

# 1000 ROBINS ROAD

Lynchburg, Virginia

**Manufacturing/Warehouse/Storage Distribution Facility**

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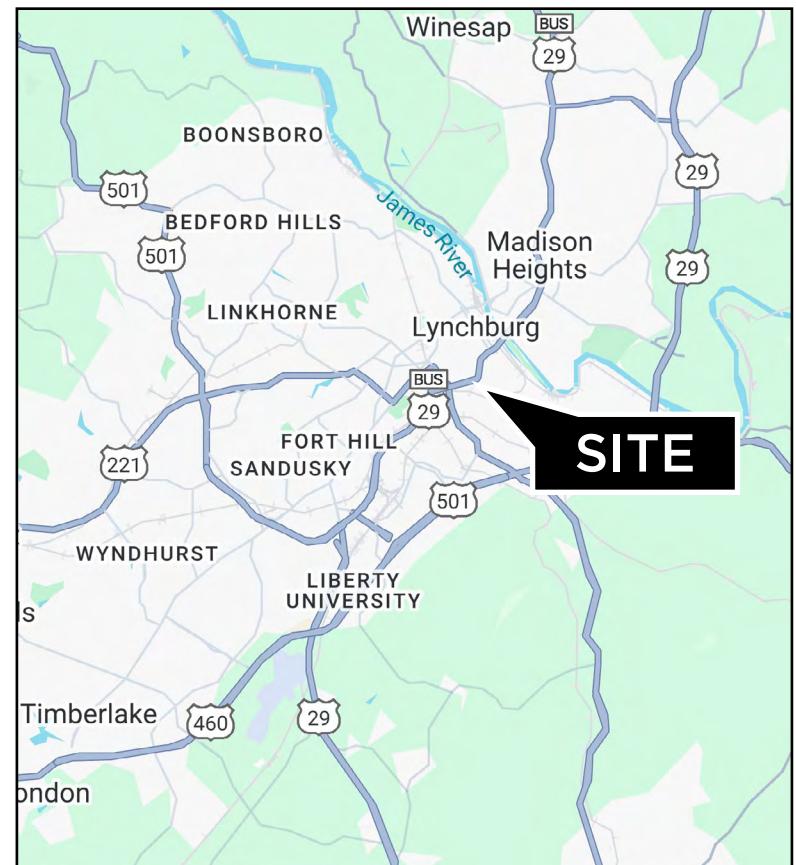




## HIGHLIGHTS

- ▶ Multiple spaces available from 5,000 SF, 10,000 SF, 32,000 SF up to the entire facility.
- ▶ Freestanding 163,288 SF Manufacturing/Warehouse/Storage Facility
- ▶ Suitable for single or multiple tenants
- ▶ Available spaces from 5,000 SF up to the entire facility
- ▶ Central Lynchburg Location, Easy access to US Route 29
- ▶ Located on 26 acres; Zoned I-2
- ▶ A total of 10 contiguous buildings that can be subdivided.
- ▶ Heavy power, multiple transformers
- ▶ Multiple Loading Docks with levelers
- ▶ Grade Level Access & Large Office Space
- ▶ Contains conditioned space in portion of building
- ▶ Ceiling Heights Vary from 14-20 Feet
- ▶ Please call for Lease Rate

|   | 1 MI     | 3 MI     | 5 MI     |
|---|----------|----------|----------|
|  Population    | 15,548   | 56,312   | 108,153  |
|  Households    | 3,736    | 16,675   | 34,356   |
|  Med HH Income | \$45,618 | \$54,520 | \$60,918 |



