



**BLUE RIDGE ASSOCIATES
FORMER HSN FACILITY**

387,558⁺ /- Square Feet on 28⁺ /- acres

Roanoke, Virginia

[Click for Video Tour](#)



BINSWANGER

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**BLUE RIDGE ASSOCIATES
HSN FACILITY
ONE AVERY ROW
ROANOKE, VA 24012**

SIZE:	Approximately 359,125 sq. ft. footprint plus 28,433 sq. ft. second story office
GROUND:	Approximately 28 acres
NUMBER OF BUILDINGS:	One modern single-story industrial facility with interior two-story office.
DIMENSIONS:	See drawing
CONDITION OF PROPERTY:	Excellent
DATE OF CONSTRUCTION:	1989 and 2000
CONSTRUCTION:	Floor: 6" concrete reinforced with WWM on 4" stone Walls: 4 foot and 10 foot masonry with insulated metal above. Columns: Steel. Roof: Unballasted EPDM over insulated metal deck. Original section recovered in November 2012
COLUMN SPACING:	Primarily 40' x 50'
CEILING HEIGHT:	31'-32' clear
LIGHTING:	T8 two, four and six bulb fixtures installed 2012 with many on motion sensors

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- WATER:** Supplied by Western Virginia Water Authority
12" main; 4" domestic line; 10" fire line
- SEWER:** Supplied by Western Virginia Water Authority
8" line
- GAS:** Supplied by Roanoke Gas Company
4" 60 PSI main; two 2" service lines

If major service is required, a 12" 200 PSI main located across Hwy 460 is available
- POWER:** Supplied by American Electric Power
One 2000 KVA exterior pad mounted transformer
One 4000 amp and one 2000 amp interior switchgear,
480/277 volt, three phase, four wire
Caterpillar diesel fired emergency generator.
- HVAC:** The plant area is heated and cooled by roof mounted package units with diffusers and supplemental gas fired heaters at the loading docks

Several small ceiling mounted fans and large Big Ass fans provide supplemental air movement

The office area is heated and cooled by package units
- SPRINKLER:** Density in original 121,992 SF warehouse area is .21/3000; .3/4000 and .45/3000.

The 208,700 SF warehouse addition is 100% ESFR
- OFFICE:** Approximately 56,866 square feet of interior two level office with elevator plus additional guard check in, personal effects storage area, and restrooms. The second floor of the office originally housed a call center and break room.

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ROANOKE, VA
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TRUCK LOADING: 28 electric dock high doors, 27 of which are 8' x 9' with levelers (full pit or edge of dock), seals, and lights.
12 dock high doors have locks
One dock is 8' x 10'.
One 12' x 14' electric drive-in door and one compactor door.

PARKING: Paved and marked parking for approximately 465 vehicles

RESTROOMS: Men - 16 toilets, 12 urinals, 15 sinks
Women - 33 toilets, 17 sinks

FORMER USE: Distribution

ZONING: I1C - Industrial (Light) District w/ Conditions

TAXES: ID#: 040.01-01-17.02-0000 and 040.01-01-17.01-0000

2019 Assessed Value (next assessment 2020)

Building/improvements:	\$11,808,400
Land:	\$ 1,360,100
Total:	\$13,168,500

2018 Roanoke County tax rate: \$1.09/\$100

TRANSPORTATION: Located approximately 5.5 miles east of Interstate 81 via four-lane 220 connector and it sits adjacent to four-lane 460 which travels between Roanoke and Lynchburg.

MISCELLANEOUS: Extensive mezzanine, racking, and shelving in the building. The mezzanine is all floor bolted with plywood flooring, which expedites easy removal.

