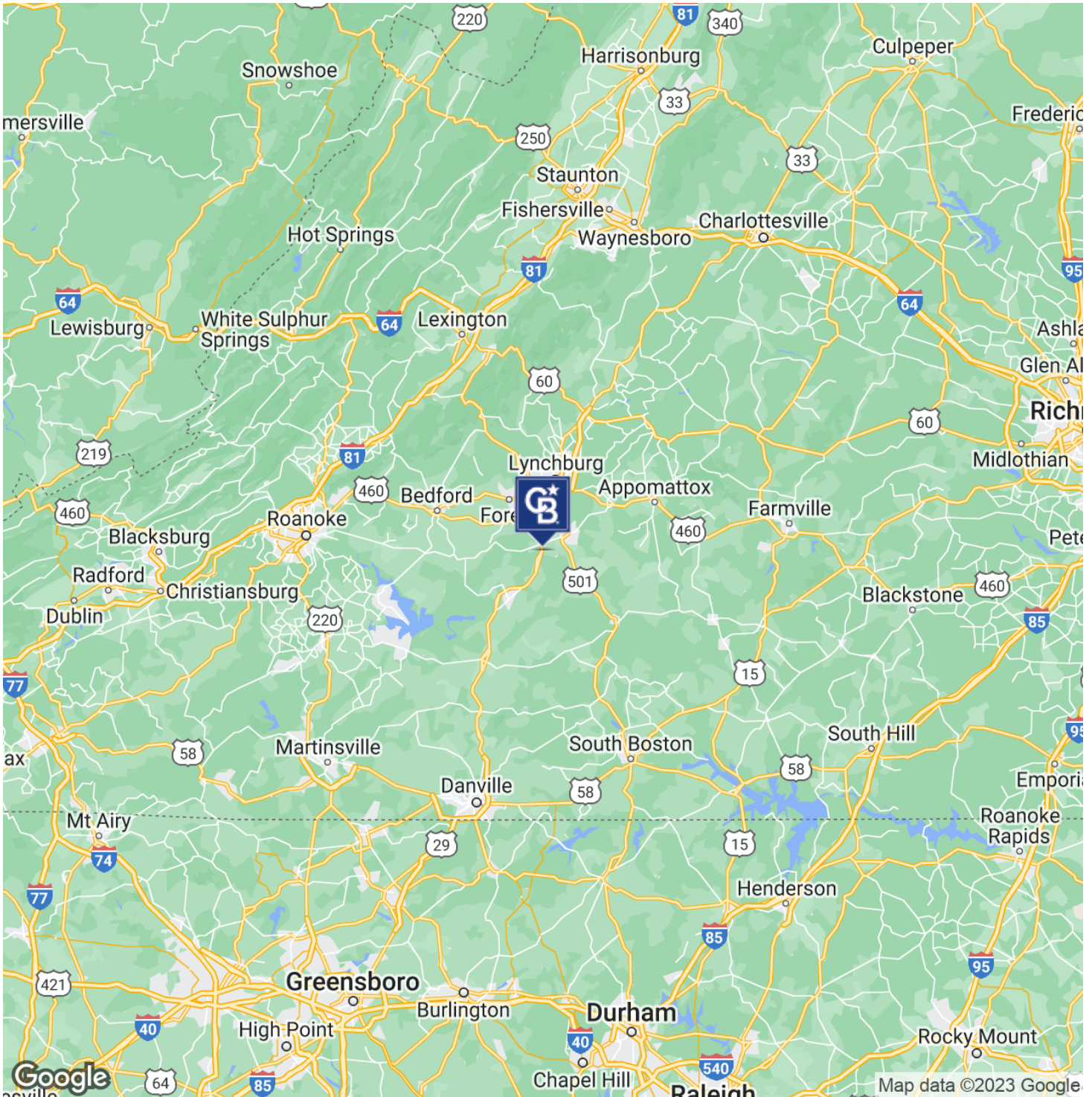


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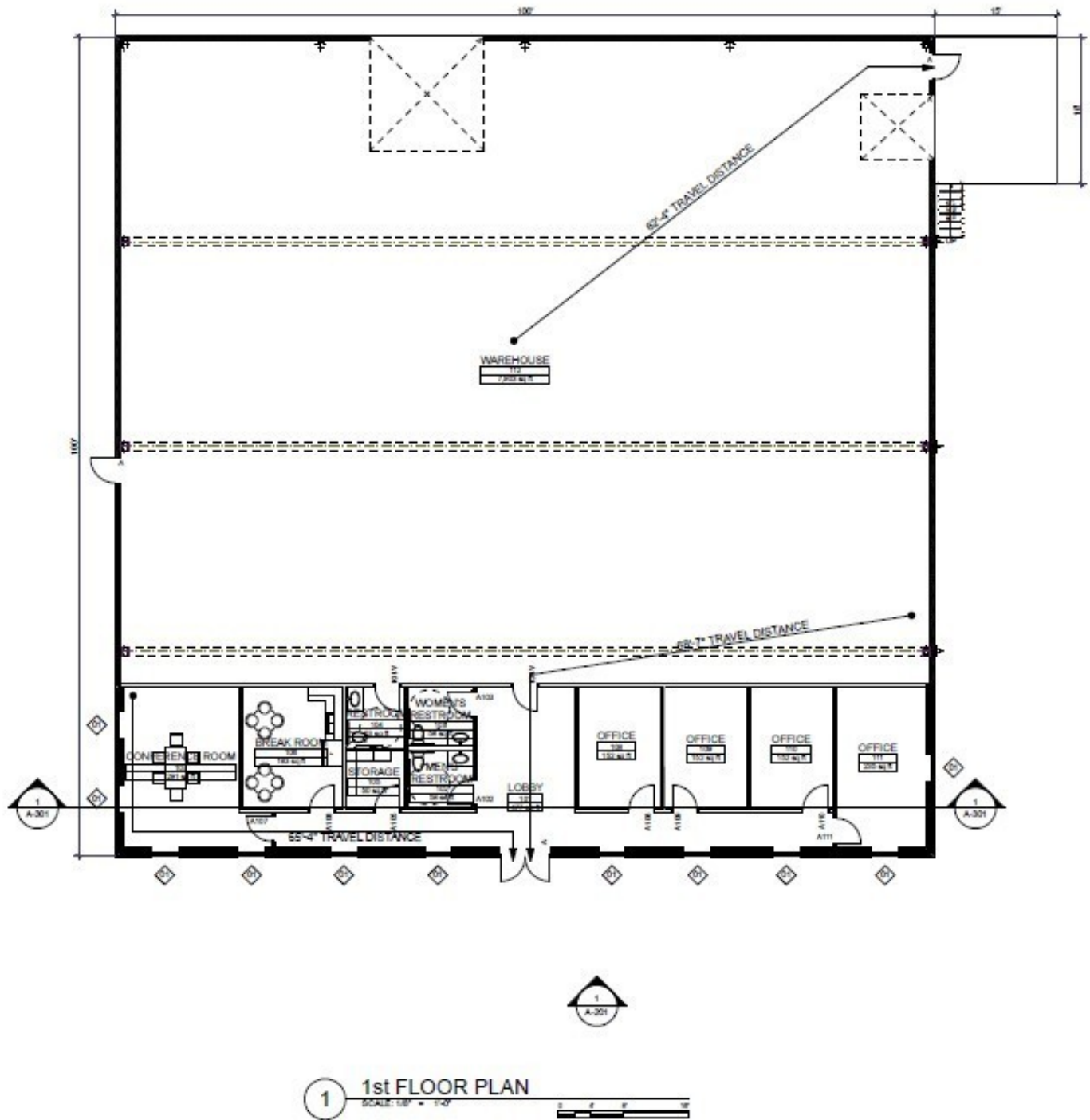


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CODE DATA

GENERAL INFORMATION

PROJECT NAME: SPECULATIVE BUILDING FOR CCIDA
ADDRESS: LOT A, EWING DR, RUSTBURG, VA 24588
PROPOSED USE: TO BE DETERMINED

CODES REFERENCED:

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) 2012 EDITION
ICC MODEL CODES REFERENCED INCLUDE THE FOLLOWING
2012 ICC INTERNATIONAL BUILDING CODE
2012 ICC INTERNATIONAL PLUMBING CODE
2012 ICC INTERNATIONAL MECHANICAL CODE
2012 ICC INTERNATIONAL ENERGY CONSERVATION CODE
2012 NATIONAL ELECTRICAL CODE (NFPA 70)

USE/OCCUPANCY CLASSIFICATION

USE GROUP: F-1 (FACTORY)
