

**601 GERMANNA HIGHWAY
UNIT A**

CULPEPER, VA 22701



J. CARTER WILEY

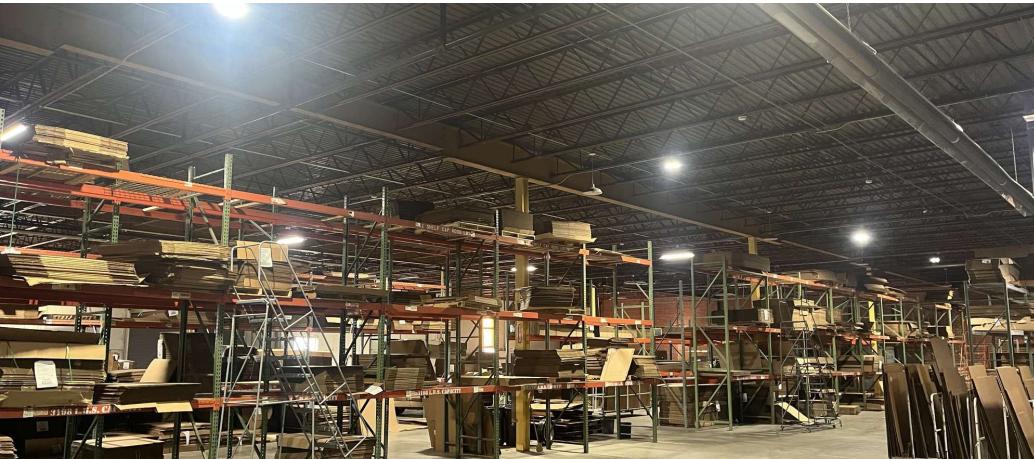
703.753.9600

carter@thewileycompanies.com

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FOR LEASE | INDUSTRIAL



LEASE RATE \$5.50 SF/YR NNN

OFFERING SUMMARY

Property Type:	Industrial
APN:	51 6A
Zoning:	M2
Building Size:	160,000 SF
Available Space:	30,000 SF
Lease Rate:	\$5.50 sf/yr NNN
Lease Rate Outdoor	\$1.00 SF/yr

LOCATION OVERVIEW

Located near the intersection of RT. 15 and Rt. 522 on Germanna Highway

PROPERTY HIGHLIGHTS

- 141'x215' or Approximately 30,000 sf
- 1,400 SF office space
- Up to 2-4 acres of fenced graveled yard
- 15 8'x8' dock doors
- One 14'x20' drive in door
- Rental rate \$5.50 psf NNN
- Outside storage yard space for \$1.00 psf Gross (approx. 1 acre)
- Zoning M2 heavy industrial zoning, Town of Culpeper