Storage area on site for approximately 75 trailers

At its peak, the operation employed the following:

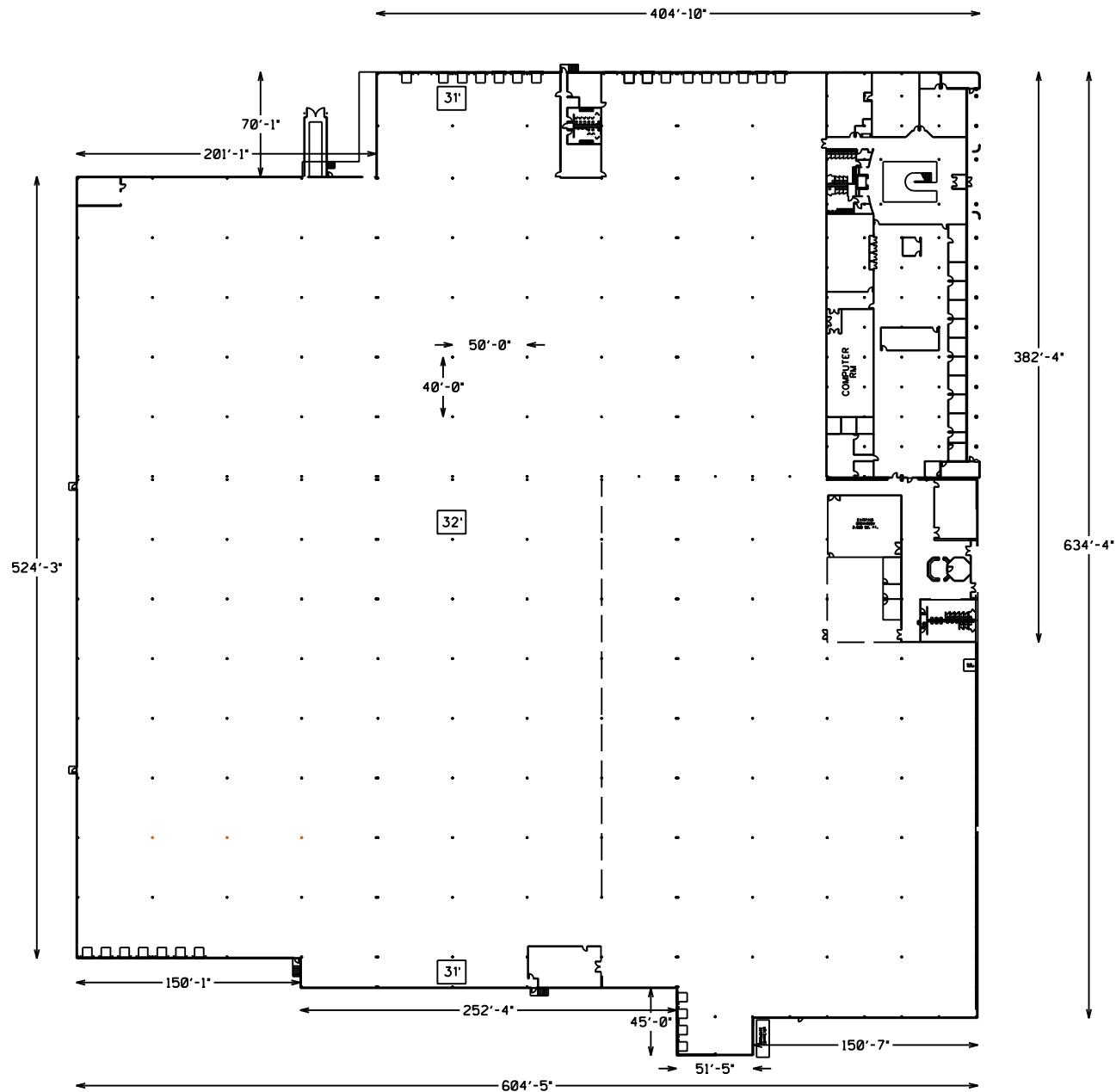
Distribution functions: 480 employees
Call center: 350 employees
General office: 70 employees

