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FORMER DONNKENNY APPAREL WYTHEVILLE, VIRGINIA

+/- 163,000 sq. ft. on +/- 9.68 acres

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FORMER DONNKENNY APPAREL 995 INDUSTRY ROAD WYTHEVILLE, VA 24382

SIZE:	Approximately 163,000 sq. ft.
GROUND:	Approximately 9.68 acres
NUMBER OF BUILDINGS:	One modern single story industrial facility
DATES OF CONSTRUCTION:	1965 and ____
CONDITION OF PROPERTY:	Good
CONSTRUCTION:	Floor: Reinforced concrete Walls: Insulated pre-engineered metal Columns: Steel Roof: Insulated pre-engineered metal recovered by membrane in 2017
COLUMN SPACING:	24' x 40' in the front two sections 25' x 38' in the rear two sections
CEILING HEIGHT:	Front section: 14' clear eaves below the main steel and 23' clear in the center. Lights hang at approximately 16' Second section: 13' clear eaves below the main steel and 23' clear in the center. Lights are raised along the joists Rear two sections: 13' clear eaves below the main steel and 15' clear in the center
LIGHTING:	T-8 fluorescent
WATER:	Supplied by Town of Wytheville
SEWER:	Supplied by Town of Wytheville
GAS:	Supplied by Atmos Energy
POWER:	Supplied by American Electric Power (AEP) 3,000 amps of 120/208 3 phase 4 wire power – fed by three 167 kVA pole mounted transformers
HEAT:	Suspended gas heaters throughout the plant area

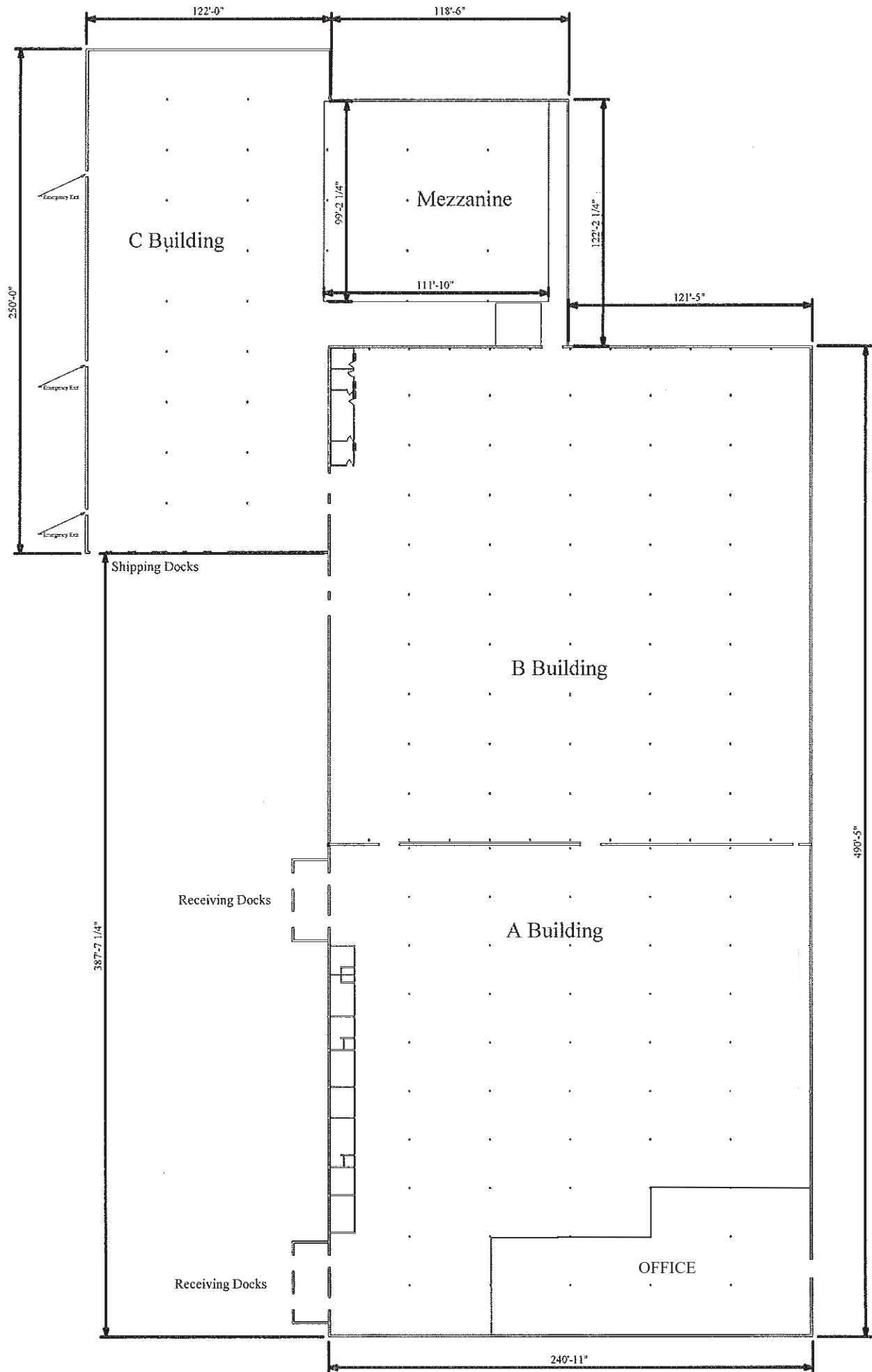
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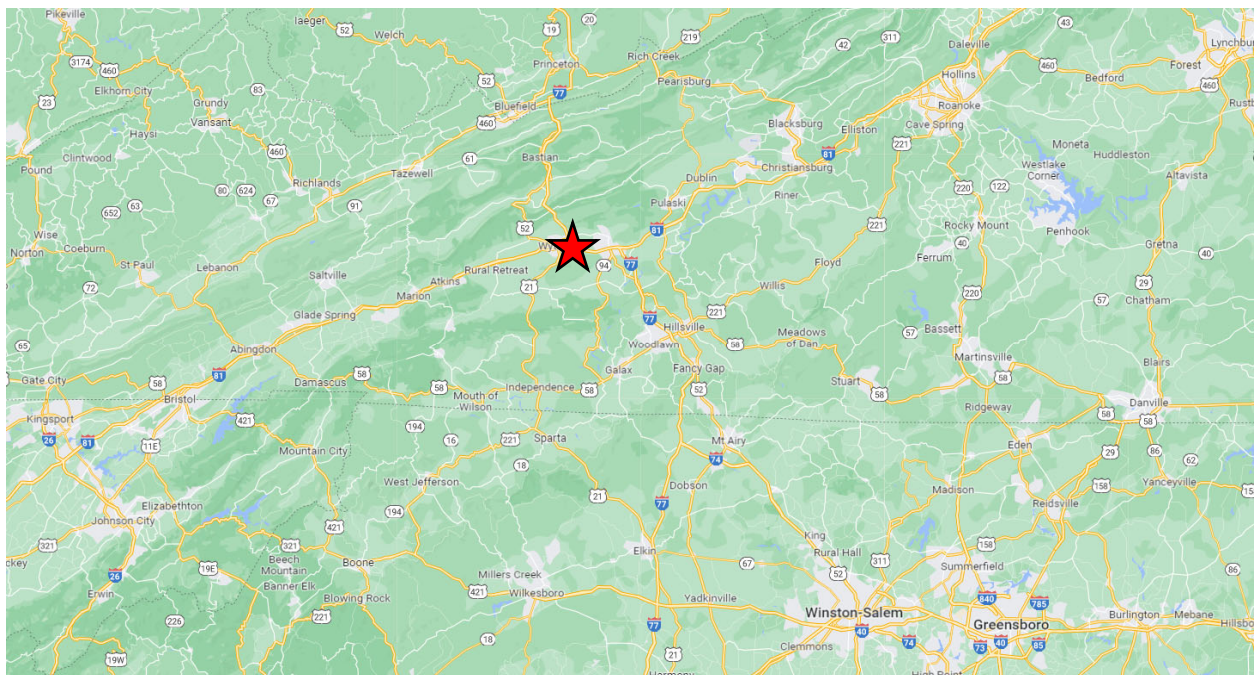
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**995 INDUSTRY ROAD
WYTHEVILLE, VA
PAGE TWO**