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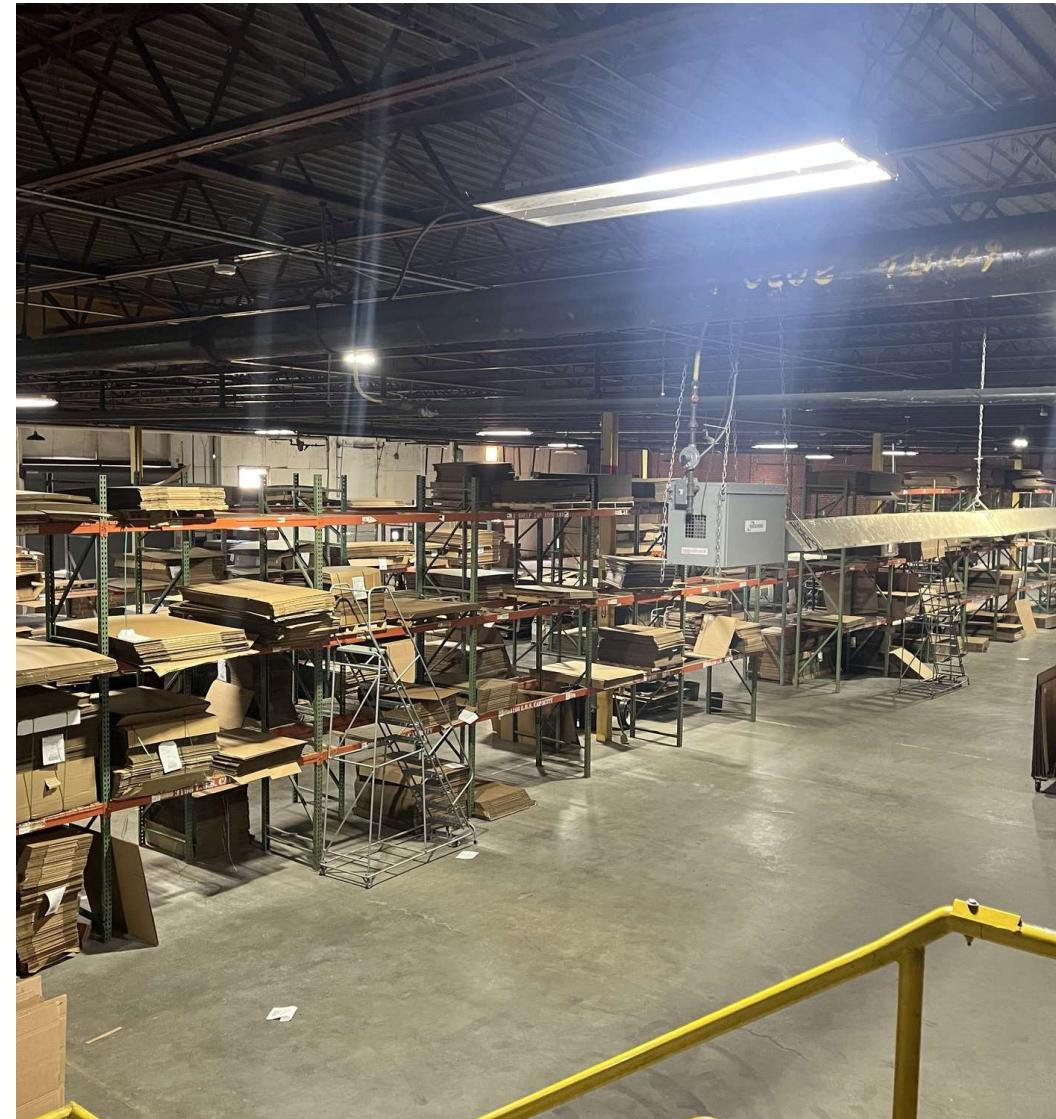
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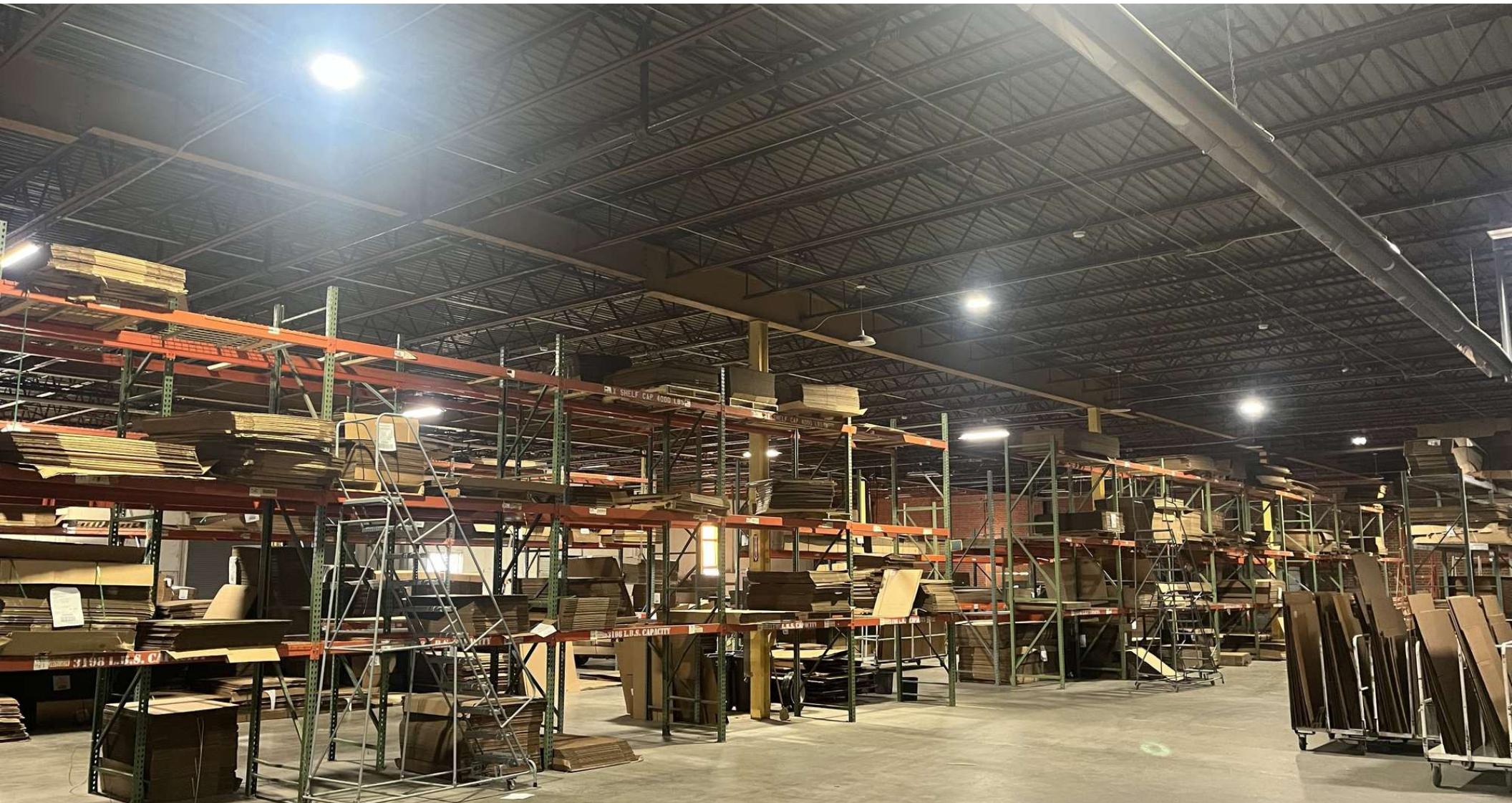
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Sec. 27-62. Industrial district M-2.