B (BUSINESS)

BUILDING DATA

CONSTRUCTION TYPE: II B (SEC. 602)

ALLOWABLE AREA: UNLIMITED (SEC. 507.3)
BUILDING AREA: 10,000 SF
ALLOWABLE HEIGHT: 1 STORY
ACTUAL HEIGHT: 1 STORY

OCCUPANT LOAD: BUSINESS: 20 (2000 SF / 100 SF/PERSON)
FACTORY: 80 (8000 SF / 100 SF/PERSON)
TOTAL: 100

EXIT REQUIREMENTS

EXIT ACCESS (VCC 1015)
EXITS REQUIRED: 2
EXITS PROVIDED: 3

MEANS OF EGRESS WIDTH (VCC 1005)
STAIRS: 0.2"/OCCUPANT
ALL OTHER EGRESS COMPONENTS: 0.15"/OCCUPANT

EXIT OPENING CAPACITY (IBC 1005.1)

1 PAIR 3'-0" DOORS: 440
2 SINGLE 3'-0" DOORS: 440
TOTAL: 880

TRAVEL DISTANCE (VCC TABLE 1016.2)

ALLOWABLE: F-1: 250'
B: 300'
ACTUAL: SEE LIFE SAFETY PLAN THIS SHEET
DEAD END CORRIDOR: 50' MAX. (1018.4 EXCEPTION 2)

