

DEARING FORD BUSINESS & MANUFACTURING CENTER

VIRTUAL SHELL BUILDING

BASIC SPECIFICATIONS

BUILDING

SIZE 33,106 SQ. FT.
 DIMENSIONS
 SHELL BUILDING 150' X 200'
 OFFICE 24.775' X 121.350'
 SITE ACREAGE 5.2± ACRES

CONSTRUCTION

WALLS PRE-ENGINEERED METAL
 BUILDING WITH
 SPLIT-FACE BLOCK
 FLOORS REINFORCED CONCRETE
 ROOF INSULATED METAL
 CEILING HEIGHT 30' MINIMUM
 COLUMN SPACING 50' X 37.5'
 DOCK DOORS (4) 12' X 12'
 SPRINKLER WET PIPE SYSTEM
 HVAC HEAT PUMP SYSTEM

ZONING

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UTILITIES

POWER .. SOUTHSIDE ELECTRIC COOP.
 (2) 25Kv FEEDERS. OVERHEAD
 OR UNDERGROUND EXTENSIONS
 AVAILABLE. (UTILITY WORK TO MEET
 END USER NEEDS.)
 WATER TOWN OF ALTAVISTA.
 8" LINE ON SITE.
 300,000 GAL. WATER TANK
 LOCATED ON ROUTE 712.
 SEWER TOWN OF ALTAVISTA
 8" LINE ON SITE.
 GAS NATURAL GAS AVAILABLE.

TELECOMMUNICATIONS

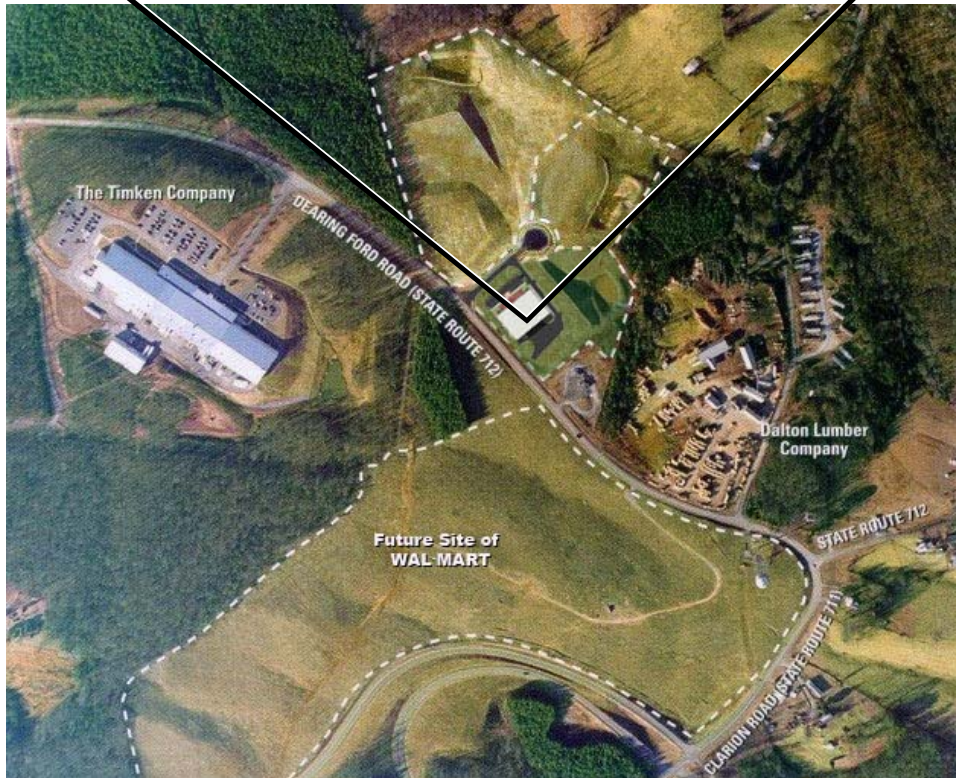
TELECOMMUNICATIONS AND
 FIBER OPTICS AVAILABLE.

SOLID WASTE

CAMPBELL COUNTY LANDFILL,
 12 MILES NORTH.
 ACCEPTS INDUSTRIAL WASTE.

TRANSPORTATION

DIRECT ACCESS TO U.S. ROUTE 29
 AND STATE ROUTES 711 AND 712.
 LYNCHBURG REGIONAL AIRPORT,
 25 MILES NORTH.



FOR MORE INFORMATION CONTACT

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