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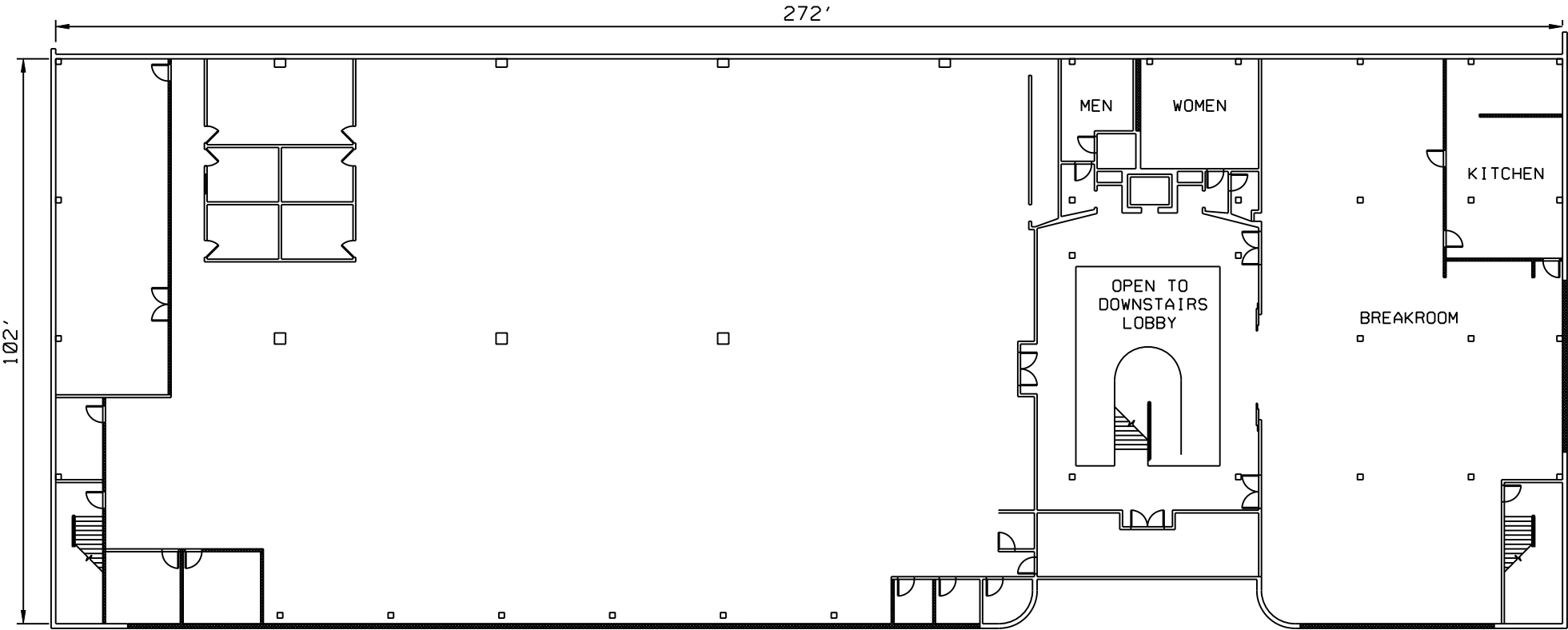