EXITING PLAN

LIFE SAFETY SYSTEMS
EMERGENCY LIGHTING IS PROVIDED (VCC 1006)
EXIT SIGNS ARE PROVIDED (VCC 1011)
PANIC HARDWARE IS PROVIDED

PLUMBING FIXTURE REQUIREMENTS (VPC TABLE 403.1)

OCCUPANCY B: MALE & FEMALE - PROVIDE 1/25 OCCUPANTS FOR FIRST 50, 1/50 FOR REMAINDER

TOILETS REQUIRED: 3
TOILETS PROVIDED: 3
LAVATORIES REQUIRED: 3
LAVATORIES PROVIDED: 3
DRINKING FOUNTAINS REQUIRED: 1/1000 OCCUPANTS
DRINKING FOUNTAINS PROVIDED: 1
SERVICE SINK REQUIRED: 1
SERVICE SINK PROVIDED: 1

FIRE PROTECTION REQUIREMENTS

NFPA 13 SPRINKLER SYSTEM PROVIDED
FIRE EXTINGUISHER REQUIRED
FIRE ALARM/DETECTION SYSTEM NOT REQUIRED (SEC. 907.2.2, 907.2.4)

THERMAL INSULATION MATERIALS

EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS, AND SMOKE DEVELOPED INDEX OF 450 OR LESS (VCC 720.3)
CONCEALED INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS, AND SMOKE DEVELOPED INDEX OF 450 OR LESS (VCC 720.2)

BUILDING ELEMENT REQUIRED RATING (IBC TABLE 601)

PRIMARY STRUCTURAL FRAME: 0 HR
EXTERIOR BEARING WALLS: 0 HR
INTERIOR BEARING WALLS: 0 HR
EXTERIOR NONBEARING WALLS: 0 HR
INTERIOR NONBEARING WALLS: 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR

VA ENERGY CONSERVATION CODE TABLE C402.2 - OPAQUE THERMAL ENVELOPE REQUIREMENTS

CLIMATE ZONE 4, EXCEPT MARINE
METAL BUILDINGS (W/ R-5 THERMAL BLOCKS)
ROOF: R-19 + R-11 LS
WALLS: R-13 + R-13 CI
SLAB-ON-GRADE FLOORS: R-10 FOR 24" BELOW



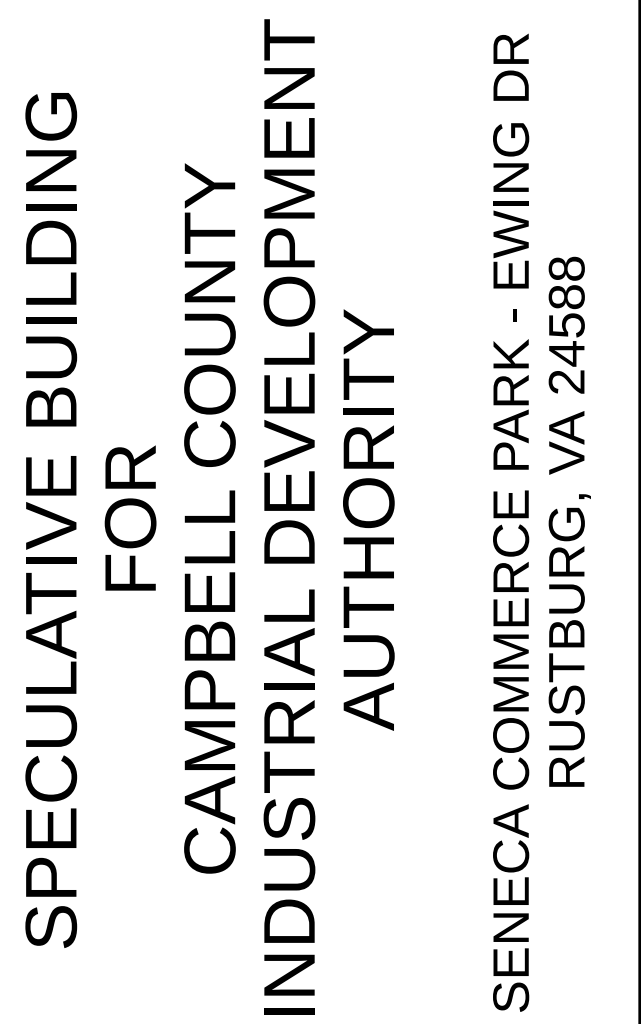
**SPECULATIVE BUILDING
FOR
CAMPBELL COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY**