(a) *Statement of intent.* The primary purpose of the M-2 district is to establish an area where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

- (1) Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
- (2) Prohibit residential and neighborhood commercial use of the land to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;
- (3) To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.

(b) *Permitted uses.* Refer to section 27-31 of this article for the Land Use Chart for a comprehensive list of allowed land uses in each zoning district classification.

The following additional requirements apply to the M-2 zoning district classification:

- (1) Adult bookstore or adult video store, subject to location standards set forth in section 27-308.
- (2) Adult cabaret, subject to location standards set forth in section 27-308.
- (3) Adult motion picture theater, subject to location standards set forth in section 27-308.
- (4) Semi-nude model studio, subject to location standards as set forth in section 27-308.
- (5) Sexual device shop, subject to location standards set forth in section 27-308.
- (6) All other industrial uses shall comply with the following performance standards:
 - a. *Performance standards generally.* It is the intent of this chapter to prevent any building, structure or land in the M-2 district from being used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazardous condition; noise or vibration, smoke, dust, odor or other form of air pollution, electrical or other disturbance; glare or heat; liquid or solid refuse or wastes; condition conductive to the breeding of rodents or insects; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding area. Any use proposed or proposed and established under the M-2 district may be undertaken and maintained if it conforms to all town regulations, including the regulations of this section referred to herein as performance standards. No use shall be established or conducted in an M-2 district in any manner in violation of the following performance standards.
 - b. *Noise.* All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. In no case shall the sound pressure level of noise radiated from any establishment, measured at the nearest lot line, exceed the values in any octave band of frequency set forth in Table I below or in Table I as modified by the correction factors provided in Table II below. The sound-pressure level shall be measured with a sound level meter and an octave band analyzer conforming to standards prescribed by the American Standards Association.

