


BLUEFIELD, VIRGINIA

# INDUSTRIAL - WAREHOUSE / OFFICE

SPACE AVAILABLE: 20,000 SF TO 235,000 SF

710 S. COLLEGE AVE BLUEFIELD, VA 24605

## Leasing Information Packet



**WOLTZ**  
& ASSOCIATES  
INC.  
REAL ESTATE BROKERS & AUCTIONEERS

BOUNDARIES ARE APPROXIMATE

BLUEFIELD, VIRGINIA

# INDUSTRIAL - WAREHOUSE / OFFICE

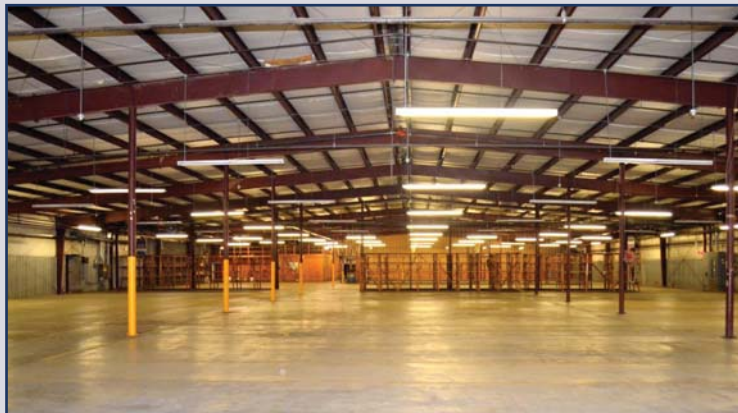
710 S. COLLEGE AVE BLUEFIELD, VA 24605



## Easy Access to US HWY 460 & I-77

This 235,793± SF office & warehouse property is zoned M-1 and is situated on 26.09± Acres. Has space available from 20,000 SF to 235,000 SF.

- 212,644 SF Warehouse
- 23,149 SF Office
- 28 Loading Docks
- 44 Offices/4 Conference Rooms
- 16-20' Ceiling Heights
- 2.5 Ac. Paved Parking Area
- Vehicle Maintenance Area
- Fiber Optics / Internet Available
- Security System



For more information, please call

David Boush, REALTOR (540) 871-5810 (mobile)

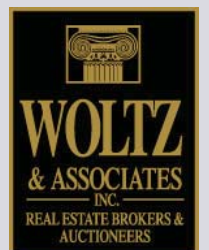
Reaves Ward, REALTOR (540) 597-4607 (mobile)

Jim Woltz, REALTOR (540) 353-4582 (mobile)

(800) 551-3588 • woltz.com

**\$2.75 PSF NNN**

Information deemed Reliable but not Guaranteed



### PROPERTY IDENTIFICATION

The subject property is described by the Tazewell County Commissioner of Revenue Office as: (1) Part of Sanders Farm Bluestone, 7.00 Acres, (2) 2.65 Acres West of Route 102, & (3) 16.44 Acres, Part of the Sanders Farm, Bluestone.

Tax Identification numbers (1) 024A9A 0007, (2) 024A9A 0008, & (3) 024A7A 0018.

### LOCATION DESCRIPTION

The subject property is identified as being located on the eastern corner of the town limits of Bluefield, Tazewell County, Virginia. The subject property is located just north of Route 19/460 with easy access to US Highway Route 460 and Interstate 77. The property fronts on South College Avenue which is a heavily traveled street connecting the business district of the town of Bluefield, Virginia with Mercer County, West Virginia.

The town of Bluefield, Virginia shares the same name as its "sister" city located in West Virginia. The communities of Bluefield, Virginia and Bluefield, West Virginia serve as a regional hub in southwest Virginia. Excellent highway systems, Interstate 77 (north-south) and US Highway 460 (east-west), give easy access to the town, located in "four seasons country." Bluefield, Virginia is approximately 120 miles from Roanoke, VA, 135 miles from Charleston, WV, 270 miles from Richmond, VA, 360 miles from Washington, DC, 376 miles from Norfolk, VA, and 381 miles from Atlanta, GA.