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SHEET TITLE
COVER SHEET

A-001
SHEET 1 OF 7

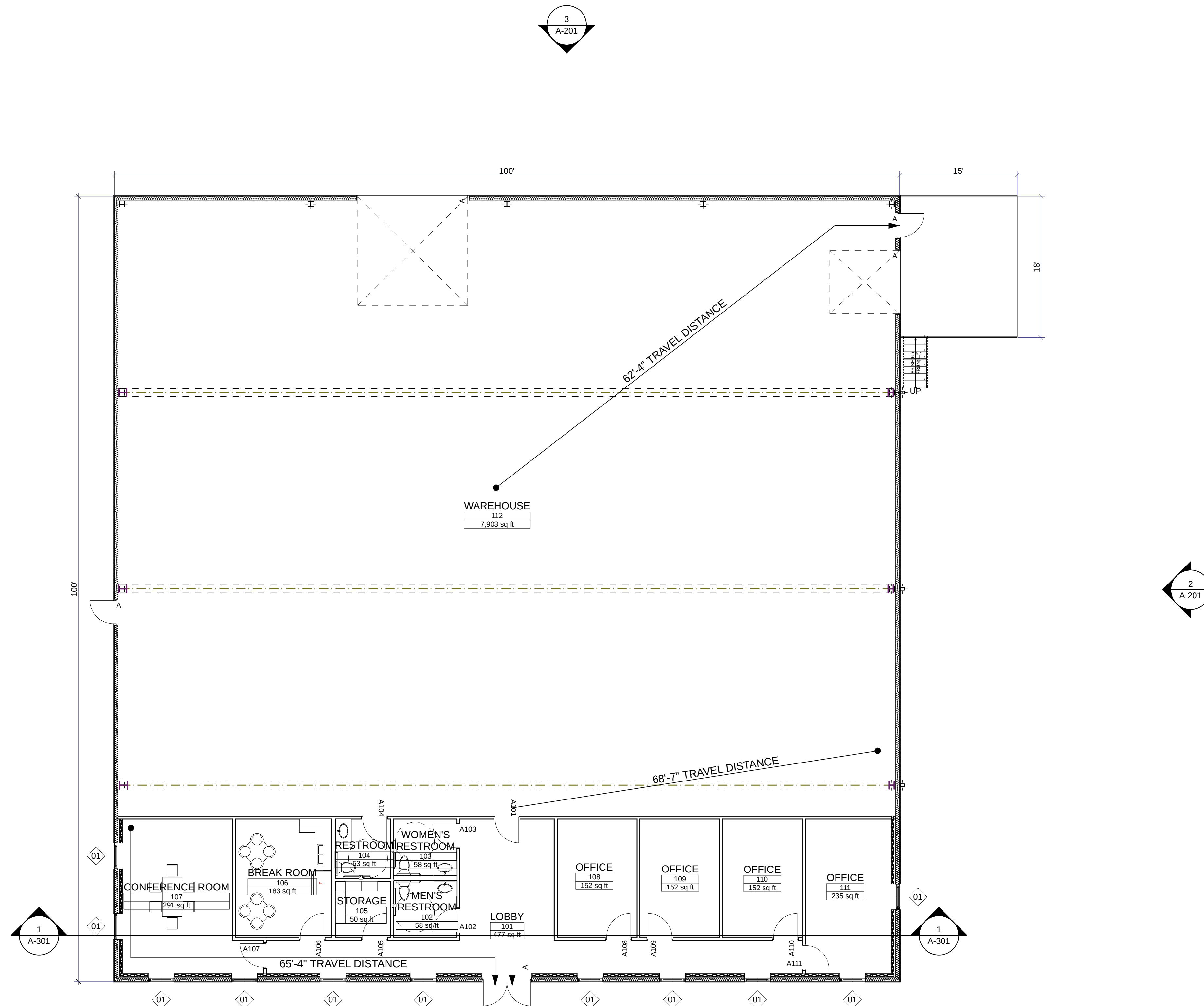


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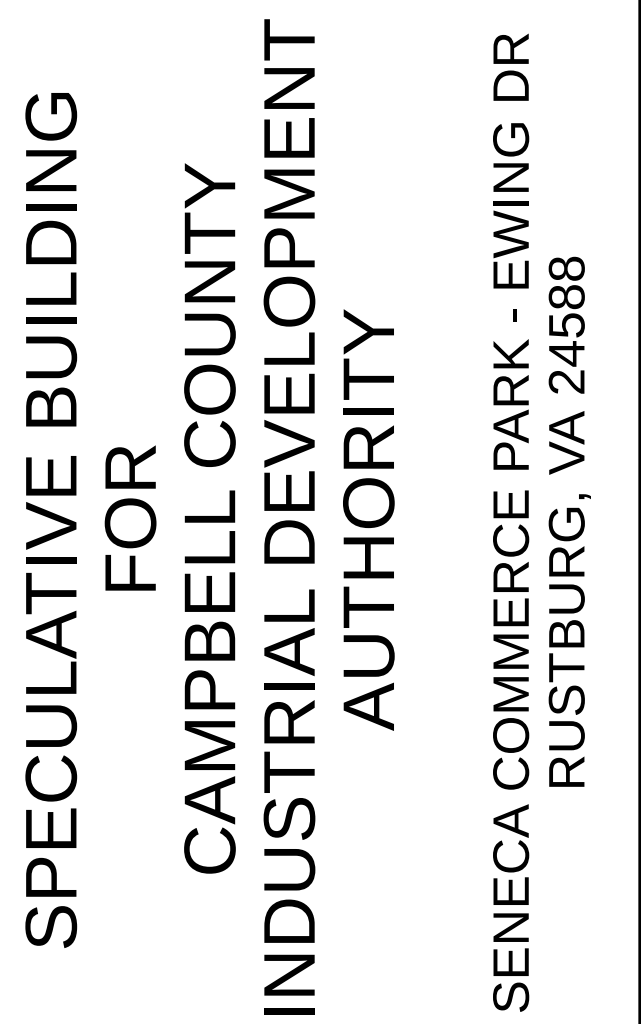
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SHEET TITLE
LIFE SAFETY PLAN