Table I. Maximum Permissible Sound Pressure Levels Measured at Lot Line

Frequency Band: Cycles per Second	Sound Pressure Levels Decibels re 0.0002 dyne per CM
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20–75	74
76–150	82
151–300	57
301–600	51
601–1,200	47
1,201–2,400	42
2,401–4,800	38
4,801–10,000	35

Table II. Correction Factors

Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any residential district established by this chapter or by the zoning ordinances of any other municipality or county	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Noise of impulsive character (e.g., hammering)	Minus 5
Noise of periodic character (e.g., hum or screech)	Minus 5
Noise source operated less than 20% in any one-hour period	Plus 5*
5% in any one-hour period	Plus 10*
1% in any one-hour period	Plus 15*

Apply only one (1) of these corrections. All other corrections (including any one of the starred corrections) are cumulative.

- c. Vibration. No vibration that can be detected at the lot line without the aid of instruments shall be permitted. Vibration caused by any use on any lot shall not result in an acceleration exceeding 0.1g, nor shall it produce a combination of amplitudes and frequencies on any building or structure beyond the safe range of Table 7, United States Bureau of Mines Bulletin No. 442, entitled "Seismic Effects of Quarry Blasting." The methods and equations of Bulletin No. 442 shall be used to compute all values for the enforcement of this subsection.
- d. Smoke. There shall not be discharged into the atmosphere from any operation on any lot visible gray smoke of a shade darker than No. 2 on the Ringleman Smoke Chart, as published by the United States Bureau of Mines, except, that visible gray smoke of a shade not darker than No. 3 on such chart may be emitted for not more than four (4) minutes in any period of thirty (30) minutes. These provisions applicable to visible gray smoke shall also apply to visible smoke of any other color but with an equivalent apparent opacity.
- e. Other air pollutants. There shall not be discharged into the atmosphere from any operation on any lot fly ash, dust, dirt, fumes, vapors or gases to any extent that could result in damage to the public health, animals, vegetation, other forms of property, or which could cause any excessive soiling at any point; and in no event shall there be any such discharge of solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air, nor to acid gases in excess of 0.2 percent by volume. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to stack temperatures of five hundred (500) degrees Fahrenheit and fifty (50) percent excess air.

- f. Odor. There shall not be discharged or permitted to escape into the atmosphere from any operation on any lot odorous or noxious gas or any other odorous or noxious material in such quantity as to be offensive beyond the premises from which such odors emanate. As a guide in determining such quantities of offensive odors, Table III (Odor Thresholds), Chapter 5, Air Pollution Abatement Manual, copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. shall be used.
- g. Radioactivity. There shall be no radioactive emission that would be dangerous to the health and safety of persons on or beyond the premises where such radioactive material is used. Determination of the existence of such danger and the handling of radioactive materials, the discharge of such materials into the atmosphere, streams and other water, and the disposal of radioactive wastes shall be by reference to and in accordance with applicable current regulations of the Nuclear Regulatory Commission. Determination in the case of items which would affect aircraft navigation or the control thereof, will be made by applicable current regulations of the Federal Aviation Administration and any applicable laws enacted by the general assembly of this state.
- h. Electrical interference. There shall be no electrical disturbance emanating from any lot that would adversely affect the operation of any equipment on any other lot or premises. In the case of any operation that would affect adversely the navigation or control of aircraft, the current regulations of the Federal Aviation Agency shall apply.
- i. Liquid or solid wastes. There shall be no discharge of any liquid or solid wastes from any establishment into any stream except as authorized by the state water control board and the town council, nor shall any wastes, debris or other discarded material be permitted to accumulate in any yard or open space on the premises.
- j. Glare and heat. No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion, welding or otherwise so as to be visible beyond the lot line, shall be permitted, except for signs, parking lot lighting and other lighting permitted by this chapter or required by any other applicable regulations, ordinance or law. There shall be no discharge of heat or heated air from any establishment so as to be detectable beyond the lot line.

(c) *Enforcement of performance standards.* Intent concerning determinations involved in administration and enforcement of performance standards. Determinations necessary for administration and enforcement of performance standards set forth in this article range from those which can be made by a reasonable person using normal senses and no equipment to those requiring great technical competence and complex equipment for precise measurement. It is the intent of this chapter that:

- (1) Where determinations can be made by the zoning administrator or other town employee using equipment normally available to the town or obtainable without extraordinary expense, such determinations shall be so made before notice of violation is issued.
- (2) Where technical complexity or extraordinary expense makes it unreasonable for the town to maintain the personnel or equipment necessary for making difficult or unusual determinations, procedures shall be available for protecting individuals from arbitrary and capricious administration and enforcement of performance standard regulations and for protecting the general public from unnecessary costs for administration and enforcement.

