

**LOCATION**

<b>City:</b>	Rose Hill
<b>State:</b>	VA
<b>Zip Code:</b>	24281
<b>Locality:</b>	Lee
<b>Virginia Enterprise Zone:</b>	No
<b>Technology Zone:</b>	No
<b>Foreign Trade Zone:</b>	No
<b>Hub Zone:</b>	Yes
<b>Property ID:</b>	240822

**SALE/LEASE INFORMATION**

<b>Sale:</b>	Yes
<b>Sale Price:</b>	\$2,000,000.00
<b>Lease:</b>	Yes
<b>Sublease:</b>	No
<b>Publicly Owned:</b>	Yes

**PROPERTY INFORMATION**

<b>Year Built:</b>	2008
<b>Total Space:</b>	60,000 sq ft / 5,574.18 sq m
<b>Available:</b>	60,000 sq ft / 5,574.18 sq m
<b>Contiguous:</b>	60,000 sq ft / 5,574.18 sq m
<b>Expandable:</b>	100000
<b>Construction</b>	
<b>Floor :</b>	None
<b>Walls:</b>	Metal
<b>Roof:</b>	Metal
<b>Columns:</b>	25'
<b>Ceiling Height (eaves):</b>	23 ft 7.13 m
<b>Ceiling Height (center):</b>	25 ft 7.75 m
<b>Dock Height Doors:</b>	0
<b>Drive-In Doors:</b>	1
<b>Size of Drive-In Doors:</b>	12X16
<b>Column Spacing:</b>	25'
<b>LEED Certified:</b>	No
<b>Outside Storage:</b>	No
<b>Recent Use:</b>	New
<b>Parking Spaces:</b>	144
<b>Site Size:</b>	10 ac /4.05 hec
<b>Additional Land:</b>	273
<b>Zoning:</b>	M-2



**UTILITIES**

<b>Electric Power:</b>	Powell Valley Electric Cooperative
<b>Redundant:</b>	Yes
<b>Natural Gas:</b>	Seminole Gas
<b>Uninterruptible Power Supply:</b>	No
<b>Backup Generator:</b>	No
<b>Water:</b>	Lee County Public Service Authority
<b>Sewer:</b>	Lee County Public Service Authority
<b>Telecommunication:</b>	Verizon
<b>Fiber:</b>	Yes
<b>Redundant Routes:</b>	Yes
<b>Sonet Ring:</b>	Yes

**CONTACT**  
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 jloftus@yesvirginia.org

**Former Use:**

New

**Wireless Broadband:** Yes

**TRANSPORTATION**

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**Closest Interstate:** I-75, (65 mi /104 km)  
**Closest 4-Lane Highway :** US 58 (0 mi /0 km)  
**Rail Provider:** ( mi /0 km)  
**Closest Commercial Airport:** McGhee Tyson Airport (65 mi /104 km)  
**Closest General Aviation Airport:** Lee County Airport (10 mi /16 km)  
**Closest Port:** Port of Virginia (APM Terminals Virginia)/ 499.727 mi / 799.563134765625 km

**COMMENTS**

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One hour drive to Knoxville - site is midway between Louisville, KY and Atlanta, GA

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