LS101
SHEET 2 OF 7



1 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

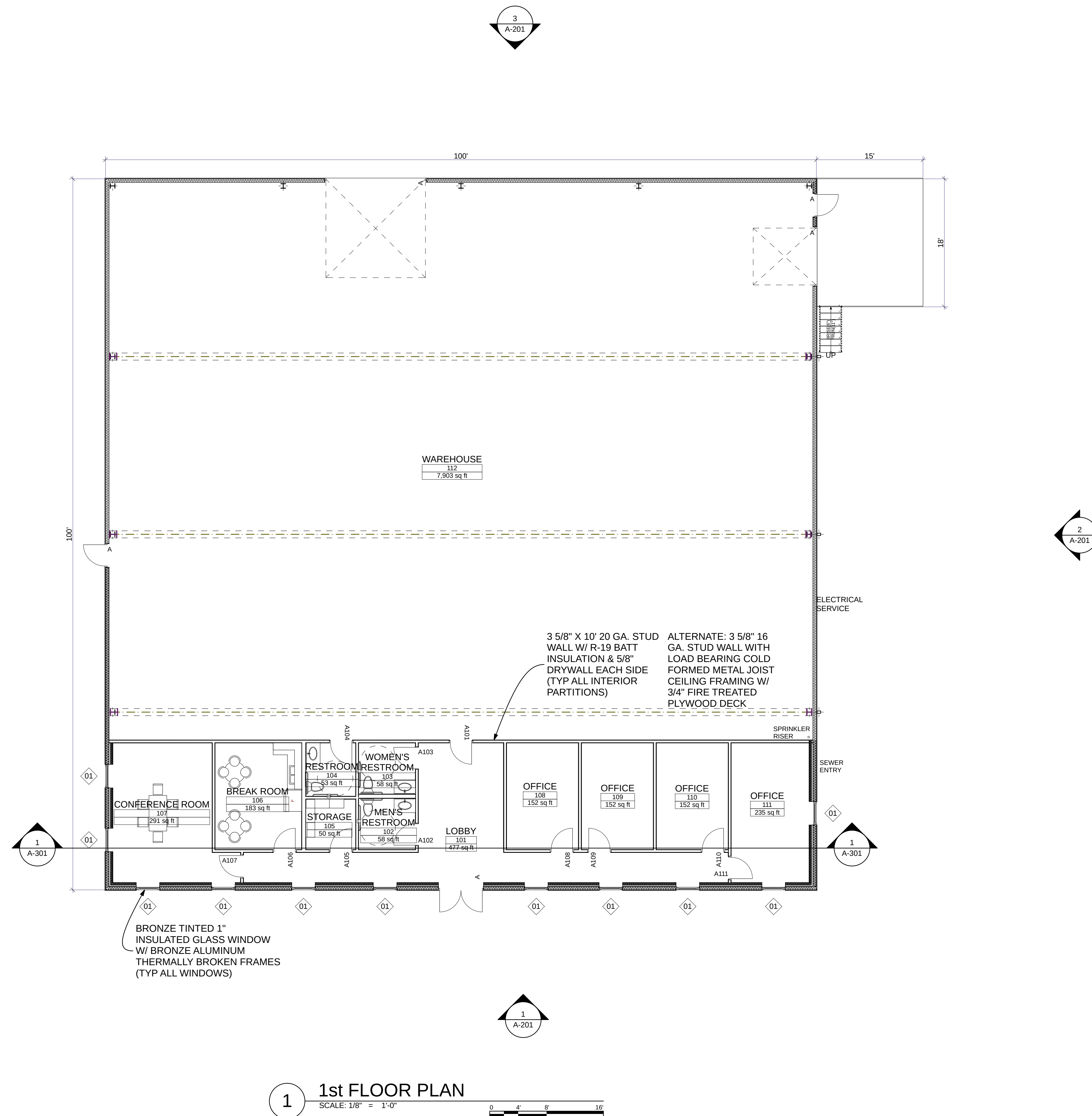


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SHEET TITLE