X' X" = CLEAR CEILING HEIGHTS

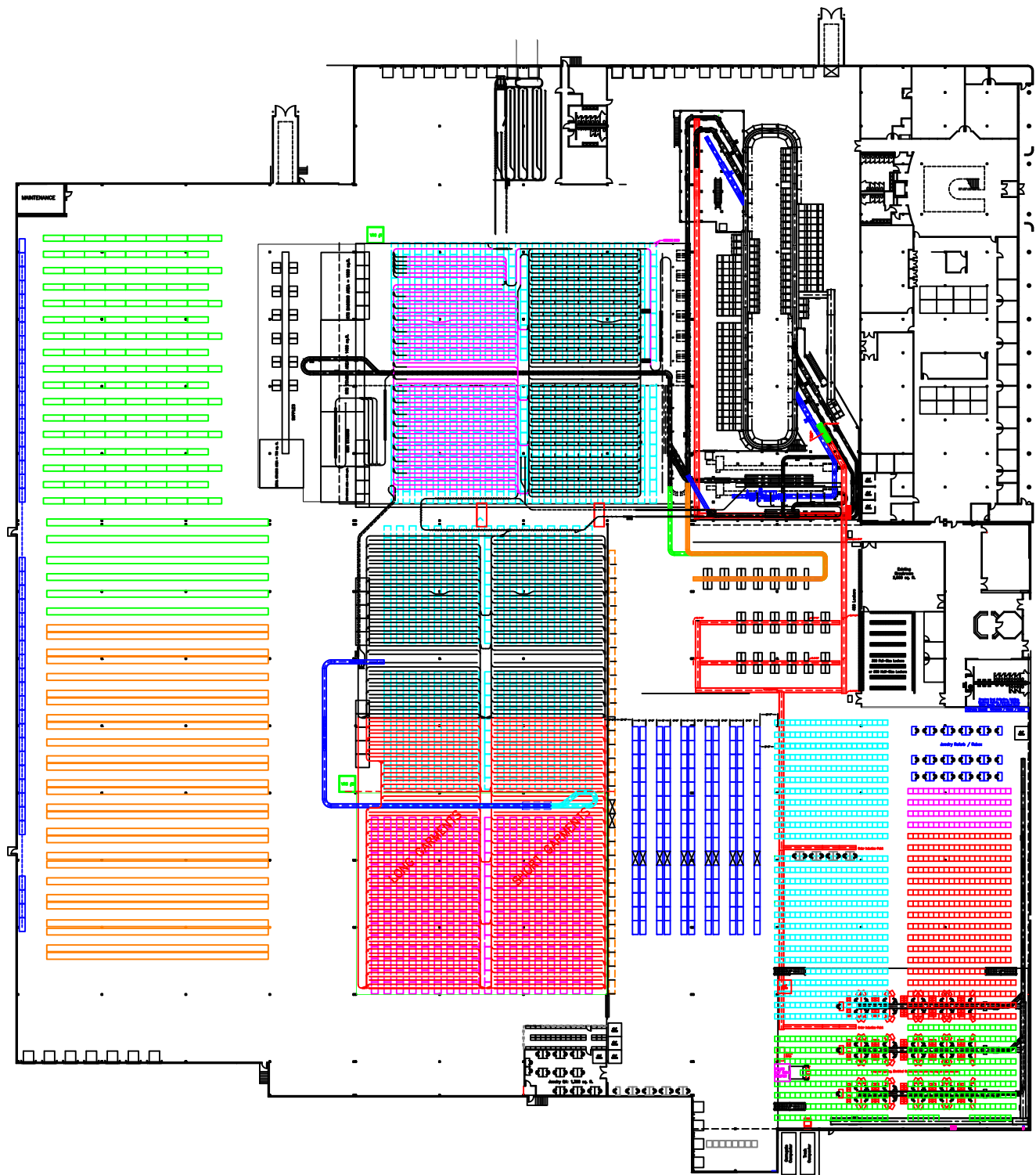
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ROANOKE VA 24012

SECOND STORY OFFICE

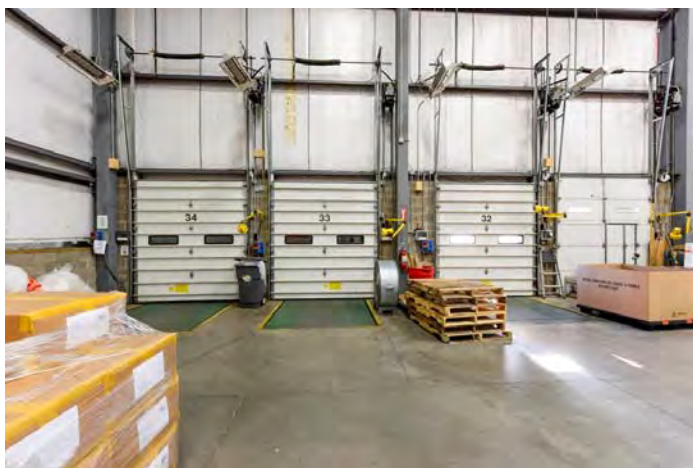
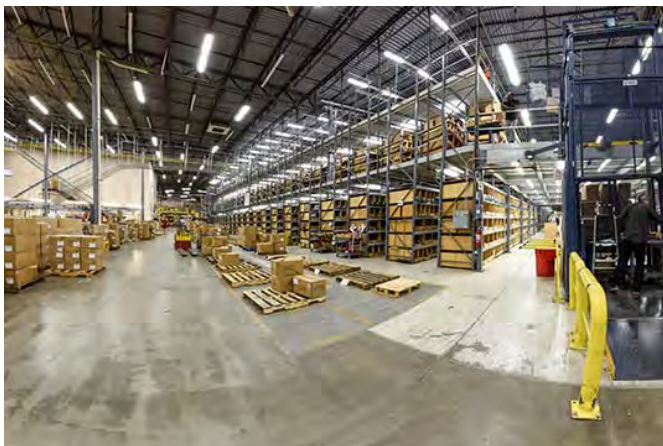