(d) *Simple determinations.* If the zoning administrator finds that determinations of the nature indicated in section 27-62(c)(a)(1) are adequate to demonstrate violations of performance standards in particular cases and if such violations exist, he shall take, or cause to be taken, such lawful action as is appropriate to cause correction of such violations. Failure to obey lawful orders concerning correction of such violations shall be punishable as provided generally for violations herein and in other laws or regulations affecting the case.

(e) *Complex determinations.* If the zoning administrator finds that determinations of the nature indicated in section 27-62(c)(a)(2) are required to make precise measurements regarding potential violations of performance standards set forth herein and, if in his considered judgment, he believes there is violation of such performance standards, the following procedures shall be followed:

- (1) Notice and answer. The zoning administrator shall give notice by registered mail or other means ensuring a signed receipt for such notice to the person or persons responsible for the alleged violation. The notice shall describe the particulars of the alleged violation and the reasons why the zoning administrator believes there is a violation and shall require an answer or correction of the alleged violation to the satisfaction of the zoning administrator within a time limit set by him, not to exceed sixty (60) days. The notice shall state, and it is hereby declared, that failure to reply or to correct the alleged violation to the satisfaction of the zoning administrator within the time limit set constitutes cause for the zoning administrator to proceed with enforcement. The notice shall further state that, upon request of those to whom it is directed, technical determinations, as described in this ordinance, will be made and that if violations, as alleged, are found, costs of such determinations shall be charged against those responsible for the violation, in addition to such other penalties as may be appropriate. However, if it is determined that no violation exists, the cost of the determination will be paid by the town.
- (2) Correction of violation. If there is no reply within the time limit set, but the alleged violation is corrected to the satisfaction of the zoning administrator, he shall note "violation corrected" on his copy of the notice, shall retain it among his official records and shall send a copy to the alleged violator, in addition to taking such other action as may be warranted.
- (3) Action—Continuation of violation. If there is no reply within the time set (thus establishing admission of violation) and the alleged violation is not corrected to the satisfaction of the zoning administrator within the time limit set, he shall proceed to take, or cause to be taken, such action as is warranted by continuation of a violation after notice to cease.
- (4) Time extension. If a reply is received within the time limit set indicating that the alleged violation will be corrected to the satisfaction of the zoning administrator but requesting additional time, the zoning administrator may grant an extension if he deems it warranted in the circumstances of the case and if the extension will not, in his opinion, cause imminent peril to life, health, or property. If the extension is not granted, the zoning administrator shall proceed to bring legal action, as provided above.
- (5) Costs of determinations—Responsibility. If a reply is not received within the time limit set requesting technical determination, as provided in this ordinance, and if the alleged violations continue, the zoning administrator may call in properly qualified experts to make the determinations. If expert findings indicate violation of the performance standards, the costs of the determinations shall be assessed against the properties or persons responsible for the violation, in addition to such other penalties as may be appropriate. If no violation is found, the costs of the determinations shall be paid by the town without assessment against the properties or persons involved.

(f) *Conditional uses.*

- (1) Industrial buildings may be permitted over the height limit, subject to securing a conditional use permit and compliance with the following requirements:
 - a. Such building shall be constructed of completely fireproof materials.
 - b. This additional area shall not be occupied by employees except for general maintenance.
- (2) Crematoriums, provided:
 - a. Crematorium is an accessory use to the operation of a funeral home or animal hospital.
 - b. Evidence is required which indicates the operator of a crematorium is a trained operator.

(g) *Height regulations.* Buildings may be erected up to five (5) stories in height from the adjacent ground elevation.