1st FLOOR PLAN

A-101
SHEET 3 OF 7



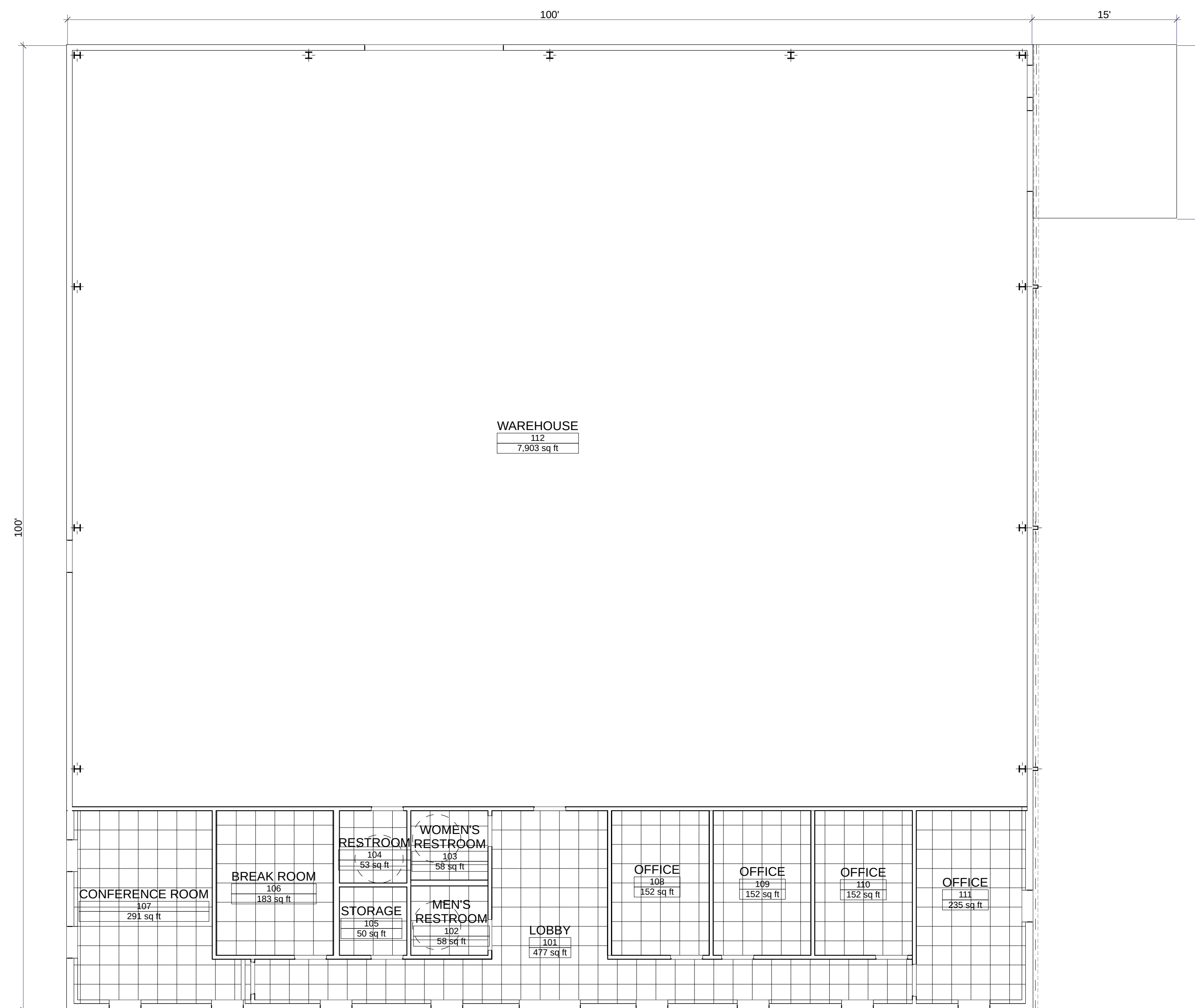
COMMONWEALTH OF VIRGINIA
David B. Giles
 DAVID B. GILES
 LIC. NO. 5263
 11/20/2017
 ARCHITECT

[illegible]

