

For Lease

233 Millboro Industrial Park Rd

Millboro, VA 24460



Gross Rent: \$3.75/SF

Virtual Tour

Building Specifications

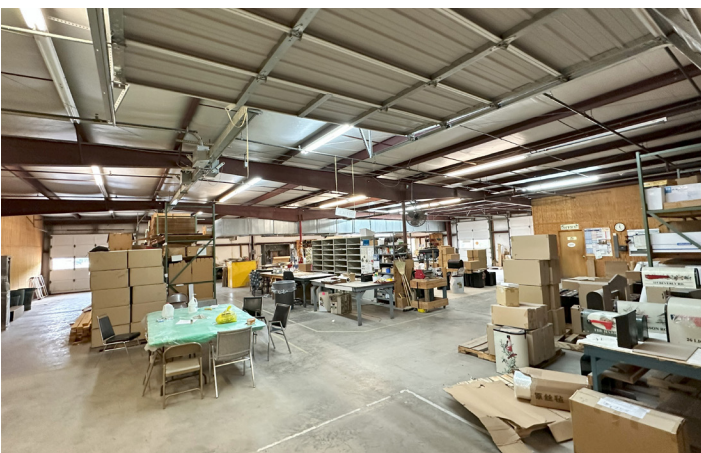
Square Footage: 50,000
Office Space: +/- 1,500 SF
Dock doors: 9 with 4 levelers
Drive-in doors: 2
Built in 1987
Potential for expansion

Property Features

+/- 25 Acre Lot
Compact gravel yard
Truck-pull track + Stage
Annex Storage building
Can be delivered vacant or occupied



Located off State Route 39, 233 Millboro Industrial Park Rd has all the features needed to operate a manufacturing plant in the USA. Equipped with high bay storage and a large parking lot, this land hold the potential for furthure developement.



Russell Perry - Broker
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1515 SE 17th St, #460819
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William Perry - Associate
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NOTES:

1. LEGAL, DEED BOOK 112 PAGE 51
TAX MAP NO. 87-135
CURRENT OWNER: INDUSTRIAL DEVELOPMENT AUTHORITY
OF BATH COUNTY, VIRGINIA
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE REPORT AND THEREFORE BE SUBJECT TO INFORMATION
AND EASEMENTS DISCLOSED BY SUCH
3. THE RIGHT OF WAY OF ROUTE 635 WAS ESTABLISHED
BY VDOT PLANS AND FIELD LOCATED CENTERLINE. NO
VDOT MONUMENTATION WAS FOUND.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.
5. ROUTE 710 WAS NOT DESIGNED OR BUILT BY THE
VIRGINIA DEPARTMENT OF TRANSPORTATION.
ALL CURVES ARE IRREGULAR.
6. CORNERS SET ALONG THE RAILROAD ARE INTENDED
TO BE SET ALONG THE C & D RIGHT OF WAY.

