

SUBJECT PROPERTY

131 SACHS AVE., FRANKLIN, VA 23851



FOR LEASE

Distances:	46 miles from Norfolk port 180 miles from Washington D.C.	Dock Door:	(1)
Warehouse Area:	39,000 sq. ft.	Overhead:	(5)
Overall Dimensions:	292' x 208'	Property Area:	2.74 Acres
Office Area:	990 sq ft	Zoning:	M-2, Heavy Industrial
Height:	22' Ceilings	Electric Power:	(3) Phase Service, 600 amp
Office Rooms:	(4)	Zoning:	M-2, Heavy Industrial
Bathroom:	Total (4) - Two in Office and Two in Warehouse	Heat:	Propane
Parking:	Greater than 10	Availability:	Immediate
		Blended Annual Price / Sq Ft:	\$2.85
		Lease:	\$9262.00 / month, NNN

Kemper A. Quaintance

*Licensed Real Estate Broker in the
Commonwealth of Virginia*

kemperc corp@comcast.net



512 Main Street • Culpeper, VA 22701 • 540-825-3400 o. • 540-825-4600 fx. • kemperc corp@comcast.net

SUBJECT PROPERTY

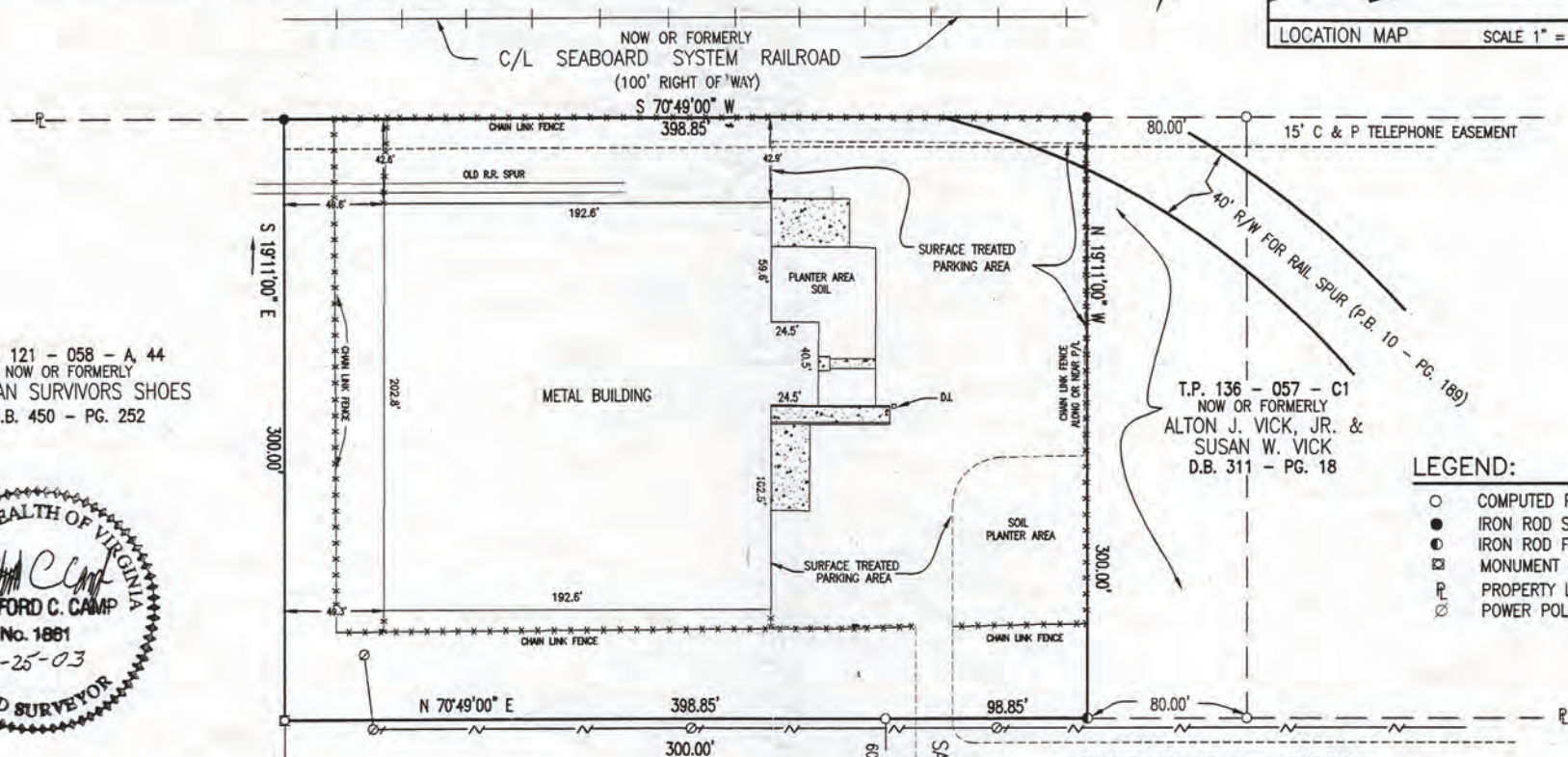
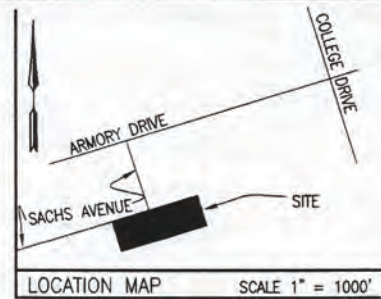
131 SACHS AVE., FRANKLIN, VA 23851