SPRINKLER:	100% wet system – density is .2/2000 and .21/2200 6" riser in the front section and 4" riser in the second section 488 GPM @ 85 PSI with 135 static and 120 residual						
OFFICE:	Approximately 7,000 sq. ft. of interior office						
RESTROOMS:	<p>Warehouse: Eight individual toilets in the front section</p> <p>Office: One toilet and one sink for men and women in the front office and a separate toilet and sink in one of the side (north) offices</p>						
TRUCK LOADING:	<p>Front section: Four 8' x 8' manual dock high doors with no levelers and with seals facing north</p> <p>Asphalt is approximately 83' from the edge of the building at the front and about 102' from the edge of the building in the rear of that section</p> <p>Second section: One low boy 10' W x 12' H door covered by an awning with no seal facing north and one 8' x 10' manual dock high door with seal but no leveler</p> <p>Rear section: Six 8' x 10' doors with edge of dock levelers and seals facing west</p>						
PARKING:	Paved and marked parking for 50+ cars						
FORMER USE:	Warehousing						
ZONING:	M1-Industrial						
TAXES:	<p><u>PID #: 41A-1-149 & 41A-45-7B</u></p> <p><u>2022 Assessed Value (next assessment 2027)</u></p> <table> <tr> <td>Building:</td><td>\$3,322,600</td></tr> <tr> <td>Land:</td><td>\$ 402,200</td></tr> <tr> <td>Total:</td><td>\$3,724,800</td></tr> </table> <p>2023 Wythe County tax rate: \$0.51/\$100 2023 Town of Wytheville tax rate: \$0.20/\$100</p>	Building:	\$3,322,600	Land:	\$ 402,200	Total:	\$3,724,800
Building:	\$3,322,600						
Land:	\$ 402,200						
Total:	\$3,724,800						
TRANSPORATION:	Located less that one mile west of I-77 N/I-81 S exit 73						





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