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FOR LEASE



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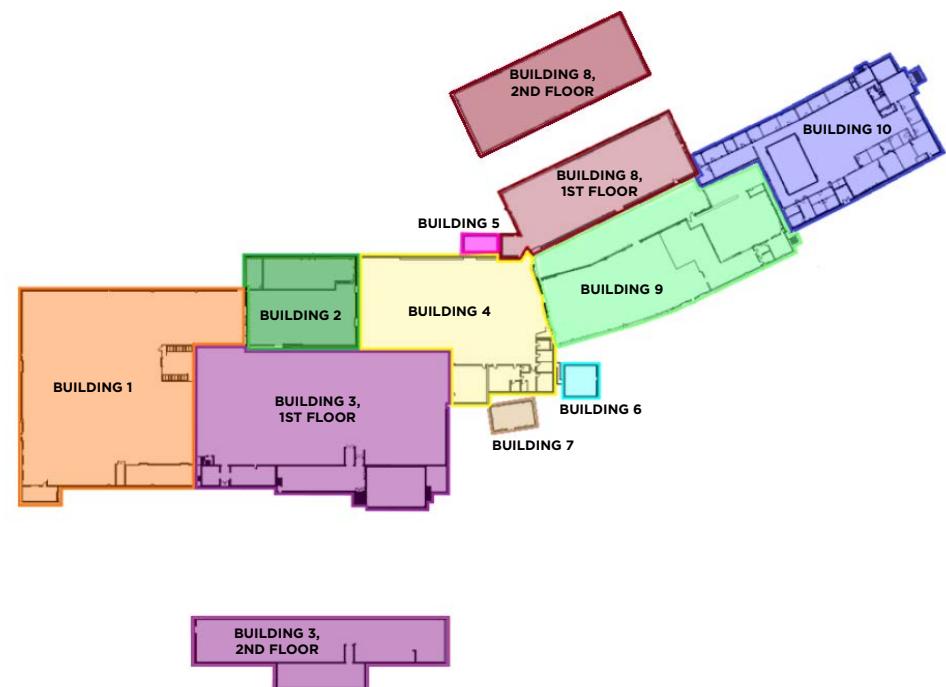
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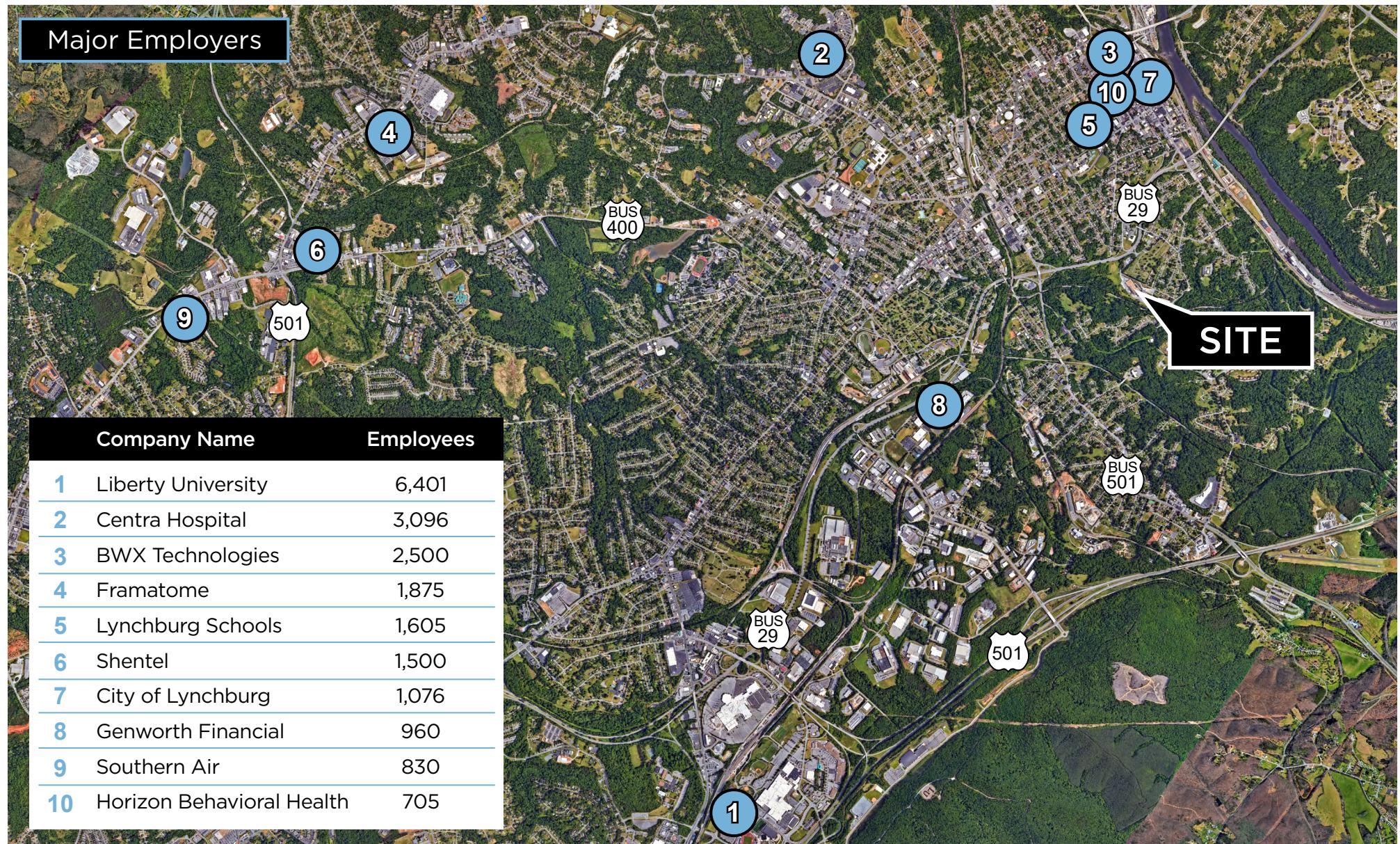