THIS IS TO CERTIFY THAT ON APRIL 25, 2003, I SURVEYED THE PROPERTY AS SHOWN, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510060 0004 D DATED SEPT 4, 2002.

Stafford C. Camp
STAFFORD C. CAMP

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.



T.P. 121 - 058 - A, 44
NOW OR FORMERLY
HERMAN SURVIVORS SHOES
D.B. 450 - PG. 252

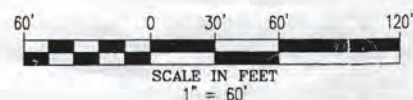
T.P. 136 - 057 - C1
NOW OR FORMERLY
ALTON J. VICK, JR. &
SUSAN W. VICK
D.B. 311 - PG. 18

- LEGEND:**
- COMPUTED POINT
 - IRON ROD SET
 - ◉ IRON ROD FOUND
 - ⊠ MONUMENT FOUND
 - P PROPERTY LINE
 - ⊕ POWER POLE



PLAT SHOWING
PHYSICAL SURVEY FOR
RUNYONLAND ENTERPRISES
LOCATED AT 131 SACHS AVENUE
IN THE CITY OF FRANKLIN, VIRGINIA
SCALE : 1" = 60' APRIL 25, 2003
TOTAL AREA = 2.747 ACRES

T.P. 120 - 057 - B
NOW OR FORMERLY
BILLY V. HAYES &
ALEENE C. HAYES
D.B. 200 - PG. 277



T.P. 136 - 057 - C
REFERENCE
FOR SURVEY
INST# 920002014
D.B. 363 - PG. 529
P.B. 16 - PG. 27

S.V. CAMP, III & ASSOCIATES, INC.
22730 MAIN ST. COURTLAND, VIRGINIA
PHONE: (757)653-9278
FAX: (757)653-9600
SINCE 1958

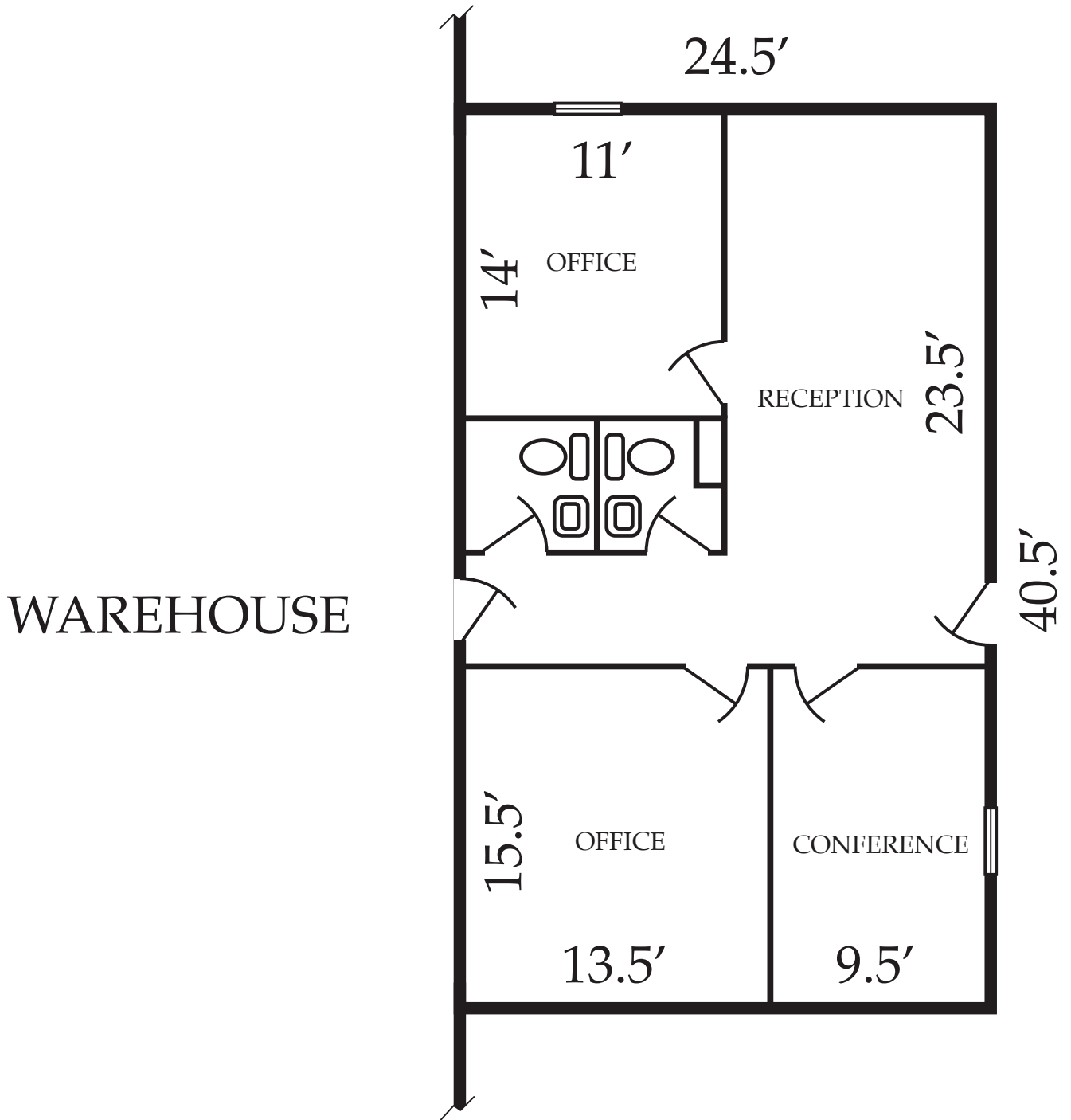
ACC. #	DWN BY:	FIELD BOOK NO.:	SHEET:
2206	S.C.C.	273-32, 279-20	1 OF 1