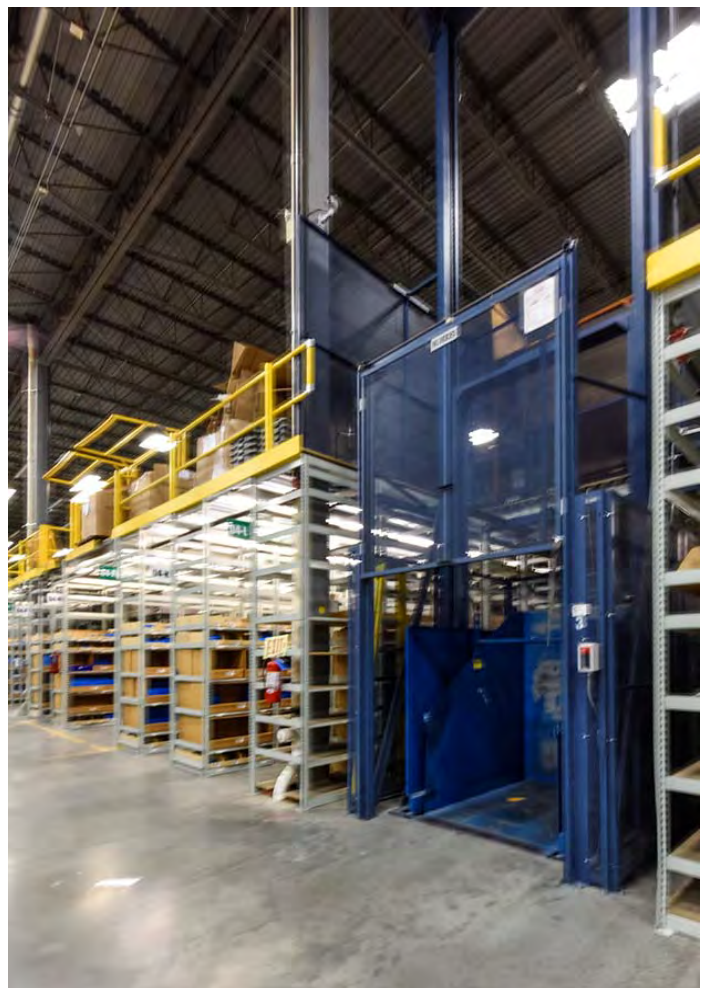
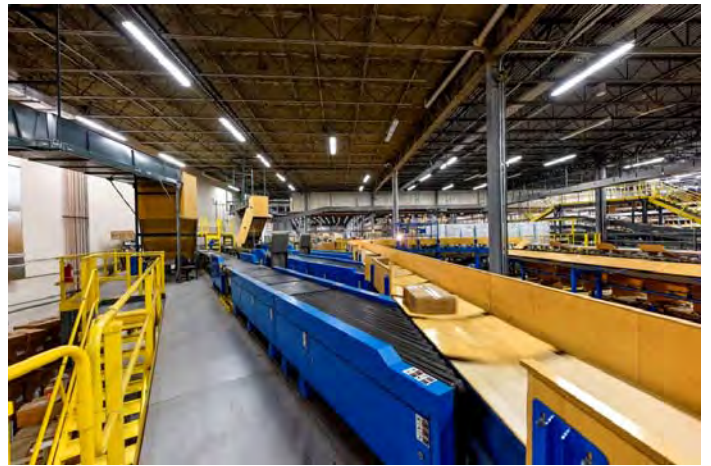
CURRENT EQUIPPED LAYOUT
SYSTEM AVAILABILITY TBD