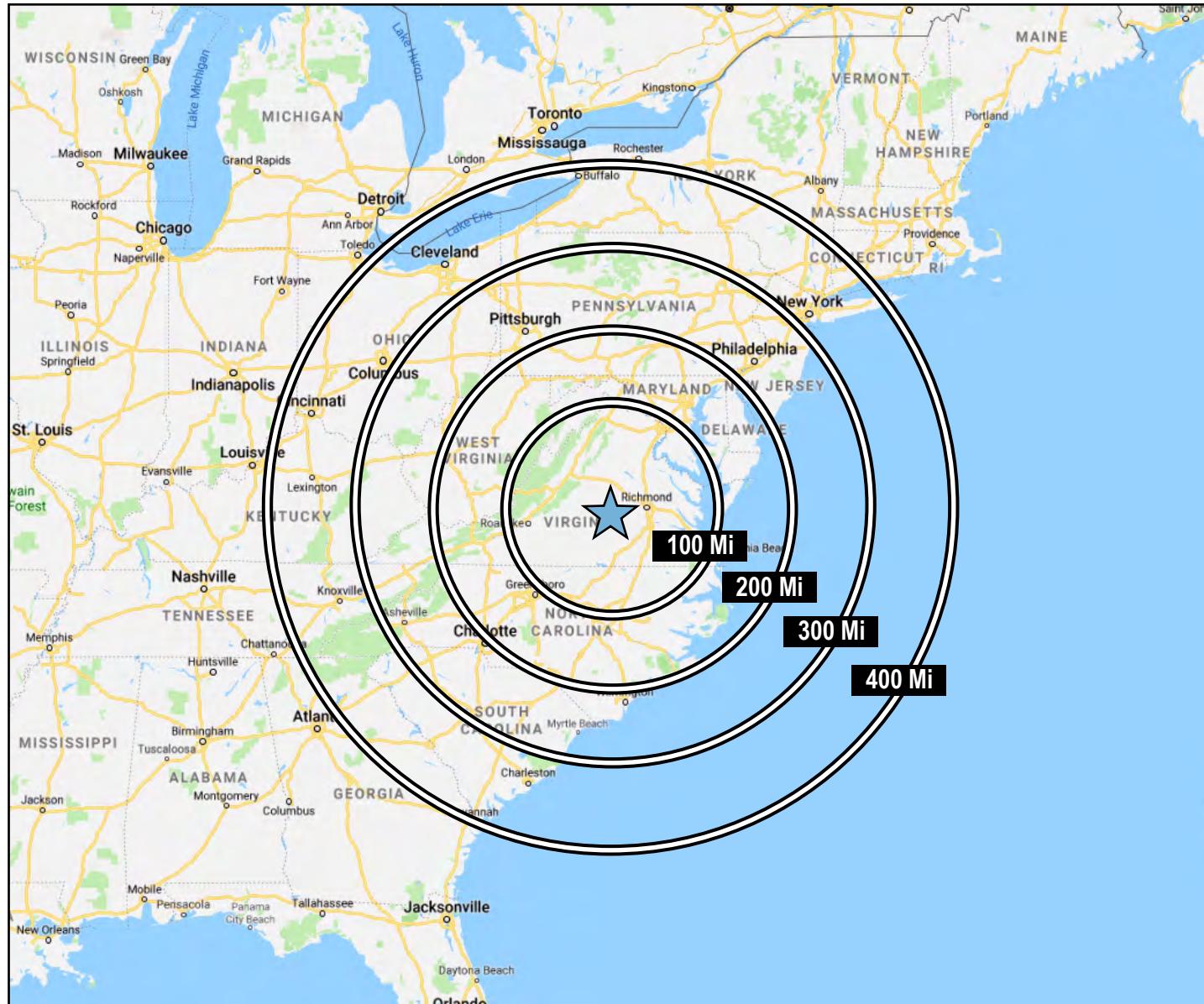
|                      |   |                         |   |
|----------------------|---|-------------------------|---|
| <b>CONSTRUCTION:</b> | <p><u>Buildings 1 &amp; 3-10</u><br/>Reinforced brick &amp; block</p> <p><u>Building 2</u><br/>Cinder block with stucco exterior</p>  | <b>LIGHTING:</b>        | All buildings have lighting in-place with potential to convert to LED   |
| <b>ROOF:</b>         | Multiple materials; insulating polyurethane foam & rubberized built-up roofing  | <b>POWER:</b>           | Appalachian Power   |
| <b>COLUMNS:</b>      | Steel   | <b>POWER BREAKDOWN:</b> | <p>5 Transformers</p> <p><u>OH (Overhead): System A</u><br/>Capacity: 500kVA (Kilo-Volt-Amperes)<br/>Primary Voltage: 4,160 Volts<br/>Secondary Voltage: 240 Volts</p> <p><u>OH: System B</u><br/>Capacity: 750kVA<br/>Primary Voltage: 4,160 Volts<br/>Secondary Voltage: 240 Volts</p> <p><u>OH: System C</u><br/>Capacity: 1500kVA<br/>Primary Voltage: 4,160 Volts<br/>Secondary Voltage: 480 Volts</p> <p><u>OH: System D</u><br/>Capacity: 500kVA<br/>Primary Voltage: 4,160 Volts<br/>Secondary Voltage: 240 Volts</p> <p><u>OH: System G</u><br/>Capacity: 1500kVA<br/>Primary Voltage: 12,470 Volts<br/>Secondary Voltage: 480 Volts</p> |
| <b>WATER:</b>        | City of Lynchburg Public Service Authority<br>(1) 3" water main; (4) 6" fire risers;<br>(3) 8" fire risers  | <b>SEWER:</b>           |   |
| <b>GAS:</b>          | Columbia Gas of Virginia<br>4" main fed through the boiler room   |                         |   |
| <b>HVAC:</b>         | <p><u>Buildings 1 &amp; 9</u><br/>Heating systems throughout and AC systems servicing portions of the buildings</p> <p><u>Building 2, 3, 4, 5 &amp; 6</u><br/>HVAC systems servicing the buildings</p> <p><u>Building 7</u><br/>Not serviced by HVAC systems</p> <p><u>Building 8 &amp; 10</u><br/>HVAC systems servicing the buildings</p> |                         |   |
| <b>SPRINKLERS:</b>   | 100% wet system   |                         |   |
| <b>HVAC:</b>         | Buildings are serviced by heat systems and HVAC, except that Buildings 1 & 9 have partial HVAC throughout and Building 7 does not have HVAC   |                         |   |

