INDUSTRIAL FOR LEASE
3200 Green Forest Avenue
Buena Vista, VA  24416

172,231 SF Manufacturing / Distribution

For more information, contact:

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Property Attributes
• 25.15+ acres zoned General Manufacturing, Rockbridge County, VA
• Level topography
• Well lit parking for 199+ vehicles
• Expandable trailer court adjacent – approximately 8/10th acre graded and graveled
• 5 miles east of I-81, Exit 188
• 8 miles from I-64/I-81 interchange
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Building Features

- 172,231± SF manufacturing/distribution facility
- 158,319 SF production/distribution; 15,912 SF office on two floors
- Concrete tilt-up construction
- Original construction 1988; 27,500± SF addition in 1996
- Well-maintained by institutional owner
- 100 % wet sprinkled
- Electric:
  - 4,000 amp service; 1,400 kVA transformer
  - 277/480 volt, 4-wire, 3-phase power
  - 400 amps and 600 amps bus bar service throughout manufacturing/distribution area
- Clear height: 22'
- 8"-10" floor thickness
- HVAC:
  - Radiant gas heat and roof top gas package units in warehouse/production
  - American Air Filter Water Source Heat Pump serves the office areas
  - Gas fired low pressure Multi-Pulse boiler system rated at 150,000 BTU/hr.
  - Production area ventilation provided by roof mounted exhaust and supply fans

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Additional Building Features
• Lighting – T-5 installed new in 2014
• Roof – New, 60 mill TPO roof installed 2015
• Loading – 10 dock high with levelers, seals, and dock locks; 3-10’X 18’ ground level doors
• Column spacing – 50’ X 50’ on center
• Air compressor – 60 horsepower with 100 psi max pressure
• Office features
  o Reception
  o 1,950 SF employee lounge with concrete, outdoor patio
  o 16 hard wall offices
  o Open office space
  o 220 SF 1st floor conference room
  o 420 SF 2nd floor conference room

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