The site contains a total area of 26.09 acres and is currently zoned M-1, Manufacturing and is located in an area with similar zoning and land uses. This zoning permits a wide range of commercial uses. The subject site consists of improvements with a mega distribution warehouse building consisting of 235,793 gross building area (GBA). The office space has a total area of 23,149 square feet with the remaining 212,644 square feet of open shop and warehouse area. Sufficient parking space is available on the site.

The office area has a lobby, reception area, forty-four offices, four conference rooms, five file rooms, large break room, and multiple restrooms. There are six entries from the parking lot to the office area. Asphalt paving is located on three sides of the subject building and covers an area of approximately two and a half acres.

**SITE DATA**

**Location:** 710 South College Avenue, Bluefield, Virginia

**Site Area:** 26.09 Acres

**Access:** Route 19/460 to South College Avenue

**Utilities:** The facility is serviced with electrical power provided by AEP and natural gas is provided by Bluefield Gas Company. Public water and public sewer are utilized for day to day operations for the property.

**Zoning:** M-1, Manufacturing

**Flood Zone:** The site is located outside of the Flood Boundary.

## DESCRIPTION OF IMPROVEMENTS

### General Information

Item	Description
Classification of Use	Industrial
Number of Buildings	One
Number of Stories	One
Total Gross Building Area	235,793 Sq. Ft.
Basement Area	21,200 Sq. Ft.

### Exterior Information

Item	Description
Foundation	Concrete Slab
Exterior Walls	Brick, Block, Metal
Roof Cover	Rubber Membrane/Metal
Exterior Doors	Solid Steel
Parking	Asphalt (Estimated 2.5 Acres)
Other	Aluminum Gutters

### Office Information

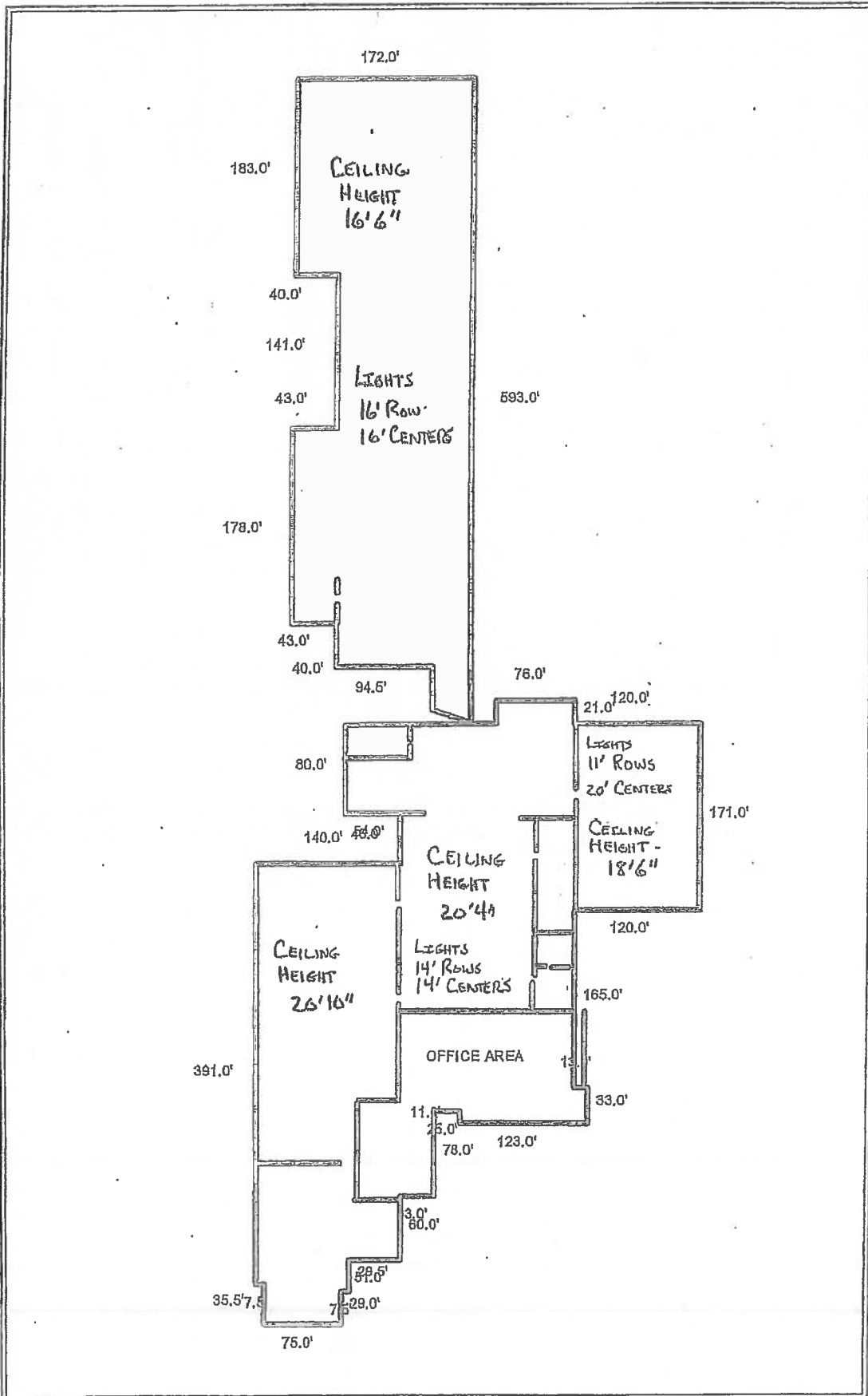
Item	Description
Roof Structure	Steel Rafter
Floor Structure	Concrete Slab
Partitions	Concrete Block, Paneled
Walls	Concrete Block, Paneled
Floors	Carpet, Tile, Concrete
Ceilings	Drop Ceiling
Restroom Floors	Tile
Restroom Walls	Drywall
Interior Doors	Wood
Heating	Central
Cooling	Central
Other	Sprinkler System

