



ROYAL VENDORS INC

**262,500 Square Feet plus
30,000 Square Feet second floor office**

Kearneysville, West Virginia

[Click for Video Tour](#)



BINSWANGER

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**ROYAL VENDORS, INC.
BURR BUSINESS PARK
426 INDUSTRIAL BLVD
KEARNEYSVILLE, WV 25430**

SIZE:	Approximately 262,500 sq. ft ground level plus 20,000 sq. ft. second floor office in the 1998 addition and 13,350 sq.ft. of mezzanine office and restroom area in the original building
GROUND:	Approximately 29.91 acres - additional 5 acres available adjacent to the main site
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Varies – see drawing
DATES OF CONSTRUCTION:	1988, 1994 and 1998
CONDITION OF PROPERTY:	Good
CONSTRUCTION:	Floor: Original section – 12” reinforced concrete. Additions – 6” concrete reinforced with 6 x 6 - 8/8 W.W.M. over 6 mil poly on 4” CR-6 on compacted subgrade Walls: Insulated metal Columns: Steel Roof: Insulated screw down metal and insulated standing seam metal
COLUMN SPACING:	Up to 25’ x 125’ – see drawing
CEILING HEIGHT:	Up to 31’6” – see drawing
WATER:	Supplied by Jefferson Utilities 10” main; three 2” domestic lines; 8” fire line

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- SEWER:** Supplied by Charles Town Utility Board
8" gravity main; 8" line
- GAS:** Propane only – natural gas is being extended into the area
- POWER:** Supplied by Potomac Edison Power
- Original building has 4,000 AMP 480/277 volt, 3 phase, 4 wire switchgear fed by a 1500 kVA exterior pad mounted transformer
- The most recent expansion is served by 5,000 AMP, 480/277 volt, 3 phase, 4 wire switchgear fed by a 1500 kVA pad mounted transformer
- Busbar in multiple areas of the production area
- LIGHTING:** T8 and metal halide
- HEAT:** Propane fired floor mounted Powermatic units in the production area
- AIR CONDITIONING:** Office areas only
- The plant area is ventilated by wall and roof fans and louvers
- SPRINKLER:** 100% wet system – 3 risers
- COMPRESSED AIR:** Compressors removed – air lines remain throughout the production area
- OFFICE:** Approximately 40,000 sq. ft. of main two-level office in the 1998 addition with a 2500 lb capacity elevator. Finish consists of carpeted and vinyl tile floors, recessed florescent lighting, suspended acoustical ceiling and finished sheetrock walls. Additional office and mezzanine/restroom areas are located in the original production area. Some furnishings remain

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RESTROOMS:

Offices:

Men: 5 toilets, 4 urinals, 6 sinks

Women: 9 toilets, 6 sinks

Plant:

Men: 4 toilets, 4 urinals, 4 sinks

Women: 8 toilets, 4 sinks

Trucker's area 1 toilet, 1 sink

President's office 1 toilet, 1 sink

Mezzanine plant offices:

Women: 8 toilets, 6 sinks

Men: 8 toilets, 4 urinals, 6 sinks

TRUCK LOADING:

East wall – three 8' x 9' electric recessed dock high doors with levelers with seals

North wall of original production area – one 8' x 8' dock high door and one 10' x 12' door accesses interior recessed truck well

North wall of the 1994 addition – five 8' x 9' electric dock high doors with levelers and seals

Two 12' x 12' drive in doors and one 16' x 12' drive in door

PARKING:

Paved areas will accommodate up to approximately 400 automobile parking spaces

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FORMER USE: Metal fabricating and production of vending machines

ZONING: Industrial Commercial / Rural

TAXES: Parcel ID: 02 2000100220000, 02 2000200020000 and 02 2001700010000

2020 Assessed Value (next assessment 2021)

Building/improvements:	\$4,363,500
<u>Land (excluding adjacent 5 acres):</u>	<u>\$ 629,100</u>
Total:	\$4,992,600