| 1000 ROBINS ROAD      |           |                |                     |                |
|-----------------------|-----------|----------------|---------------------|----------------|
| BUILDING #            | SIZE (SF) | YEAR BUILT     | CLEAR HEIGHT (FEET) | POWER          |
| BUILDING 1            | ±32,008   | 1966           | 18'                 | System A, G    |
| BUILDING 2            | ±7,821    | 1951/2015      | 15'7"/27'           | System A, G    |
| BUILDING 3, 1ST FLOOR | ±26,806   | 1966/2012/2016 | 12'                 | System A, B, G |
| BUILDING 3, 2ND FLOOR | ±10,965   | 1966/2012      | 13'                 | System A, B, G |
| BUILDING 4            | ±17,106   | 1927/1990      | 10'8"               | System A, C    |
| BUILDING 5            | ±510      | 1990           | 10'-14' (sloped)    | System C       |
| BUILDING 6            | ±870      | 1990           | 8'                  | System C       |
| BUILDING 7            | ±936      | 1960           | 12'                 | System C       |
| BUILDING 8, 1ST FLOOR | ±9,912    | 1955           | 16'3"               | System C, D, G |
| BUILDING 8, 2ND FLOOR | ±9,912    | 1955           | 14'11"              | System C, D, G |
| BUILDING 9            | ±21,749   | 1927/1935/1954 | 15'-17'             | System C, D    |
| BUILDING 10           | ±24,633   | 1971           | 12'                 | System D       |
| TOTAL SIZE            | ±163,288  |                |                     |                |
| TOTAL SIZE (BOTH)     | ±218,878  |                |                     |                |

Note: All Square Footage Numbers are Approximate







## DRIVE TIMES FROM THE SITE

|                  |             |
|------------------|-------------|
| Richmond, VA     | 2 Hr 8 Min  |
| Raleigh, NC      | 2 Hr 49 Min |
| Charlotte, NC    | 3 Hr 19 Min |
| Washington DC    | 3 Hr 33 Min |
| Port of Virginia | 3 Hr 34 Min |
| Columbia, SC     | 4 Hr 59 Min |
| Pittsburgh, PA   | 6 Hr 3 Min  |
| Philadelphia, PA | 6 Hr 7 Min  |
| Charleston, SC   | 6 Hr 31 Min |
| Columbus, OH     | 6 Hr 36 Min |
| New York, NY     | 7 Hr 13 Min |
| Cincinnati, OH   | 7 Hr 19 Min |
| Atlanta, GA      | 7 Hr 34 Min |
| Nashville, TN    | 7 Hr 43 min |
| Louisville, KY   | 7 Hr 48 Min |
| Cleveland, OH    | 7 Hr 54 Min |
| Jacksonville, FL | 8 Hr 41 Min |
| Indianapolis, IN | 8 Hr 51 Min |
| Detroit, MI      | 9 Hr 56 Min |