### Warehouse Information

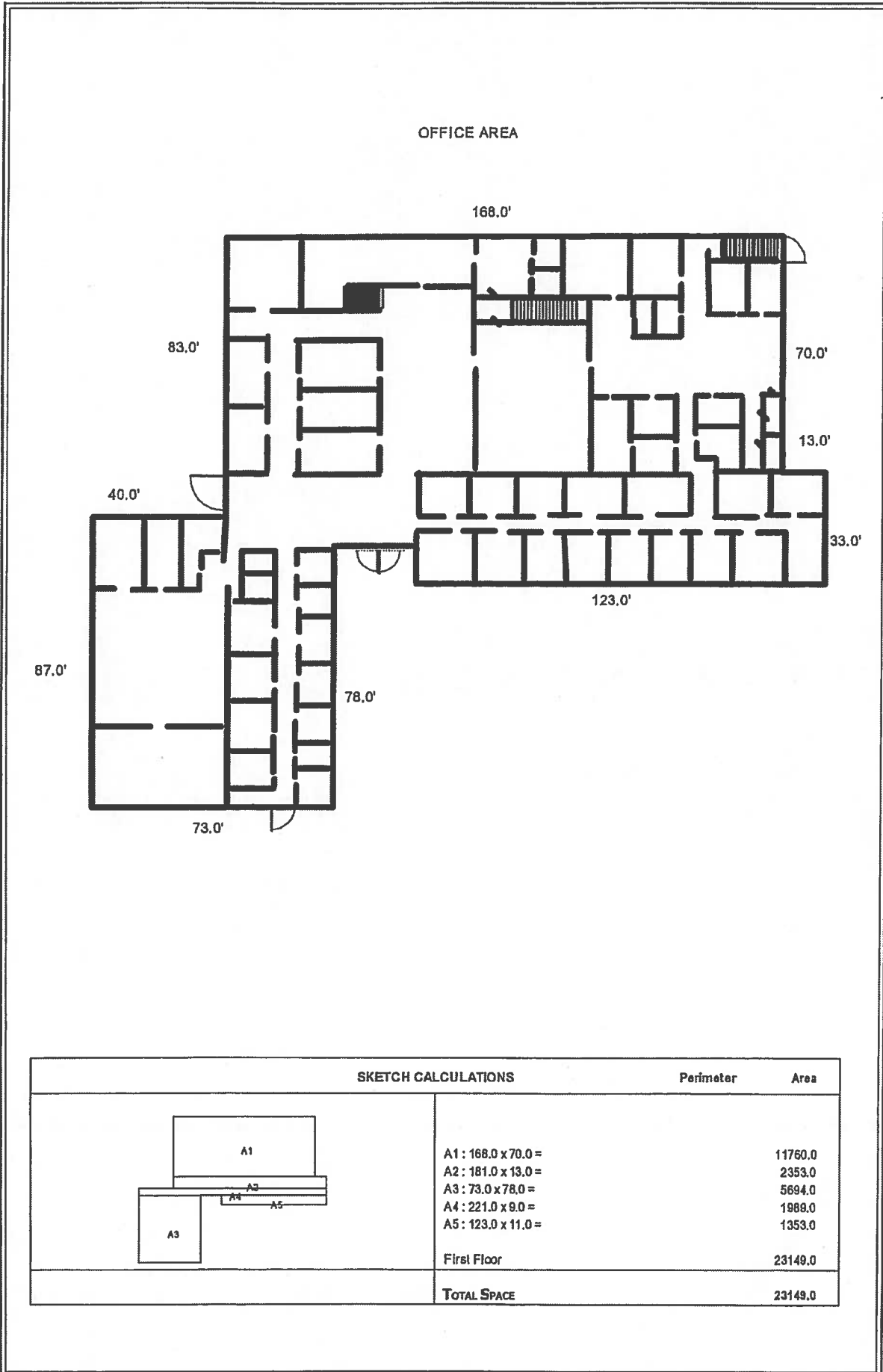
Item	Description
Roof Structure	Steel Rafter
Floor Structure	Concrete Slab
Partitions	Concrete Block
Walls	Concrete Block
Floors	Concrete
Ceilings	Exposed Steel Rafter
Restroom Floors	Concrete, Tile
Restroom Walls	Drywall
Heating	Suspended Gas
Cooling	None
Other	Sprinkler System