CROSS REF.:

C:\R1\PROJECTS\PHYSICALS\RUNYONLAND-ENTERPRISES-LLC.dwg Thu May 01 09:46:52 2003

SUBJECT PROPERTY

131 SACHS AVE., FRANKLIN, VA 23851



OFFICE AREA FLOOR PLAN

Kemper A. Quaintance

Licensed Real Estate Broker in the Commonwealth of Virginia

kempercorp@comcast.net



512 Main Street • Culpeper, VA 22701 • 540-825-3400 o. • 540-825-4600 fx. • kempercorp@comcast.net

SUBJECT PROPERTY
131 SACHS AVE., FRANKLIN, VA 23851



Owner Name:
Billing Address:

Tax Map #: 136-57-C
 Account #: 2627
 Class: 0

Assessment Information

Land Value: 151,100.00
 Improvement Value: \$624,500.00
 Total Value: \$775,600.00
 Sale Price: 0.00

Site Information

Transfer Date: 12/30/1899
 Grantor:
 Deed Book: 363
 Deed Page: 529
 Will Book:
 Will Page: 0
 Instrument #:

Site Information

Zoning Type: M-2
 Terrain Type: 50
 Right of Way: 10
 Easement: 20

Exterior Information

Year Built: 1966
 Occupancy Type: 13
 Foundation: 10
 Exterior Wall:
 Roofing:
 Garage:

Interior Information

Rooms: 4
 Bedrooms: 0
 Full Baths: 0
 Half Baths: 2
 Floors: 1
 Bldg Sq Ft: 0
 Finished Bsmt Sq Ft:
 Heating:
 A/C: N

Utility Information

Public Water: 30
 Public Sewer: 40
 Electric: Y
 Gas: Y
 Fuel Type: 44

Other Information

Fireplace:
 Stacked Fireplace: 0
 Flues: 0
 Metal Flues: 0
 Stacked Flues: 0
 Inop. Flues / FP: 0



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Franklin is not responsible for its accuracy or data currency.

SUBJECT PROPERTY
131 SACHS AVE., FRANKLIN, VA 23851



Kemper A. Quaintance

*Licensed Real Estate Broker in the
Commonwealth of Virginia*

kempercorp@comcast.net



512 Main Street • Culpeper, VA 22701 • 540-825-3400 o. • 540-825-4600 fx. • kempercorp@comcast.net

SUBJECT PROPERTY
131 SACHS AVE., FRANKLIN, VA 23851



Kemper A. Quaintance

*Licensed Real Estate Broker in the
Commonwealth of Virginia*

kempercorp@comcast.net



512 Main Street • Culpeper, VA 22701 • 540-825-3400 o. • 540-825-4600 fx. • kempercorp@comcast.net

SUBJECT PROPERTY
131 SACHS AVE., FRANKLIN, VA 23851



Kemper A. Quaintance

*Licensed Real Estate Broker in the
Commonwealth of Virginia*

kempercorp@comcast.net



512 Main Street • Culpeper, VA 22701 • 540-825-3400 o. • 540-825-4600 fx. • kempercorp@comcast.net