

FORMER TRW FACILITY | SALE/LEASE

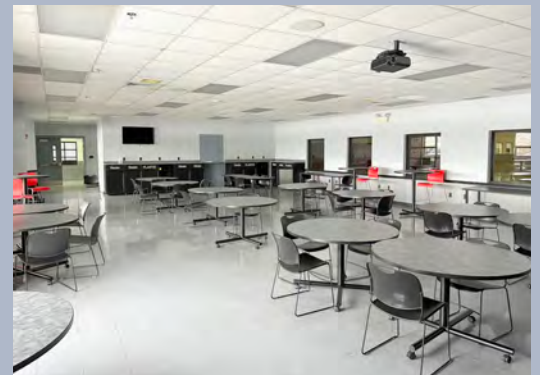


SELLING PRICE \$3,500,000
LEASE RATE \$3.95/SF/YEAR NET3

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)

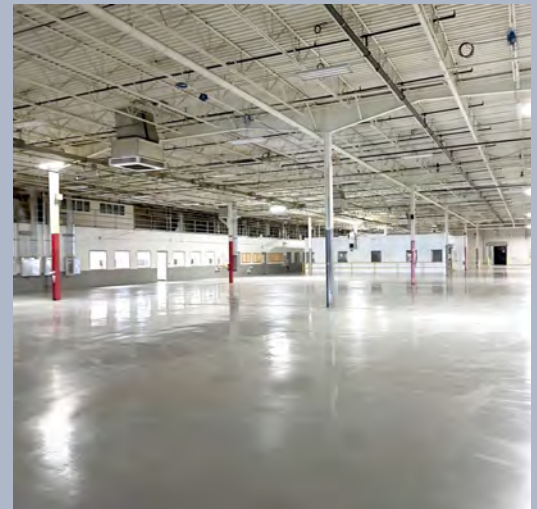
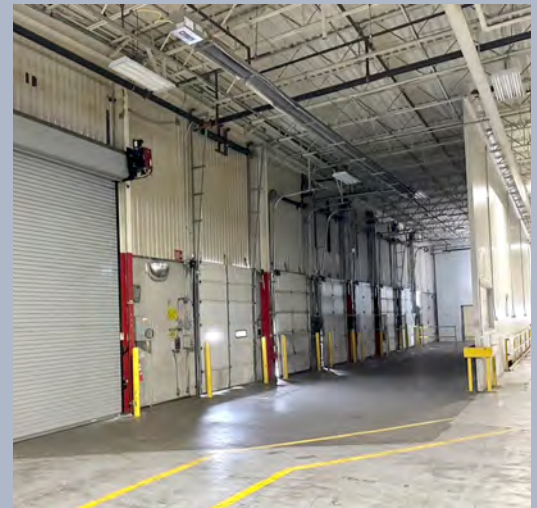
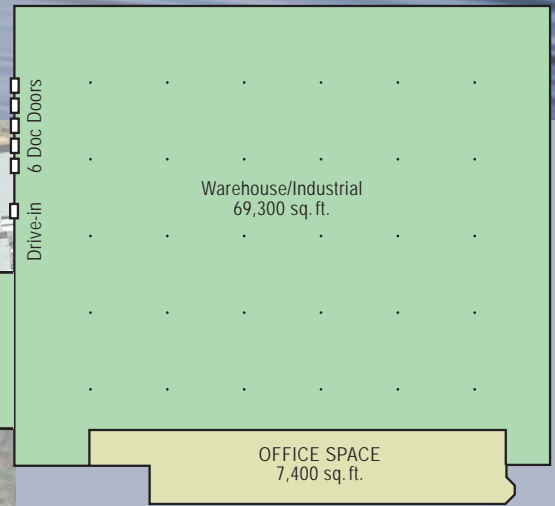
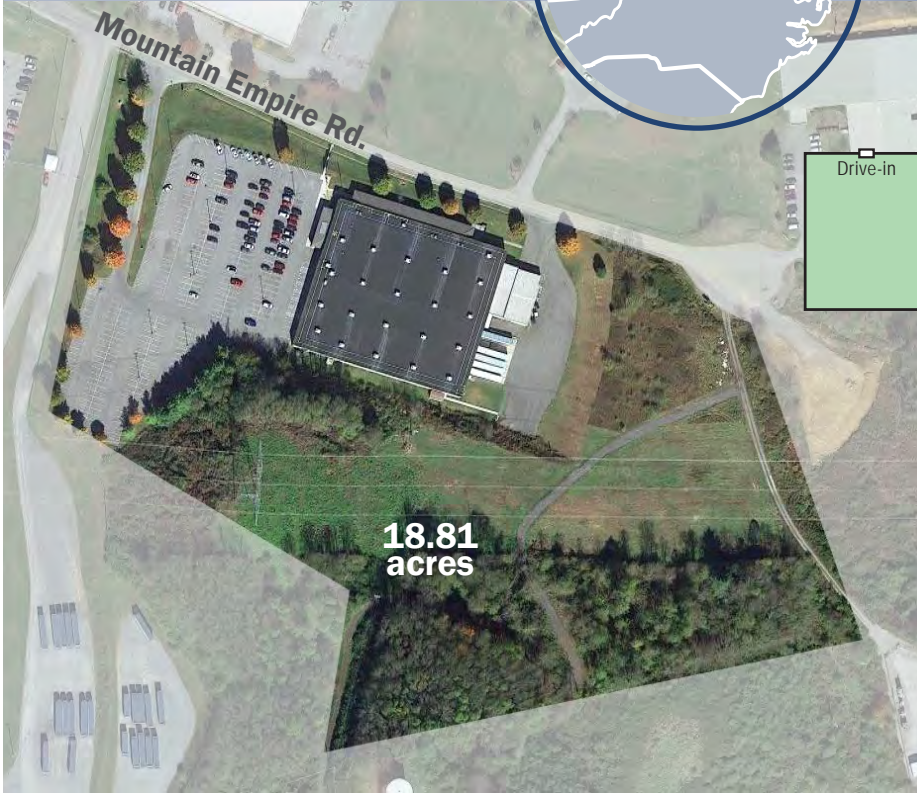


Robert J. Dunn
Broker

828-443-5954 cell
rjdunn1@mac.com

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

222 Mountain Empire Rd
 Atkins, VA
 (Smyth County)



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

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

Robert J. Dunn
 Broker

828-443-5954 cell
 rjdunn1@mac.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.