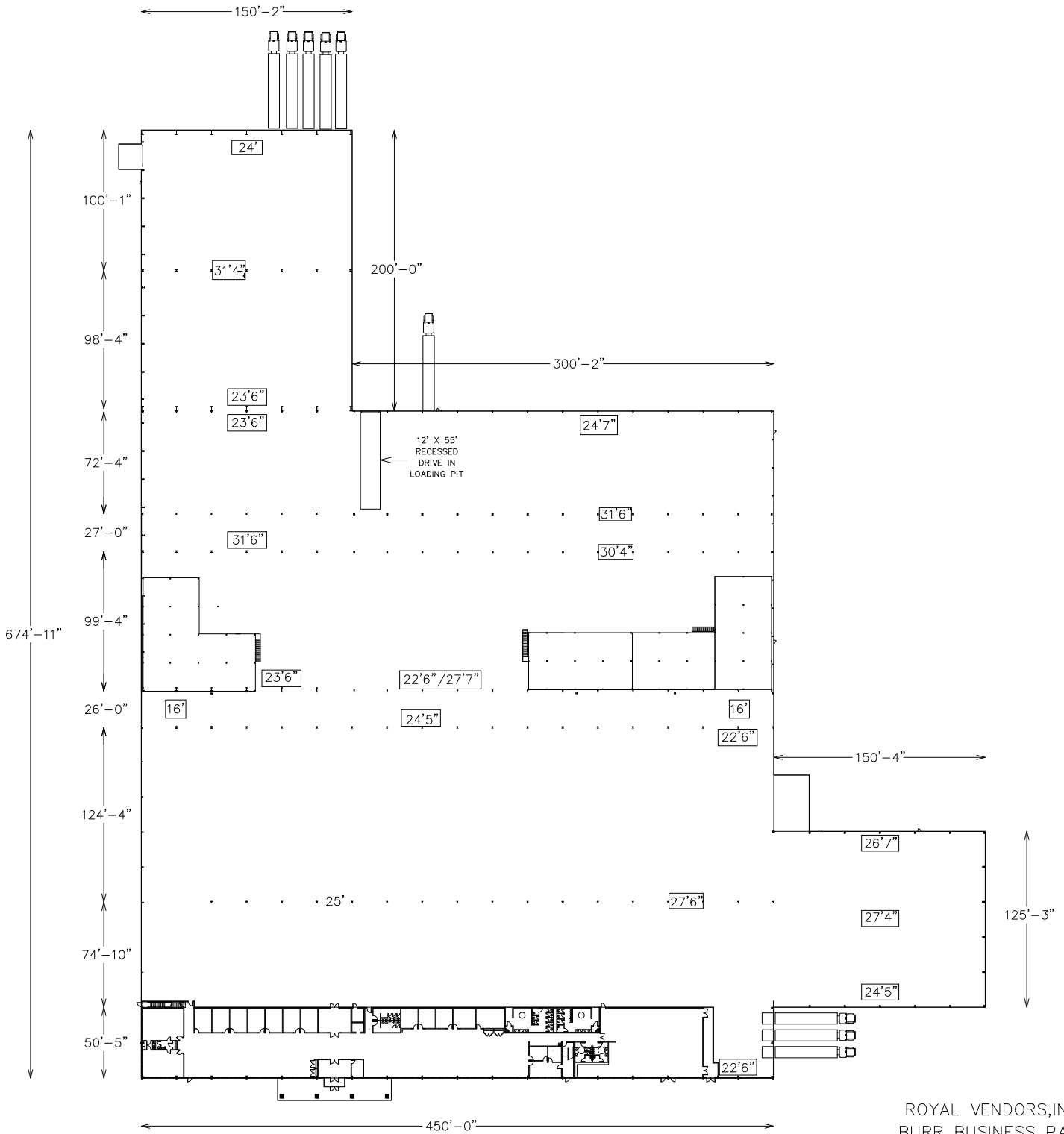
2019 Charles Town district tax rate: \$2.3192/\$100

TRANSPORTATION: The facility is located approximately 12 miles east of Exit 12 on I-81 via four-lane divided US Hwy 9

The eastern WV Regional Airport is located approximately 7 miles west of the site and Dulles International Airport is located approximately 1 hour east of the property