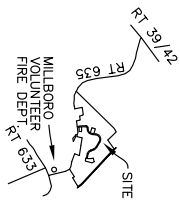


LEGEND	
●	FENCE POST
○	ROD FD
—OHUT—OVERHEAD	
○	UTILITY POLE
—X—	FENCE
○	PIPE FD

LINE TABLE		
LINE	LENGTH	BEARING
L1	242.62	N2°15'09"E
L2	258.61	N06°36'47"W
L3	160.40	N03°42'47"E
L4	164.99	N13°54'11"W
L5	100.15	N16°43'58"W
L6	53.23	N10°59'38"W
L7	210.13	N66°18'33"E
L8	222.94	N15°11'16"W
L9	213.23	N73°37'10"E
L10	307.40	N13°50'26"W
L11	144.72	N75°45'27"E
L12	153.77	N14°06'42"W
L13	298.06	N11°04'57"E
L14	200.14	S76°54'51"E
L15	280.35	S11°05'03"W
L16	117.74	N89°24'32"W
L17	335.74	S25°15'47"W
L18	172.40	S63°00'54"W
L19	220.46	S05°15'08"W
L20	50.00	N84°46'05"W
L21	223.40	S05°15'08"W
L22	172.32	S63°00'54"W
L23	335.74	S25°15'47"W
L24	191.44	N89°24'32"W
L25	153.77	N14°06'42"W
L26	96.87	N75°45'27"E
L27	238.67	N05°53'37"W
L28	128.30	S86°02'06"W
L29	260.55	S03°38'44"E
L30	274.90	N11°00'28"W
L31	110.86	N04°15'17"E
L32	122.69	N16°02'34"E
L33	304.13	N81°17'56"W
L34	402.20	N03°10'51"E
L35	565.35	N03°10'38"E
L36	272.16	S74°58'09"E
L37	463.94	N14°29'04"E
L38	260.41	N04°37'13"E
L39	171.13	N20°43'25"E
L40	162.26	N05°10'21"E
L41	200.00	S22°37'40"E
L42	134.22	S57°59'52"W
L43	378.30	N80°59'06"W
L44	93.86	S14°11'58"W
L45	73.27	S01°13'39"E
L46	258.58	S20°47'33"W
L47	179.41	N15°14'35"W
L48	7.51	N39°56'43"E
L49	226.05	N36°24'01"E
L50	50.02	N25°23'33"E

ADJOINERS			
A	MILLBORO AREA RESOLVE SQUAD, INC.	DB 167 PG 82	TAX #87-135B
B	BATH COUNTY SERVICE AUTHORITY	INST #070000168	TAX #87-135C
C	BATH COUNTY SERVICE AUTHORITY	INST #070000168	TAX #87-135D
D	MICHAEL G. & CAROL N. SHANKS	INST #070000430	TAX #87-138
E	WILSON G. & MARIE G. SHANKS	DB 78 PG 80	TAX #87-139
F	MARK S. & GLORIA J. FORBES	DB 102 PG 405	TAX #87-137
G	DEBBIE S. & MARSHALL E. SPROUSE	DB 147 PG 412	TAX #87-136

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	347.20	1552.04 N	82°09'59" E 346.48
C2	134.94	100.00 S	52°46'06" E 124.93
C3	160.89	195.00 S	37°44'52" E 156.36
C4	25.24	314.16 S	63°41'09" E 25.23
C5	270.88	290.00 S	32°04'23" E 488.27
C7	214.14	325.00 S	44°08'21" W 210.29
C8	228.15	296.52 S	37°43'09" W 220.71
C9	275.73	306.52 S	37°24'51" W 266.53
C10	181.20	275.00 N	44°08'21" E 177.94
C11	480.34	240.00 N	32°04'23" W 404.09
C12	178.16	364.16 N	75°23'59" W 176.39
C13	202.14	245.00 N	37°44'52" W 196.45
C14	67.47	50.00 N	52°46'06" W 62.47
C15	246.73	1502.04 S	83°52'10" W 246.45
C16	266.71	888.50 S	89°44'34" E 265.71
C17	135.41	543.50 N	71°31'13" E 135.06
C18	413.15	2252.01 S	42°33'05" W 412.57



VICINITY MAP
NOT TO SCALE



HICKLIN LAND SURVEYING, LLC

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PLAT OF SURVEY FOR
**THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF BATH COUNTY, VIRGINIA**

SHOWING
140.06 ACRES
LOCATED IN
MILLBORO MAGISTERIAL DISTRICT
BATH COUNTY, VIRGINIA
SURVEYED: MARCH 22, 2016
SCALE: 1" = 300'
SHEET: 1 OF 2
REVISED: JUNE 14, 2016

NOTES

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—○—	OHUT-OVERHEAD UTILITY
○	UTILITY POLE
—X—	ROD SET
○	PIPE FD
□	RR SPIKE SET

