

FORMER TRW FACILITY | SALE/LEASE

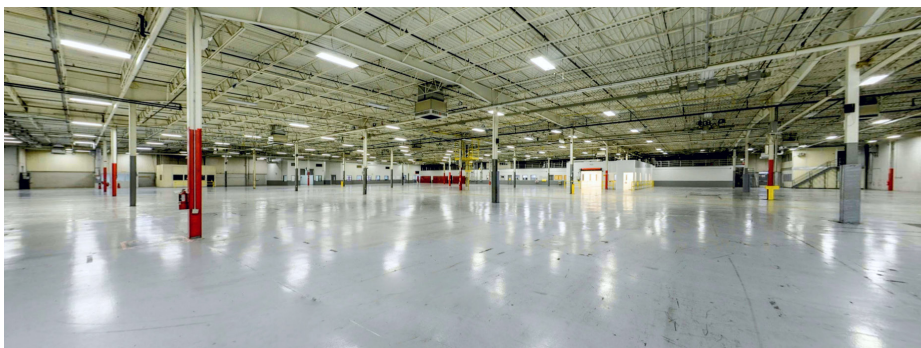
**SELLING PRICE \$3,500,000**  
**LEASE RATE \$3.95/SF/YEAR NET3**



## 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)

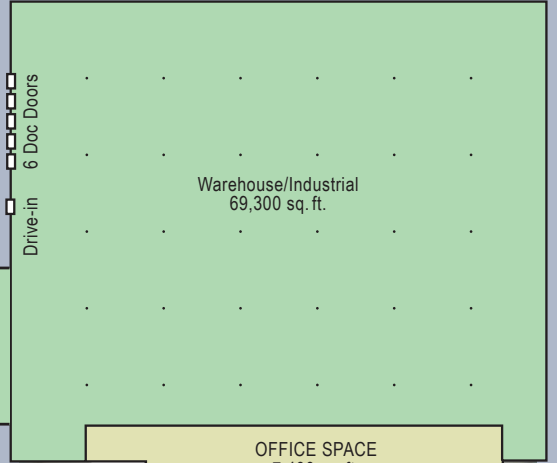


**Robert J. Dunn**  
Broker

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

**222 Mountain Empire Rd**  
 Atkins, VA  
 (Smyth County)



## Highlights:

<b>BUILDING SIZE</b>	+/- 76,700	<b>AGE</b>	1993, 2001
<b>ACREAGE</b>	18.81	<b>CONDITION</b>	Excellent
<b>OFFICE SPACE</b>	7,400	<b>WALLS</b>	Metal Panel on Masonry
<b>CEILING HEIGHT</b>	20'	<b>FLOORS</b>	Concrete
<b>TRUCK DOORS</b>	6 Dock High; 2 Drive-in	<b>ROOF</b>	Membrane
<b>DIMENSIONS</b>	280' x 240'	<b>WATER</b>	City of Marion
<b>BAY SPACING</b>	40' x 40'	<b>SEWER</b>	City of Marion
<b>PARKING</b>	350 Paved	<b>ELECTRIC</b>	AEP 1600 Amp 480/240V 3P 4W
<b>ZONING</b>	I-1 Industrial	<b>GAS</b>	Atmos Energy
<b>DATE AVAILABLE</b>	Immediately	<b>HEAT</b>	Electric
<b>LAST USE</b>	Manufacturing	<b>SPRINKLER</b>	100% wet
<b>SELLING PRICE</b>	\$3,500,000	<b>LIGHTING</b>	LEDs
<b>LEASE RATE</b>	\$3.95/SF/Year Net3	<b>A/C</b>	100%

# STUMP

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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.