MISCELLANEOUS: Ample paved outside storage and truck parking areas

The property is located in a federal Opportunity Zone



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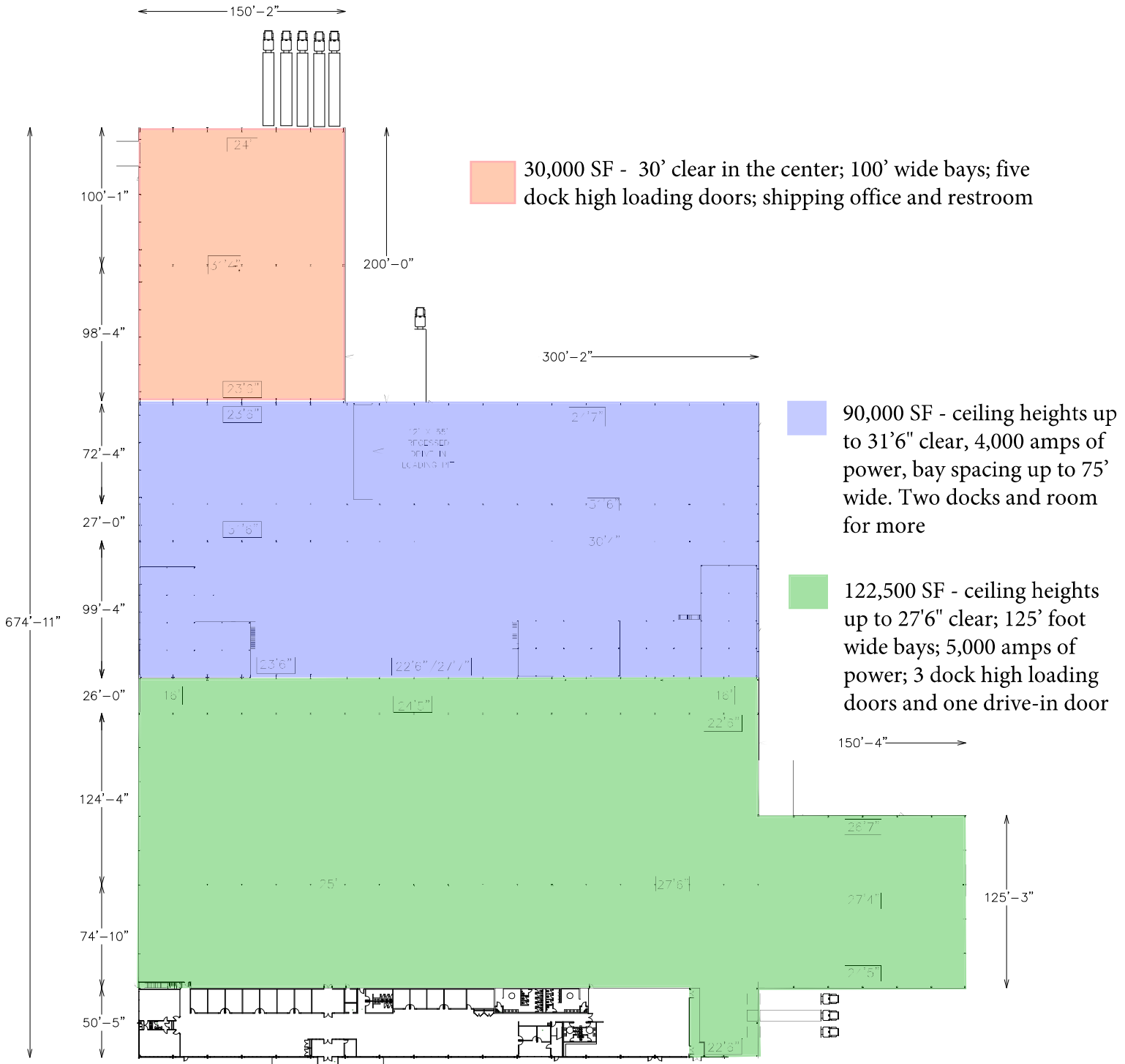
+/- 262,500 SF FOOTPRINT
 +/- 33,350 SF SECOND STORY OFFICE
 +/- 29.91 ACRES

SECOND STORY OFFICE

X' X" = CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING
 IS DERIVED FROM SOURCES DEEMED RELIABLE
 BUT IS NOT WARRANTED.

POTENTIAL SUBDIVISION



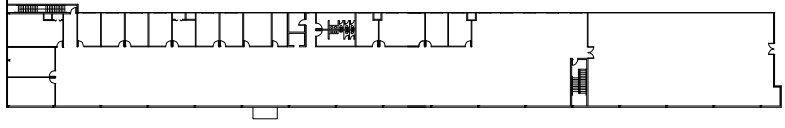
30,000 SF - 30' clear in the center; 100' wide bays; five dock high loading doors; shipping office and restroom

90,000 SF - ceiling heights up to 31'6" clear, 4,000 amps of power, bay spacing up to 75' wide. Two docks and room for more

