

Owner: Jackson River Enterprises, Inc.

Property Location: 825 West Edgemont Drive, Covington, Virginia 24426

Legal Reference: Deed Book 456 at Page 756.

Legal Description: All that certain piece, parcel or tract of land situate, lying and being in the City of Covington, Virginia, containing 1.379 acres, more or less, as shown on a plat entitled, "Survey for Jackson River Enterprises, Inc." prepared by Gregory E. Vess, Land Surveyor, of Vess Surveying, Inc., dated February 5, 2002.

Tax Map Number: 38-A-4 (City of Covington)

Real Estate Tax Assessment: \$558,300

2021/22 Real Estate Taxes:

Property Size: 1.379 Acres

Building Size: 17,210 Square Feet

Office Finish: 3,536 Square Feet or 20.5% of the total building area.

HVAC: The office area has a gas forced warm air heating system and central air conditioning. The shop/warehouse area has gas radiant heating units.

Construction: Pre-engineered metal building on a steel framing system and reinforced concrete floors.

List Price: \$525,000

Directions: State Route 18 (South Carpenter Drive) to right on West Edgemont Drive. The property is on the right.

Instructions: Shown by appointment only.

Prime offering of a modern industrial/commercial building known locally as the Jackson River Enterprises, Inc. property with a versatile range of potential uses located on West Edgemont Drive in south Covington. The following summary provides pertinent information about the property.

Property Size: The property contains a total of 1.379 acres as shown on a survey plat prepared by Gregory E. Vess, Land Surveyor, dated February 5, 2002.

Site Description: Irregular shaped site that has 95.52 feet of frontage on the south side of West Edgemont Drive and wraps around the west and south side of the adjoining property owned by the City of Covington Fire and Rescue Station 2. The property joins the former Applied Extrusion Technologies, Inc. plant site (now being property owned by Dawn Warehousing, Inc.) along the western and southern boundary (rear property line). Residential lots in the Edgemont Addition are situated along the eastern boundary of the site to the rear of the Fire and Rescue Station 2.

Zoning: M-2, Heavy Industry District

Utilities Available: Municipal water and sewer, natural gas, electricity, telephone, cable TV and high speed Internet.

Building Size: 17,210 Square Feet - There is an office section and shop/recycling area in the structure.

Building Finish: The office portion of the building contains approximately 3,536 square feet or 20.5% of the total building area. The floor plan of the office area includes an entry foyer, large corridor, five offices, break room, conference room, two restroom facilities for men, two restroom facilities for women, a supply storage area, two mechanical closets and a janitorial closet.

Eave Height: The shop/recycling area of the building has an eave height of 20.0'.

Building Description: The property is improved with a substantial one story metal building that has been named the William F. Earhart Jr. Center. The original portion of this structure is a pre-engineered one story Metallic metal building. C. Steven Sams of Sams & Company was the primary contractor on the project when the original structure was built in 2003. A large addition was made to the building by Ross A. Hammond, P..E. and General Contractor of Commonwealth Contracting Services, Inc. completed in January of 2009. The main portion of the building is 75.0' x 200.0' and the addition is 20.0' x 100.0'. The addition was extended to the rear of the building at the southeast corner of the structure. There has been a new glass entry foyer with two Dorma automatic doors added at the front of the building that is 14.0' x 15.0'. The structure has a steel framing system constructed on a reinforced concrete foundation. The floor in the building is a 6" thick concrete slab reinforced with fiber mesh over a 4" thick crushed stone and 6 mil vapor barrier. The exterior walls of the building are 26 gauge metal panels and the metal roof panels are 26 gauge standing seam with a galvalume finish. The building has commercial grade metal gutters and downspouts. All of the building is well insulated. Additional features of the building include an 11.4' x 38.0' covered loading area on the northwest corner, a 12' x 30' covered porch on the east side and several concrete stoops. The building was well designed and is handicapped accessible.

Site Improvements: Additional improvements to the property include an asphalt paved parking area, a 40' x 55' concrete truck pad at the loading dock area, concrete sidewalks and some chain link security fencing.