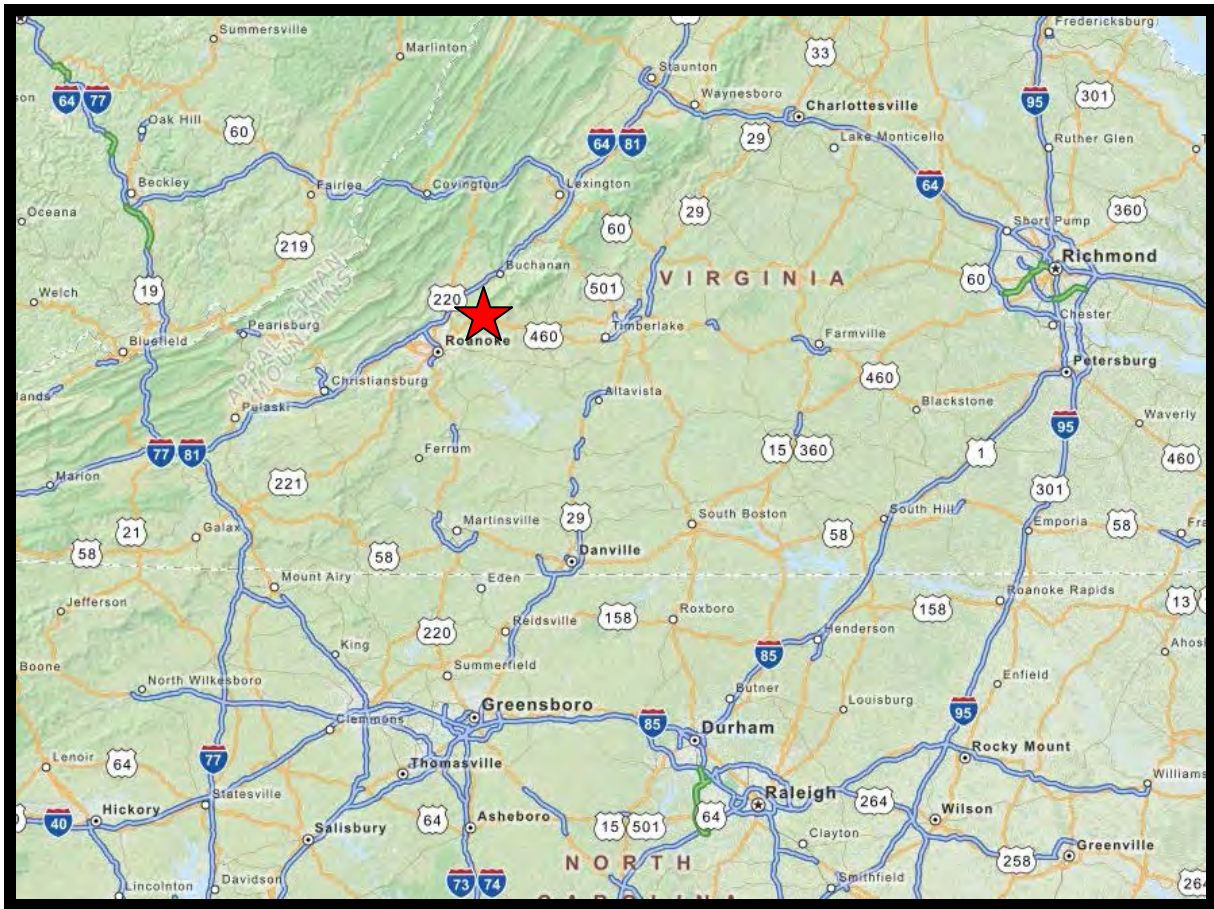












1 Avery Row
Roanoke, Virginia