

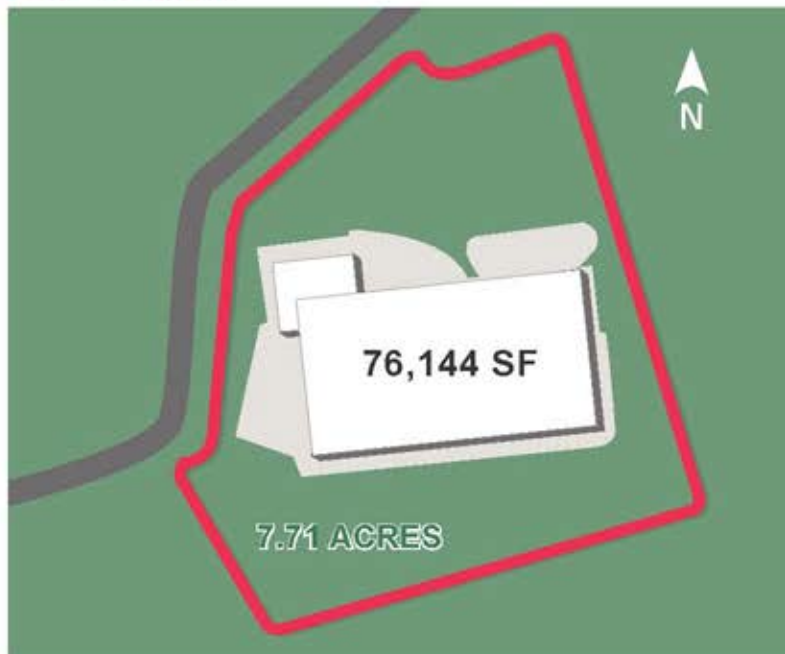
# AVAILABLE: 76,144 SF

1050 Regional Park Road, Russell County | Lebanon, VA



Shell building can be finished to your exact specifications

## SITE PLAN



## PROPERTY HIGHLIGHTS

- ◆ County developed industrial park and speculative industrial shell building designed to attract additional industry, jobs and investment for the community
- ◆ Ability to expand to 100,000 SF
- ◆ Ceiling heights: 34' – 35'10"
- ◆ All public utilities available in industrial quantities
- ◆ Six (6) dock high doors and one (1) overhead drive-in door

**Newmark Grubb**  
**Knight Frank**  
Industrial

1050 Regional Park Road, Russell County  
Lebanon, VA 24266

[www.ngkf.com](http://www.ngkf.com)

**76,144 SF  
AVAILABLE**  
Lebanon, VA



<b>Size:</b>	76,144 SF
<b>Basic Dimensions:</b>	Plant: 360' x 195' Office: 99' x 62' / 36' x 20'
<b>Condition:</b>	Excellent
<b>Lot Size:</b>	7.71 Acres
<b>Parking Area:</b>	Up to 150 parking spaces
<b>Construction:</b>	<p><u>Floors</u></p> <ul style="list-style-type: none"> <li>Office: 4" concrete slab on grade over 4" crushed stone</li> <li>Plant: Designed for 6" concrete slab-on-grade over 4" crushed stone with fiber mesh or 6x6 w2.9 x w2.9 wwf over polyethylene vapor barrier</li> </ul> <p><u>Walls</u></p> <ul style="list-style-type: none"> <li>Office: Manufactured stone veneer and metal fascia panels and coping</li> <li>Plant: 8" painted split-face block wainscot to a height of 7'4" with the balance being insulated metal panels</li> </ul> <p><u>Ceiling</u></p> <ul style="list-style-type: none"> <li>Exposed metal beams and joists under an insulated galvanized metal deck</li> </ul> <p><u>Roof</u></p> <ul style="list-style-type: none"> <li>Office: 45 mil thick, TPO roof membrane with 3" rigid R-20 ISO insulation with a 15-year warranty</li> <li>Plant: Standing seam galvalume metal roof system</li> </ul>
<b>Ventilation:</b>	Wall-mounted louvers and centrifugal fans
<b>Ceiling Heights:</b>	34' – 35'10"
<b>Column Spacing:</b>	30' x 65'; 8" Steel H Columns
<b>Power:</b>	Appalachian Power Primary: 12.5 kv, 3-phase primary distribution lines serve the site
<b>Heat:</b>	May be installed to user's specifications
<b>Water:</b>	City – Town of Lebanon 8" main; 700,000 gpd available capacity

<b>Sewer:</b>	City – Town of Lebanon 8" main; 550,000 gpd available capacity
<b>Gas:</b>	Appalachian Natural Gas Distribution Company 6" high pressure main @ 55 psi; 4" line serves the site
<b>Fiber:</b>	Telecom provided by Bristol Virginia Utilities with potential for redundancy with other local broadband providers
<b>Air Conditioning:</b>	May be installed to user's specifications. The structural steel is designed for rooftop units
<b>Lighting:</b>	Limited demonstration lighting is installed, along with translucent panels on the rear wall. A full lighting schedule can be completed to user's specifications
<b>Floor Drains:</b>	May be installed to user's specifications
<b>Sprinkler:</b>	May be installed to user's specifications
<b>Truck Loading:</b>	North Wall: Six (6) 8' x 10' dock high doors West Wall: One (1) 14' x 14' overhead drive-in door
<b>Zoning:</b>	Industrial
<b>Last Use:</b>	Industrial shell building
<b>Miscellaneous:</b>	Plans available upon request Meets 2012 International Building Code

## LOCATION MAP



**Newmark Grubb  
Knight Frank**  
Industrial



**For further information, please contact our exclusive agents:**

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