

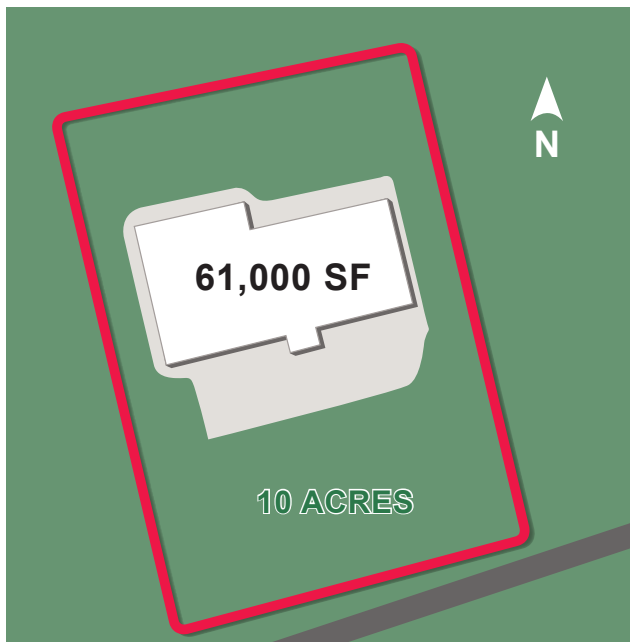
AVAILABLE: 61,000 SF

Constitutional Oaks Industrial Park, Lee County | Rose Hill, VA



Shell building can be finished to your exact specifications

SITE PLAN



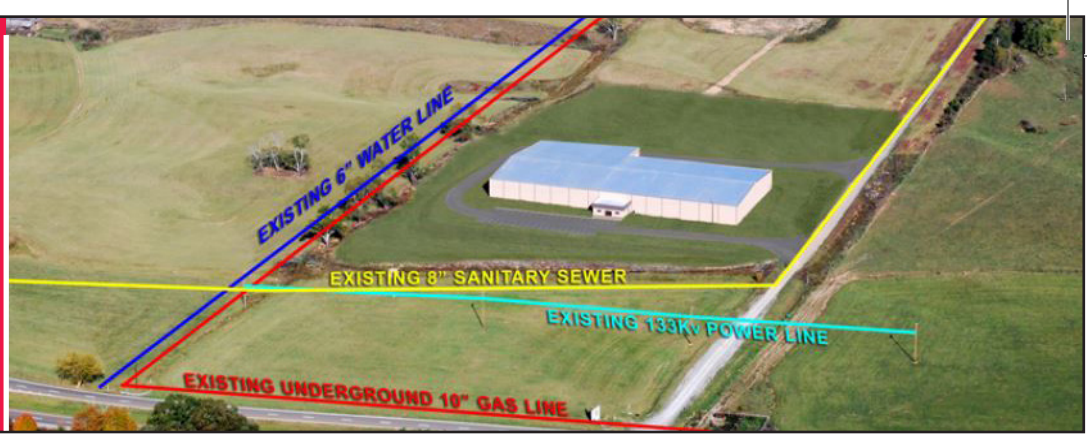
PROPERTY HIGHLIGHTS

- ◆ County developed industrial park and speculative industrial shell building designed to attract additional industry, jobs and investment for the community
- ◆ Ability to expand to 100,000 SF or greater
- ◆ Ceiling heights: 21'9" – 26'3"
- ◆ Two (2) 12' x 12' drive-in doors
- ◆ Dock height doors to user's specifications

**Newmark Grubb
Knight Frank**
Industrial

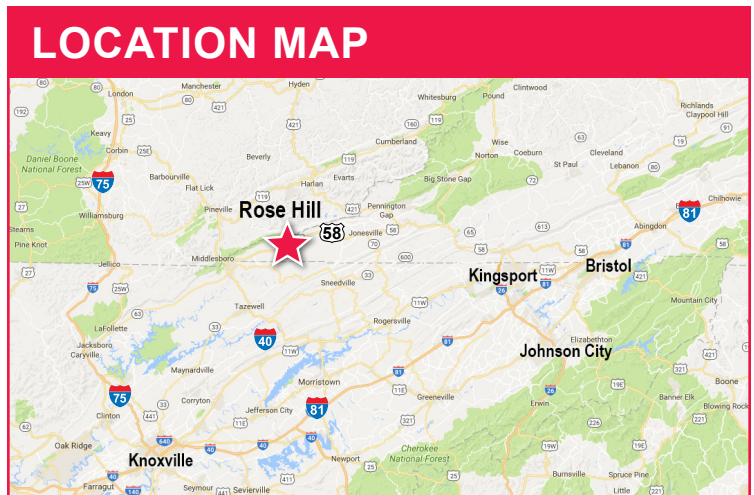
221 Constitutional Oaks Drive
Constitutional Oaks Industrial Park, Lee County
Rose Hill, VA
www.ngkf.com

61,000 SF AVAILABLE Rose Hill, VA



Office:	1,000 SF
Office Description:	May be finished to user's specifications
Quality:	Excellent
Dimensions:	350' X 150' / 150' X 50'
Ceilings:	Metal - Steel Joist
Ceiling Heights:	21'9" – 26'3"
Ceiling Comments:	Steel beam and bar joists
Column Spacing:	25' x 50' ; 8" steel H columns
Roof:	Insulated pre-engineered metal roof system with continuous center ridge vent and exposed vinyl backed insulation
Floors:	To be completed to user's specifications
Walls:	Metal - insulated
Lighting:	Metal halide demonstration lighting in the plant area Lighting package may be upgraded to meet user's specifications
Loading:	2 (12' x 12') drive-in doors Dock height loading doors can be added to accommodate user's specifications
Gas:	Liquid propane or compressed natural gas can be provided on site for user's requirements Continuum Energy has a 10" raw gas line adjacent to the property along Highway 58 for raw gas to be processed. Not available to supply the subject site.
Water:	Lee County PSA; 300,000 gpd available capacity; 10" main; redundancy possible; a 3/4" line serves the facility for domestic use only
Sewer:	Lee County PSA; 700,000 gpd available capacity; 8" main; a 4" sanitary sewer line serves the facility for domestic use only

Power:	Powell Valley Electric Cooperative - Primary distribution line serving the site is a 12,470v at 480y/277v, 3 phase, 4 wire Interior electric switchgear may be upgraded to user's specifications
HVAC:	Office: Heated and cooled by an electric Trane combination HVAC unit with 30.9 MBH cooling capacity and 33.3 BTU MBH heating capacity Plant: Heating and cooling needs may be completed to user's specifications
Sprinkler System:	May be completed to user's specifications
Fiber:	Verizon (fiber on site) and Scott County Telephone Coop (on site); redundancy available
Parking:	Parking has been designed to accommodate the following: Office: 24 spaces Plant: 48 spaces
Last Use:	Industrial Shell Building



**Newmark Grubb
Knight Frank**
Industrial



For further information, please contact our exclusive agents:

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