(h) *Area regulations.*

	<i>Commercial</i>	<i>Industrial</i>
Open space requirements	—	—
Lot width at setback (feet)	—	200
Area requirements (square feet)	—	43,560
Lot coverage	85% restaurant 90% all other uses	75%
Side yard (feet)	6 with windows 0 without; except 30 where abuts "R" District	10; except 50 where abuts "R" District
Rear yard (feet)	10; except 30 where abuts "R" District	20; except 50 where abuts "R" District

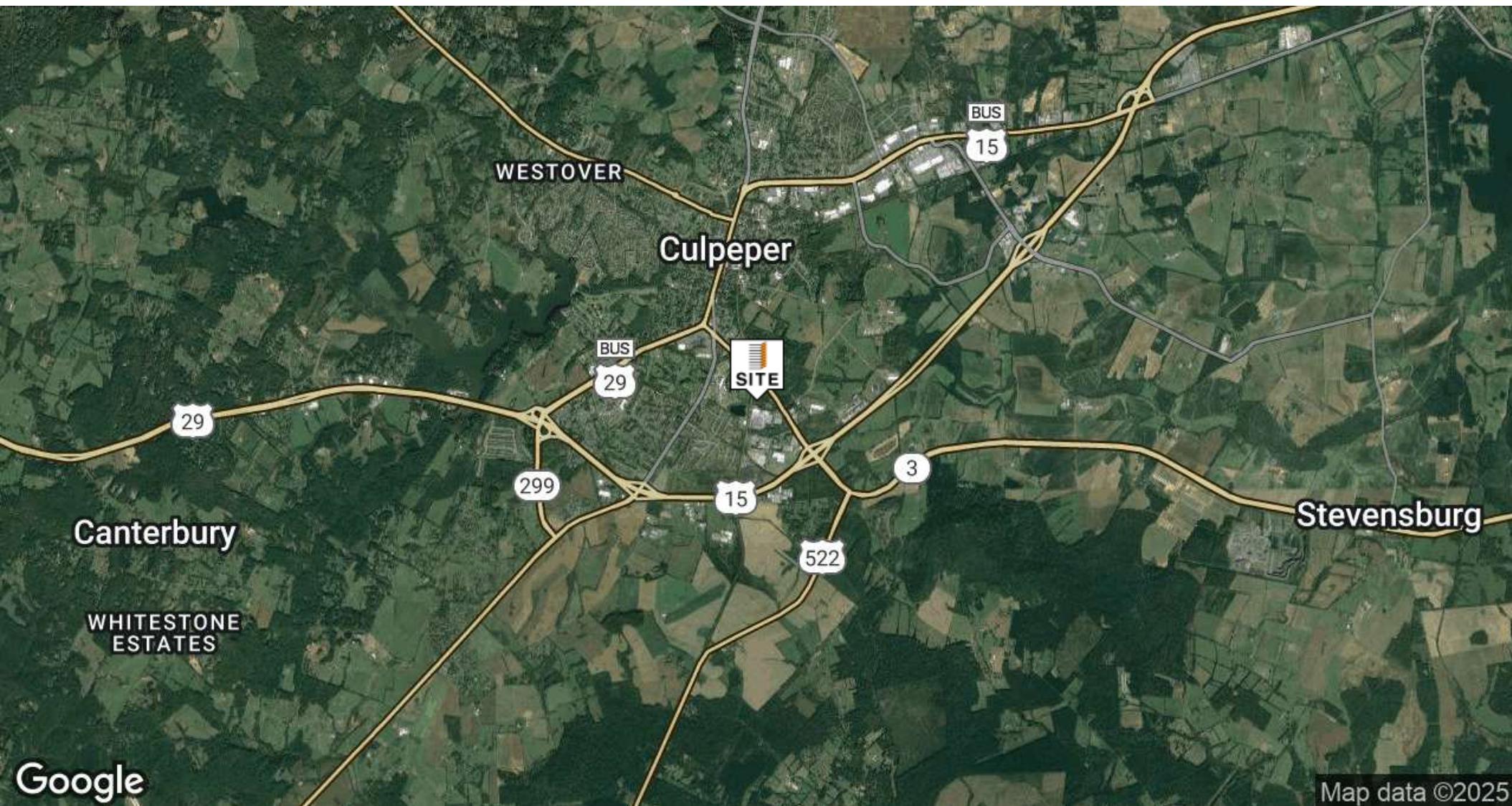
(i) *Setback regulations.* The setback line for lots in the M-2 district shall be located thirty-five (35) feet from all street right-of-way lines.

(Ord. of 5-8-01; Ord. No. O-2011-007, 11-8-11; Ord. of 12-9-14; Ord. No. O-2018-001, § 1, 2-13-18)

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