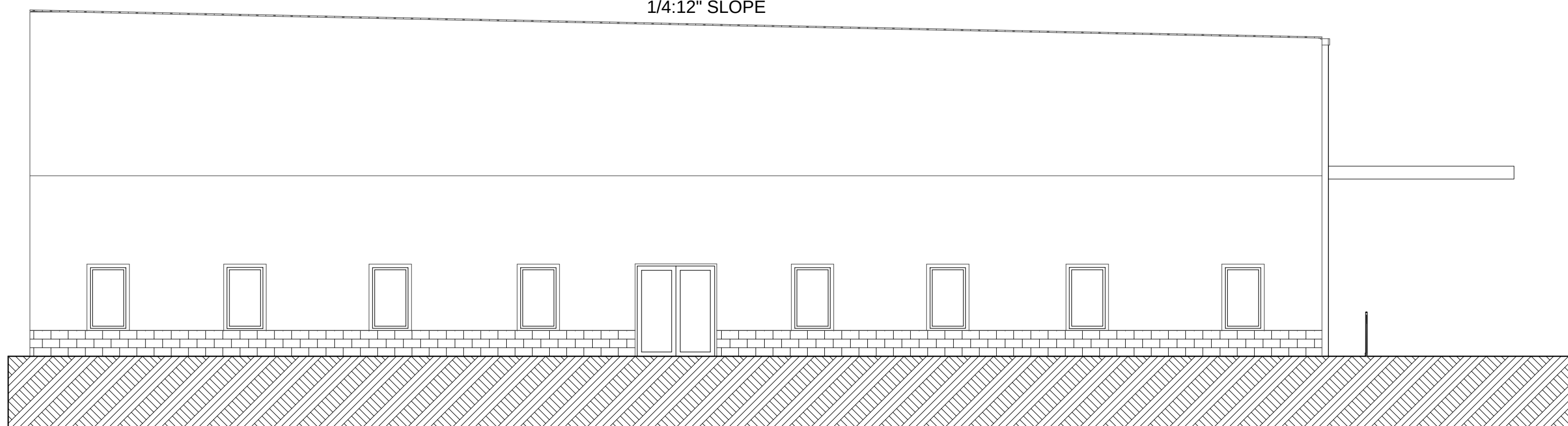
SHEET TITLE

1st FLOOR REFLECTED
CEILING PLAN

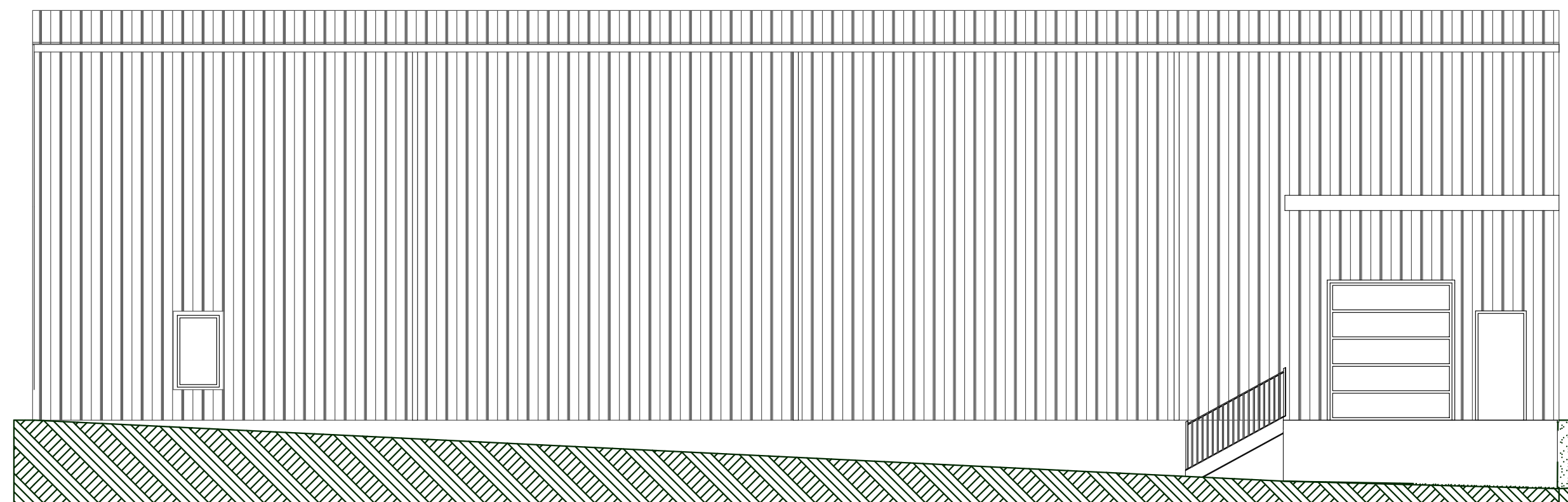
SHEET 4 OF 7



1 1st FLOOR CEILING PLAN



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

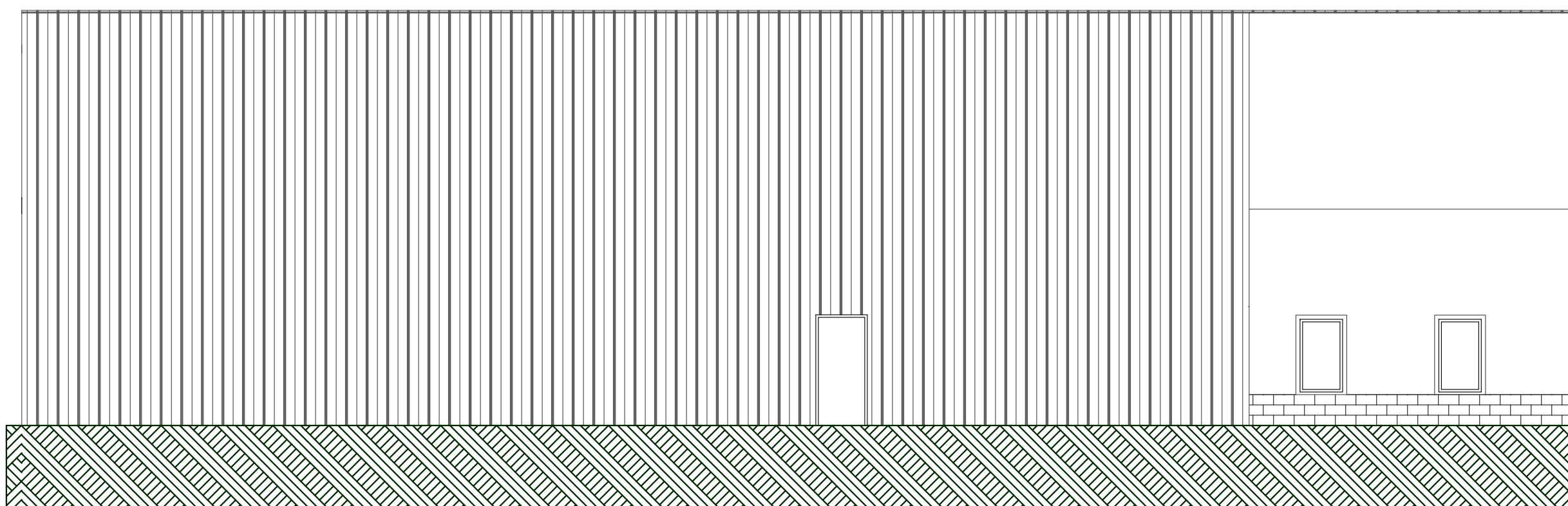


2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



GLASS & ASSOCIATES, INC.
1601 Wythe Road
Lynchburg, VA 24501



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SENECA COMMERCE PARK - EWING DR
RUSTBURG, VA 24588

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SHEET TITLE

ELEVATIONS

A-201

SHEET 5

OF 7

COMMONWEALTH OF VIRGINIA
David B. Giles
 DAVID B. GILES
 LIC. NO. 5263
 11/20/2017
 ARCHITECT

This architectural section drawing illustrates a long, narrow building with a sloped roof. The interior is divided into several functional areas by vertical partitions. From left to right, these areas include: a small dining or seating area with three chairs; a kitchen area with a sink, counter, and a tall refrigerator; a storage area with a tall shelving unit; a bathroom with a toilet and a vanity; and a series of empty rooms or storage spaces. The drawing uses simple line work to represent the structure and furniture, with a hatched pattern indicating the ground level.

SECTION

SCALE: 1/4" = 1'-0"

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A-301

\\Gac2016\shared folders\Public\Drawings\JOB FOLDER\2017 Job File Drawings\17-GA-08 Seneca Industrial Park\CAD\seneca park.plt

DOOR SCHEDULE											
DOOR NO.	ROOM NAME (ROOM NUMBER)	DOOR				FRAME			GLASS	FIRE RATING	NOTES
		TYPE	MATERIAL	WIDTH	HEIGHT	TYPE	MATERIAL	JAMB			
101	LODDY 101		ALUM	6'-0"	7'-0"		ALUM		FULL LITE	-	
102	MEN'S RESTROOM 102		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
103	WOMEN'S RESTROOM 103		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
104	RESTROOM 104		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