122,500 SF - ceiling heights up to 27'6" clear; 125' foot wide bays; 5,000 amps of power; 3 dock high loading doors and one drive-in door

40,000 SF
two story office

20,000 SF
each level



SECOND STORY OFFICE

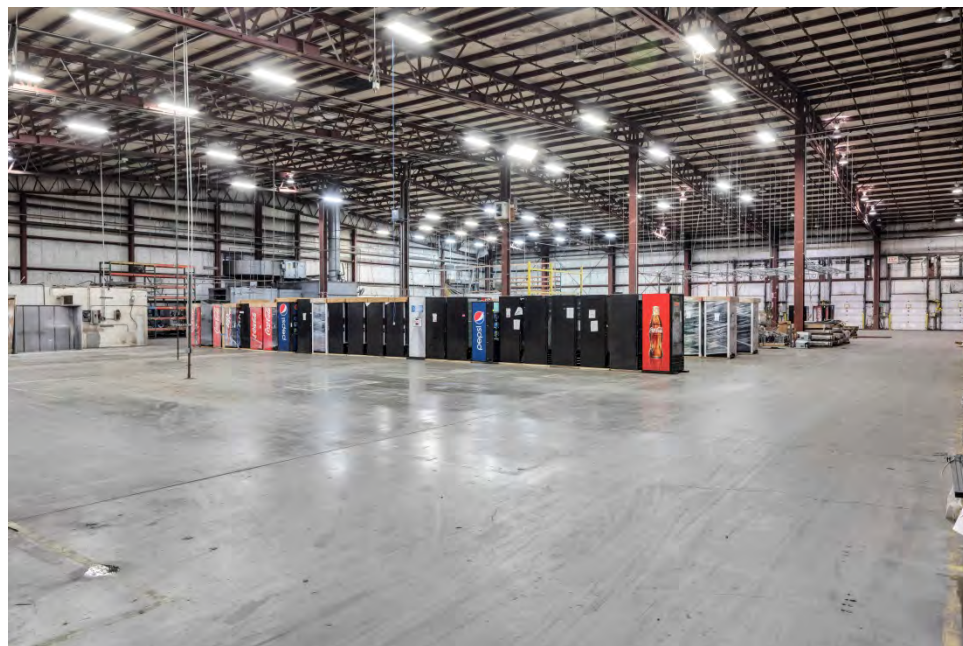
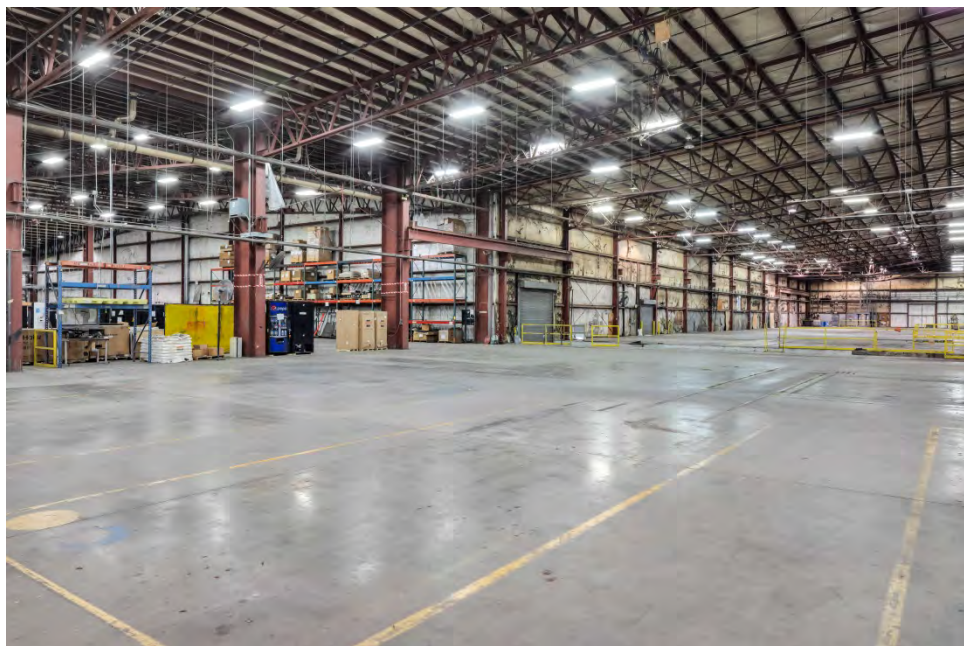
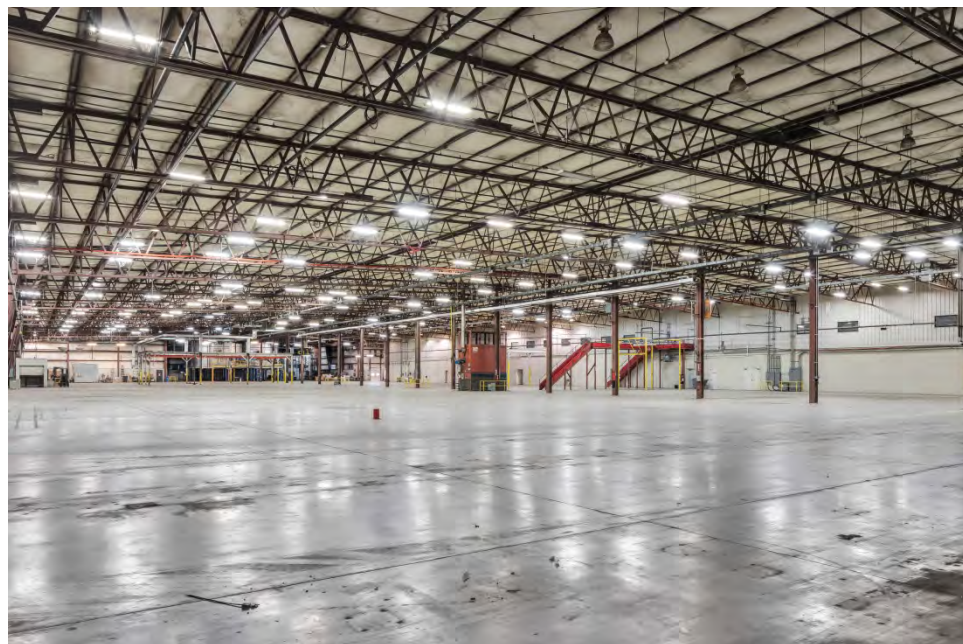
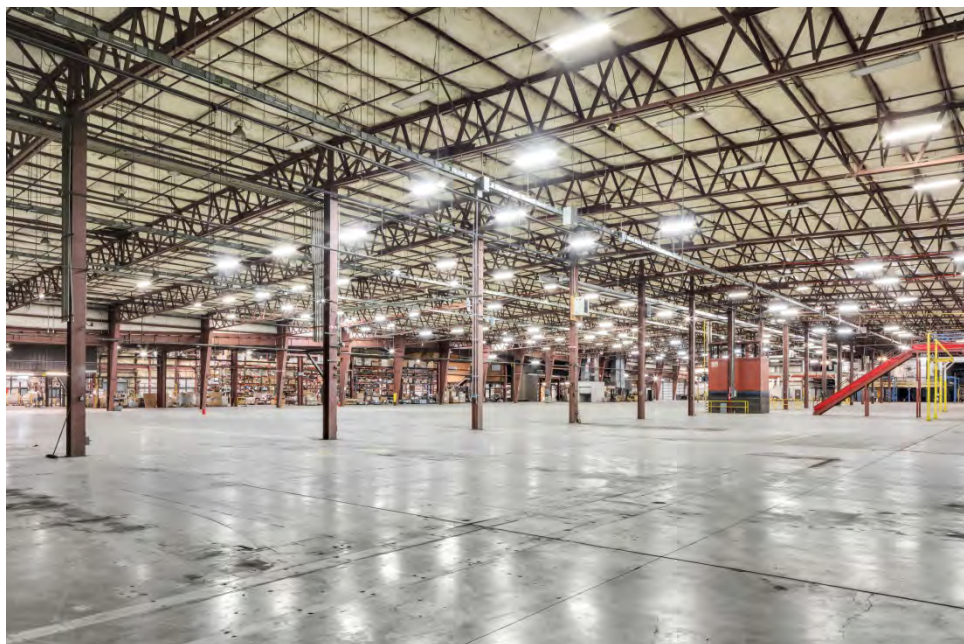
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