SKETCH ADDENDUM

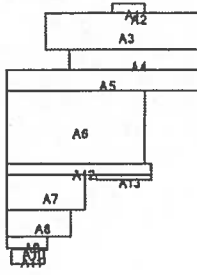
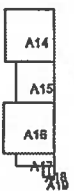
CEILING HEIGHT + LIGHTING



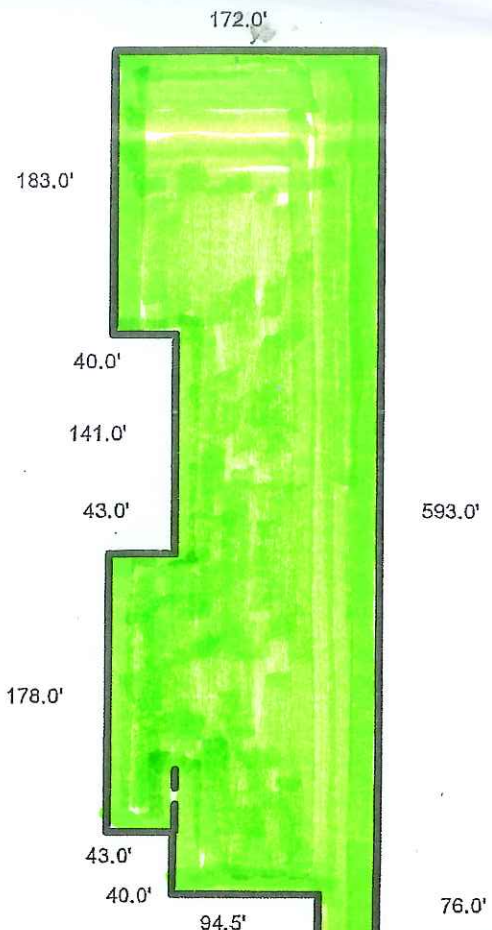
SKETCH ADDENDUM



# SKETCH ADDENDUM

SKETCH CALCULATIONS		Perimeter	Area
	<p>A1 : 76.0 x 21.0 =</p> <p>A2 : 0.5(223.0 + 343.0) x 2.0 =</p> <p>A3 : 343.0 x 80.0 =</p> <p>A4 : 289.0 x 46.0 =</p> <p>A5 : 429.0 x 43.0 =</p> <p>A6 : 309.0 x 165.0 =</p> <p>A7 : 174.0 x 78.0 =</p> <p>A8 : 141.0 x 60.0 =</p> <p>A9 : 90.0 x 23.0 =</p> <p>A10 : 82.5 x 6.5 =</p> <p>A11 : 75.0 x 29.0 =</p> <p>A12 : 322.0 x 22.0 =</p> <p>A13 : 123.0 x 11.0 =</p>	