

STUMP

PETERSBURG INDUSTRIAL | SALE/LEASE

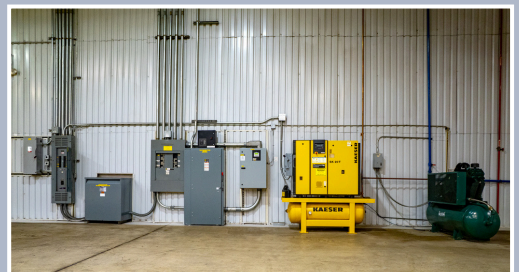


- 53,627 Total sf on +/- 12.6 acres
- Go to <https://youtu.be/G2rtuPljzEg> to view drone video or scan **QR Code:**
- Opportunity Zone



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.

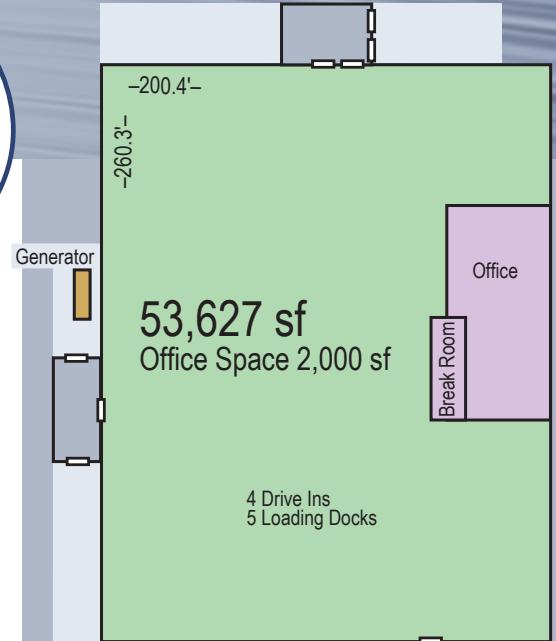
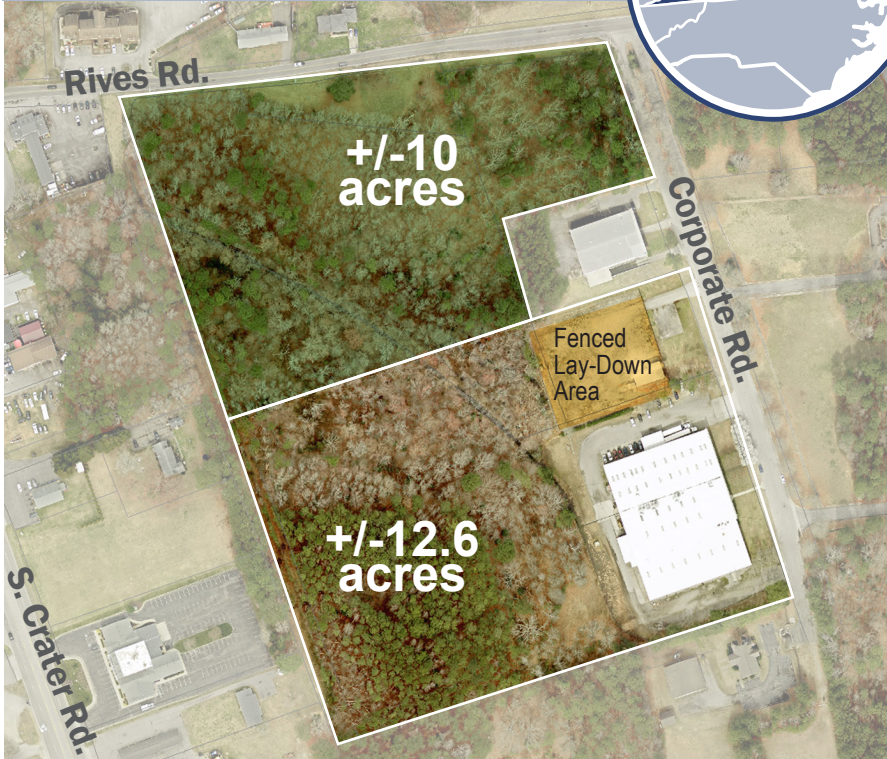
3830 Corporate Rd.
Petersburg, VA



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

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Highlights:

Building Size	53,627
Acreage	+/- 12.6
Office Space	2,000
Ceiling Height	22' Center; 18' & 14' Eaves
Truck Doors	5 Dock High w/Covered Platform; 4 Drive-in
Dimensions	200' x 260'
Bay Spacing	Clear Span 200' x 90' and 200' x 80'
Parking	50 Paved and Gravel
Zoning	M-1 and B-2
Date Available	Immediately
Last Use	Coffee Bean Processing
Selling Price	\$4,250,000
Lease Rate	\$6.95/SF Net3

Age	1987, 2005
Condition	Excellent
Walls	Insulated Metal
Floors	Concrete
Roof	Membrane over metal
Water	City
Sewer	City
Electric	Dominion 800Amp 480/277V 3p4W
Gas	Columbia Gas
Heat	Gas Forced Air
Sprinkler	100% Wet
Lighting	LEDs, Fluorescent
A/C	Offices and Break Room



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