



EPM PARTNERS
FORMER BURLINGTON KINDERTON DC
162,497[±]/- Square Feet on 11.08 [±]/- acres
Clarksville, Virginia



BINSWANGER

5605 CARNEGIE BLVD, SUITE 100, CHARLOTTE, NC 28209
704-377-0801 • FAX: 704-377-9046 • E-MAIL: INFO@BINSWANGER.COM

EPM PARTNERS BURLINGTON DRIVE AT IRON GATE ROAD CLARKSVILLE, VA 23927

SIZE:	Approximately 162,497 sq. ft.
GROUND:	Approximately 11.078 acres
NUMBER OF BUILDINGS:	One modern single story industrial facility
DIMENSIONS:	Approximately 280' x 577'
CONDITION OF PROPERTY:	Good
DATE OF CONSTRUCTION:	1977
CONSTRUCTION:	Floor: Reinforced concrete Walls: Insulated metal Columns: Round steel poles Roof: Insulated metal
COLUMN SPACING:	Approximately 19' x 50' and 19' x 65'
CEILING HEIGHT:	Approximately 21'6" clear eaves and 33'4" clear center
LIGHTING:	Double tube florescent and skylights

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- WATER:** Supplied by Town of Clarksville
- SEWER:** Supplied by Town of Clarksville
- POWER:** Supplied by Dominion Power
- One exterior pad mounted transformer feeds an interior 800 amp, 480/277 volt, 3 phase, 4 wire switchgear
- HVAC:** Office areas are air conditioned. Plant area is ventilated by wall fans and louvers and ridge vents.

Plant heat is supplied by suspended propane fired blowers
- SPRINKLER:** 100% wet system – density is .3/2000
- OFFICE:** Approximately 1920 sq. ft. of built in production office and restroom. East side of the building has an additional built in inspection area with restrooms totaling approximately 4000 sq. ft.
- TRUCK LOADING:**
- 9 – 8' x 8' manual dock high doors with levelers, seals and lights
 - 2 – 8' x 10' manual dock high doors with levelers, seals and lights
 - 1 – 10W x 12H manual dock high door with leveler, seal and light
 - 1 drive-in door

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PARKING: Paved and marked parking for approximately 50 spaces

RESTROOMS: Men – 3 toilets, 4 urinals, 3 sinks
Women – 3 toilets, 3 sinks

FORMER USE: Distribution

ZONING: M1 - Industrial

TAXES: Parcel Record #: 9264

2020 Assessed Value (next assessment 2022)

Building/Improvements:	\$707,100
Land:	\$110,800
Total:	\$817,900

2021 Mecklenburg County tax rate: \$.42/\$100

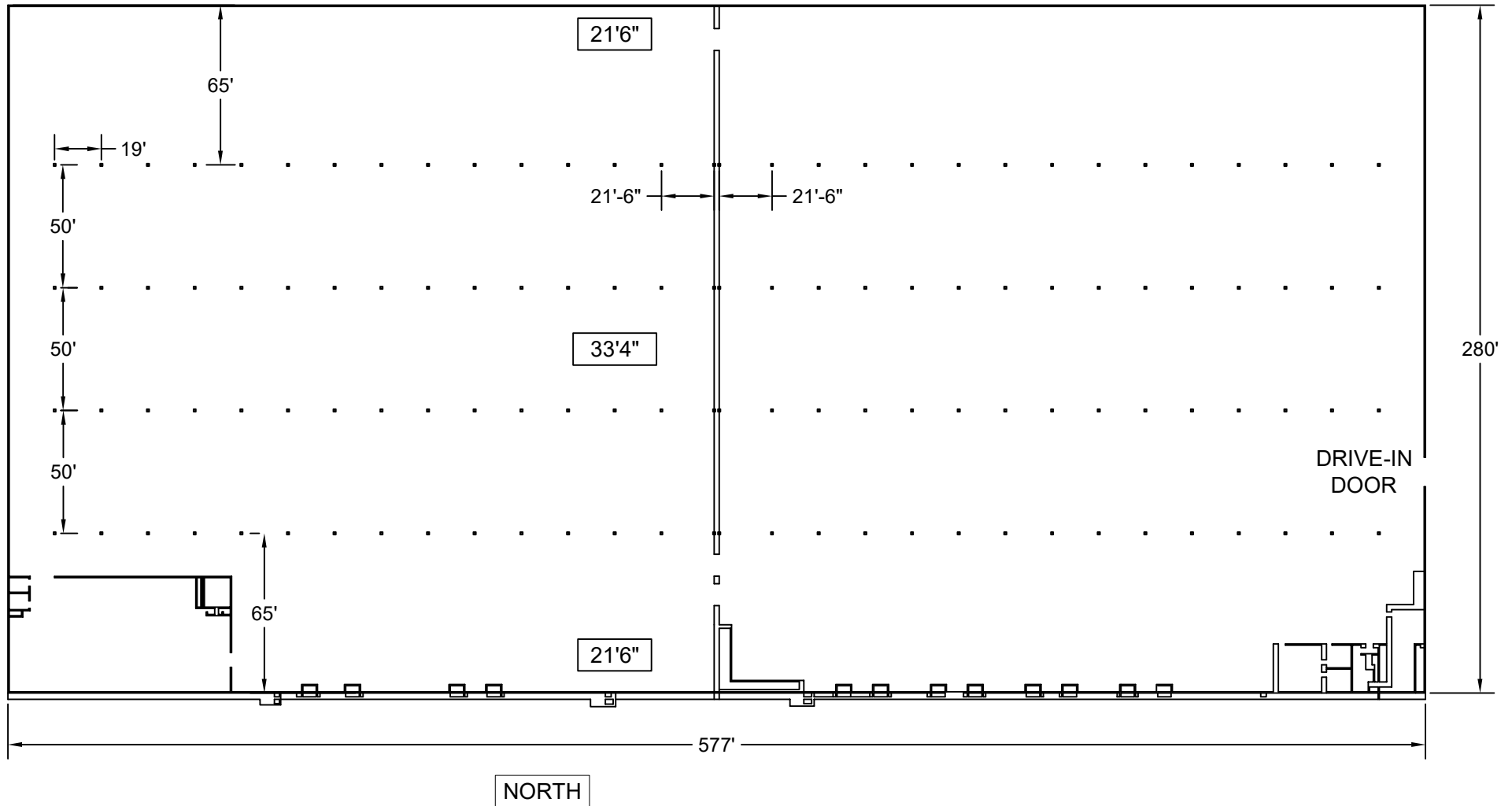
TRANSPORTATION: The facility is located adjacent to US Highway 15 and immediately south of four lane divided US Highway 58 which provides direct access approximately 30 miles east of the property. The MERKS Municipal Airport is located approximately ½ mile from the facility.

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