<p>1596.0</p> <p>568.0</p> <p>27440.0</p> <p>13294.0</p> <p>18447.0</p> <p>50985.0</p> <p>13572.0</p> <p>8460.0</p> <p>2070.0</p> <p>536.2</p> <p>2175.0</p> <p>7084.0</p> <p>1353.0</p>	<p>First Floor</p> <p>147578.2</p>
	<p>A14 : 172.0 x 183.0 =</p> <p>A15 : 132.0 x 141.0 =</p> <p>A16 : 175.0 x 178.0 =</p> <p>A17 : 132.0 x 40.0 =</p> <p>A18 : 37.5 x 39.5 =</p> <p>A19 : 0.5 x 37.5 x 11.5 =</p>	<p>31476.0</p> <p>18612.0</p> <p>31150.0</p> <p>5280.0</p> <p>1481.3</p> <p>215.8</p>	<p>Second Floor</p> <p>88214.9</p>
<b>TOTAL SPACE</b>		<b>235793.1</b>	





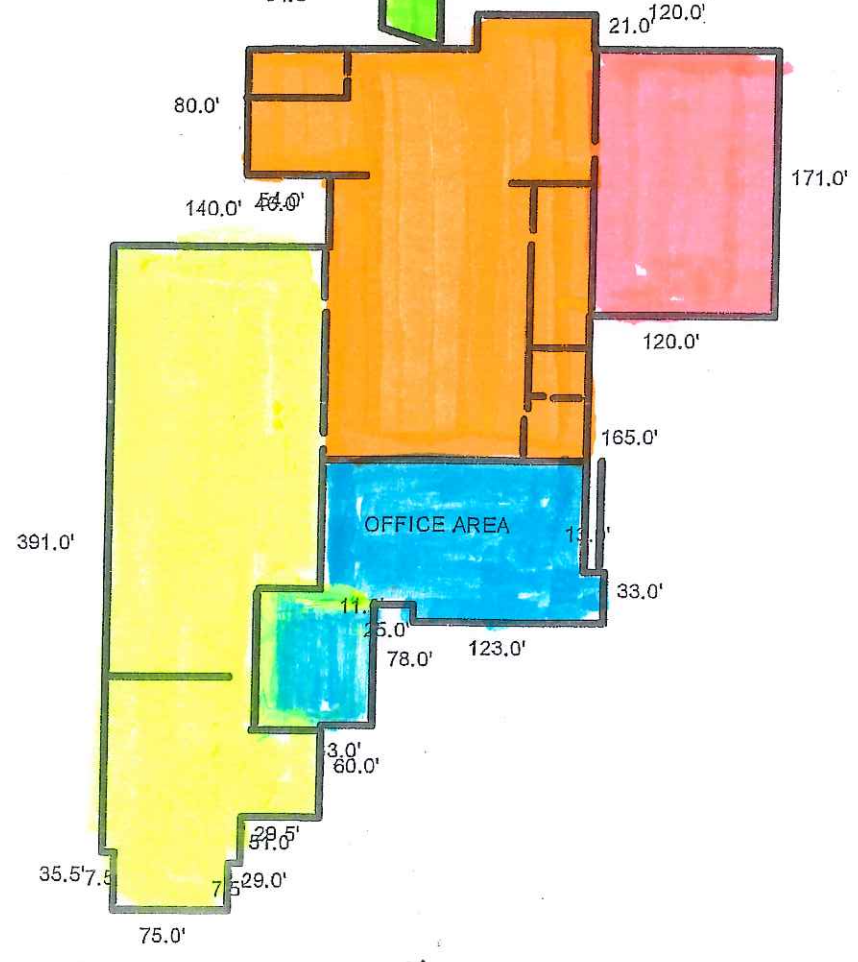
**Green Area - 88,215 SF.** Area includes 14 covered dock height docks with covered bays, 3 additional dock height doors and 1 ground level door. Total 18 Shipping Doors.

