

FORMER TRW FACILITY | SALE/LEASE



SELLING PRICE \$3,500,000
LEASE RATE \$3.95/SF/YEAR NET3

Opportunity

- +/- 76,700 square feet
- 18.81 acres
- Clean and ready manufacturing facility.
- 20' Ceiling Height
- Located at I-81 Exit 50.
- Ideal for production and/or distribution.
- Low Property Taxes

222 Mountain Empire Rd
Atkins, VA
(Smyth County)



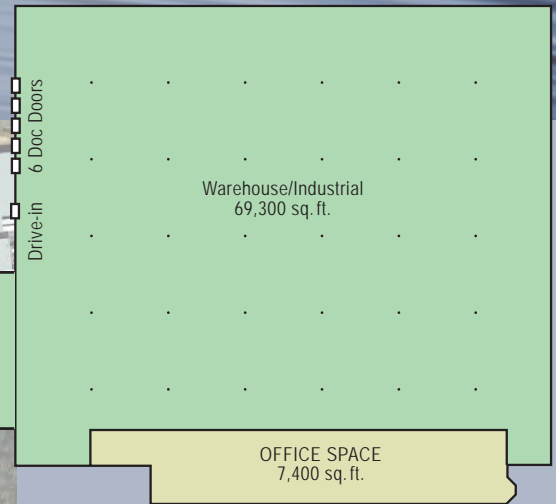
Robert J. Dunn
Broker

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The Stump Corporation
114 S. Sterling Street
Morganton, NC 28655



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Highlights:

BUILDING SIZE	+/- 76,700	AGE	1993, 2001
ACREAGE	18.81	CONDITION	Excellent
OFFICE SPACE	7,400	WALLS	Metal Panel on Masonry
CEILING HEIGHT	20'	FLOORS	Concrete
TRUCK DOORS	6 Dock High; 2 Drive-in	ROOF	Membrane
DIMENSIONS	280' x 240'	WATER	City of Marion
BAY SPACING	40' x 40'	SEWER	City of Marion
PARKING	350 Paved	ELECTRIC	AEP 1200 Amp 480/240V 3P 4w
ZONING	I-1 Industrial	GAS	Atmos Energy
DATE AVAILABLE	Immediately	HEAT	Electric
LAST USE	Manufacturing	SPRINKLER	100% wet
SELLING PRICE	\$3,500,000	LIGHTING	LEDs
LEASE RATE	\$3.95/SF/Year Net3	A/C	100%

STUMP

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