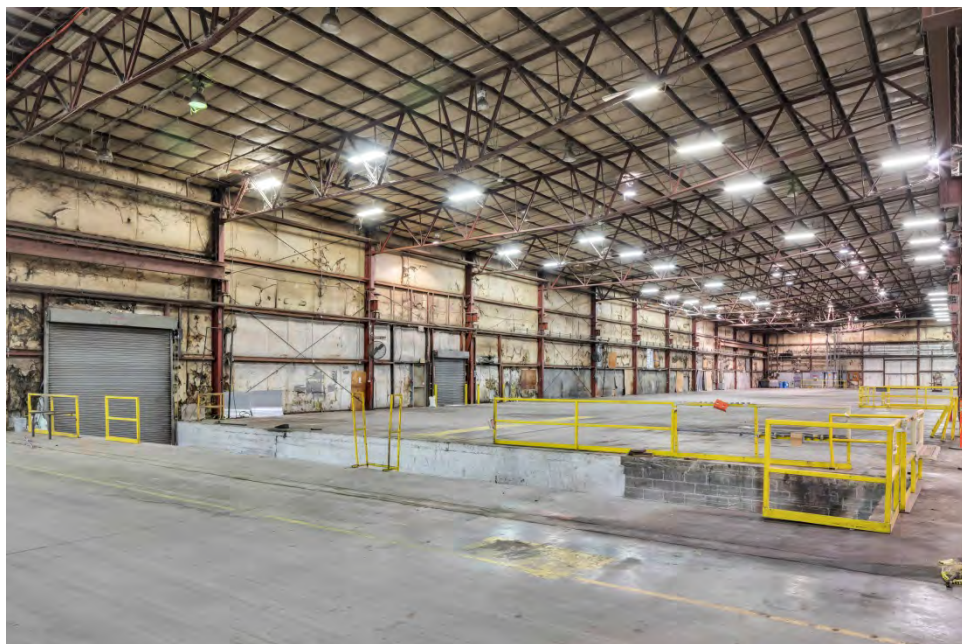
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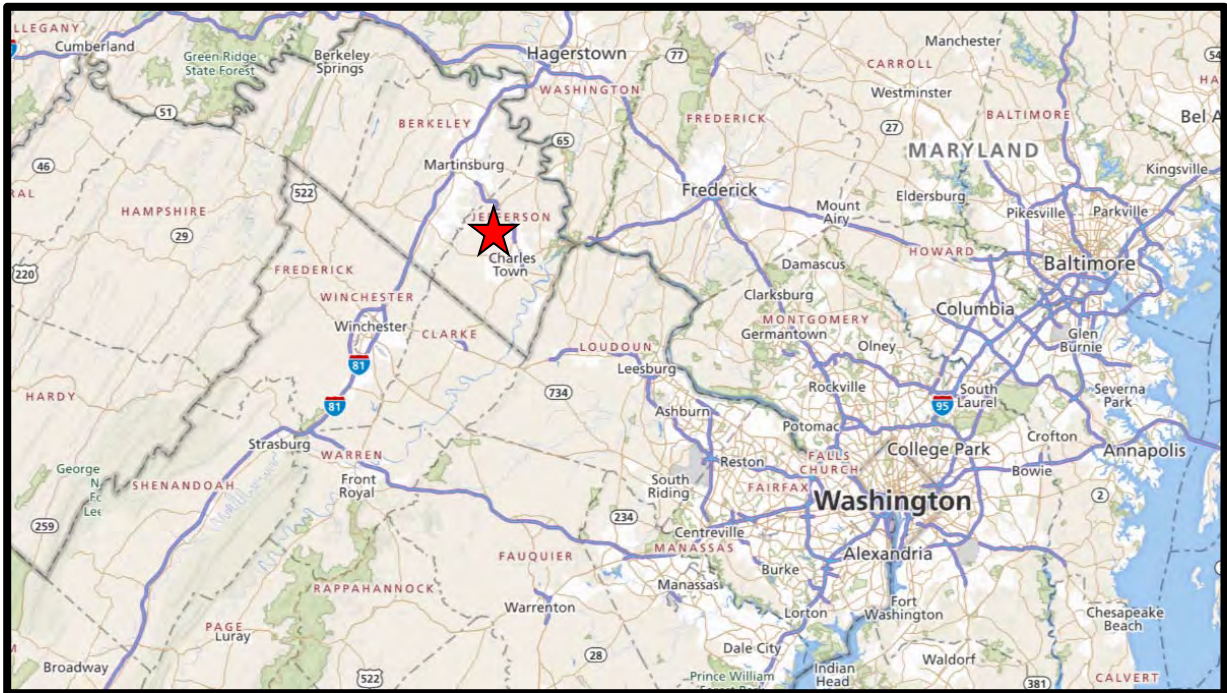
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