**Blue Area - 23,149 SF. OFFICE AREA,** Climate controlled.

593.0' **Pink Area - 20,520 SF.** Has one trailer height dock door and one ground level double door.

**Yellow Area - 51,985 SF.** Has 8 dock height docks with covered bays

**Orange Area - 51,924 SF - Has 7 Trailer Height Dock Doors and a two door vehicle garage.**

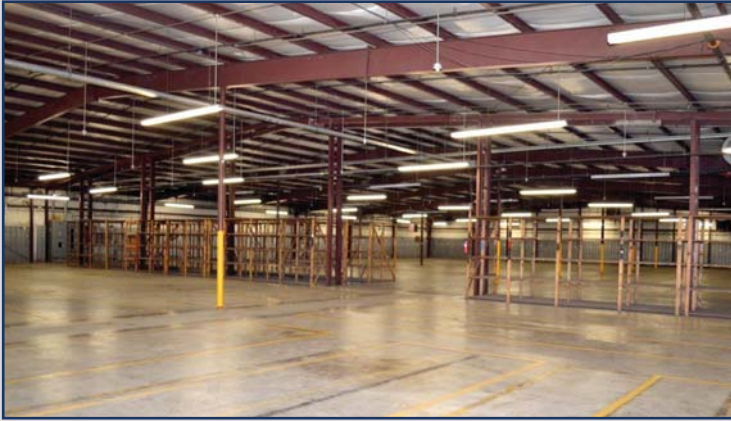


OFFICE AREA

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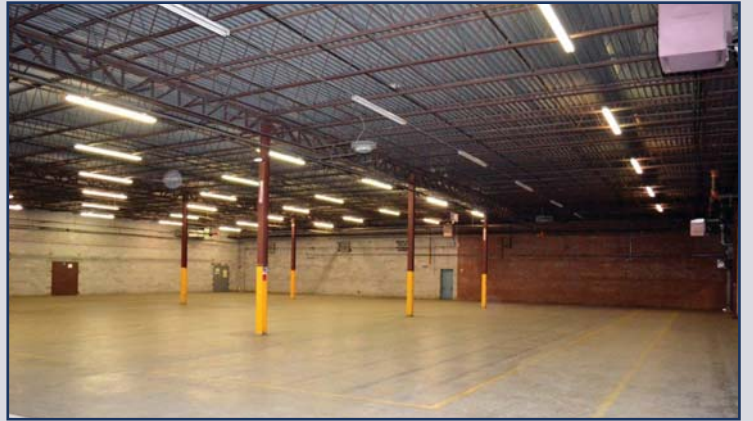
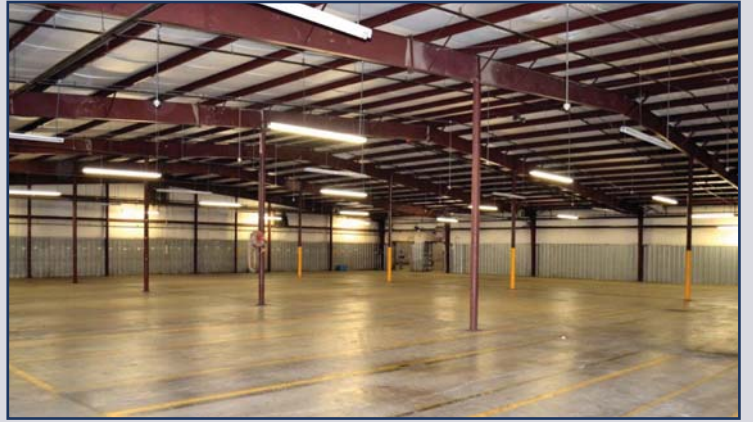
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