

STUMP

PETERSBURG INDUSTRIAL | SALE/LEASE

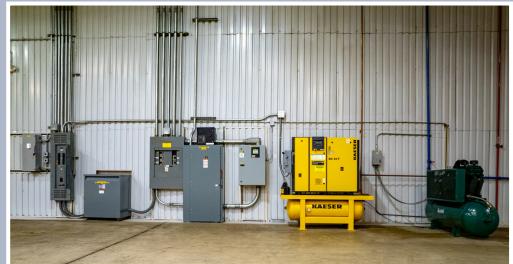


- 53,627 Total sf on +/- 12.6 acres
- Go to <https://youtu.be/G2rtuPljzEg> to view drone video or scan QR Code:
- Opportunity Zone



Former coffee bean processing facility (*Food Grade*) with 3 clear span areas all connected by wide doors and served with docks, platforms and drive-in doors. Area 2 has 240V drops in-place. CAT diesel back-up generator. Fenced IOS lay-down yard, expandable. Additional +/- 10 acres of land available for development or expansion. Fantastic location at confluence of I-85, I-95 and I-295 in well-kept industrial park.

3830 Corporate Rd.
Petersburg, VA



Robert Dunn | 828-443-5954
Randy Stump | 704-589-5529
John Stump | 704-231-3110

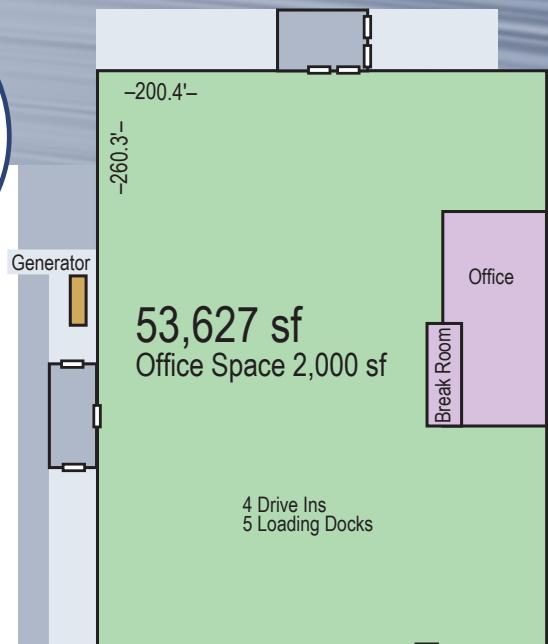
The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202

3830 Corporate Rd. Petersburg, VA



Highlights:

Building Size	53,627	Age	1987, 2005
Acreage	+/- 12.6	Condition	Excellent
Office Space	2,000	Walls	Insulated Metal
Ceiling Height	22' Center; 18' & 14' Eaves	Floors	Concrete
Truck Doors	5 Dock High w/Covered Platform; 4 Drive-in	Roof	Membrane over metal
Dimensions	200' x 260'	Water	City
Bay Spacing	Clear Span 200' x 90' and 200' x 80'	Sewer	City
Parking	50 Paved and Gravel	Electric	Dominion 800Amp 480/277V 3p4W
Zoning	M-1 and B-2	Gas	Columbia Gas
Date Available	Immediately	Heat	Gas Forced Air
Last Use	Coffee Bean Processing	Sprinkler	100% Wet
Selling Price	\$4,250,000	Lighting	LEDs, Fluorescent
Lease Rate	\$6.95/SF Net3	A/C	Offices and Break Room



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