105	STORAGE 105		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
106	BREAK ROOM 106		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
107	CONFERENCE ROOM 107		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
108	OFFICE 108		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
109	OFFICE 109		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
110	OFFICE 110		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
111	OFFICE 111		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
112A	WAREHOUSE 112		SCW	3'-0"	7'-0"		HM			-	ROTARY CLEAR BIRCH
112B	WAREHOUSE 112		HM	3'-0"	7'-0"		HM			-	
112C	WAREHOUSE 112		CHD	14'-0"	14'-0"		-			-	MOTORIZED, INSULATED STEEL SECTIONAL
112D	WAREHOUSE 112		HM	3'-0"	7'-0"		HM			-	
112E	WAREHOUSE 112		CHD	8'-0"	9'-0"		-		VISION KIT	-	MOTORIZED, INSULATED STEEL SECTIONAL

FINISH SCHEDULE										
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL N	WALL S	WALL E	WALL W	CEILING	CEILING HEIGHT	NOTES
101	LOBBY	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
102	MEN'S RESTROOM	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
103	WOMEN'S RESTROOM	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
104	RESTROOM	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
105	STORAGE	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
106	BREAK ROOM	VCT	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
107	CONFERENCE ROOM	CPT TILE	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
108	OFFICE	CPT TILE	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
109	OFFICE	CPT TILE	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
110	OFFICE	CPT TILE	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
111	OFFICE	CPT TILE	RB	DWP	DWP	DWP	DWP	2X2 ACT, R19 BATT	8'-0"	
112	WAREHOUSE	SC	-					NONE	EXPOSED	



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SHEET TITLE

SCHEDULES