

For Sale

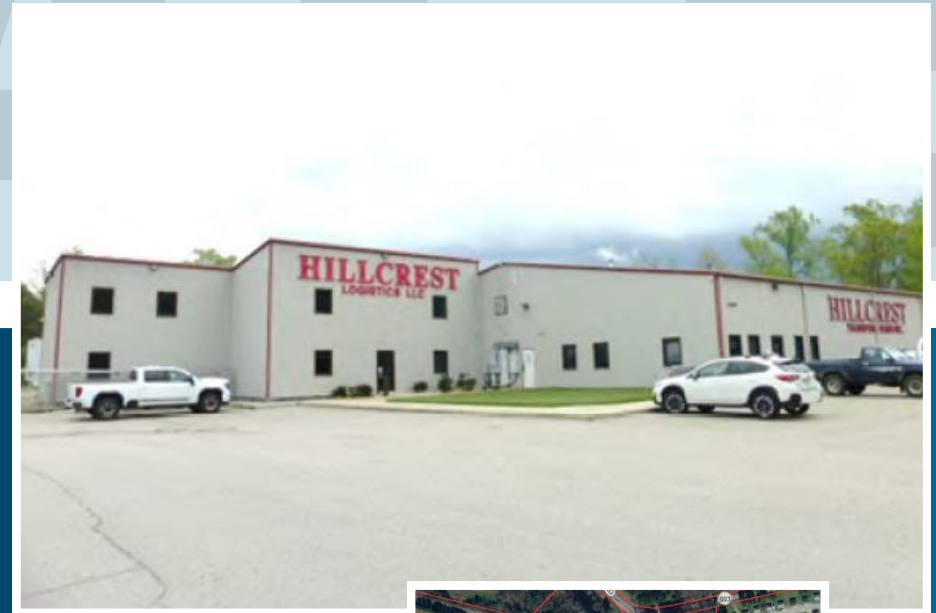
For Sale

\$1,875,000

25452 Hofheimer Way
Dinwiddie, VA

Call - (804) 777-7070

- Two buildings:
 - Garage/Shop—5,610 sq. ft.
 - Office—3,630 sq. feet
- 400AMP, 600Y/347 Volt, 3-Phase, 4-Wire electric system
- Four parcels—total 24 +/- acres
- Zoned M-1
- In close proximity to I-85 and airport



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PROPERTY SUMMARY

Property Address: 25452 Hofheimer Way, Dinwiddie, VA

LAND

Tax Parcels: 21-7-7B, 21-7-7A, 21-7-7 and 21-4-3

Land Area: 24 acres

Zoning Classification: M-1

IMPROVEMENT DESCRIPTION

2 buildings Steel frame construction, reinforced concrete slab, pre-engineered metal paneling, metal roof LED lighting, pole mounted lighting in asphalt parking lot, primary electric is 400AMP, 600Y/347Volt, 3-Phase, 4-Wire electrical system, standard windows, single door system, standard plumbing, no sprinkler system, surveillance cameras, concrete sidewalks, concrete curbing, low maintenance landscaping sprinkler, trucking area has secured fenced-in yard storage with gravel paved parking

Garage/Shop 5,610 square feet, wasteoil heating system and air condition, exposed walls with insulated paneling, exposed roof trusses with 20' clear ceiling height, exposed concrete slab flooring,

Office 3,630 square feet, electric heat pumps for heating & cooling, painted gypsum wallboard, suspended acoustical tile, vinyl composite tile or pre-engineered wood flooring ,

Year of Construction: 2009 & 2017

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VIEW OF THE FRONT ELEVATION OF THE SUBJECT PROPERTY



VIEW OF THE REAR ELEVATION OF THE SUBJECT PROPERTY



VIEW OF THE SIDE ELEVATION OF THE SUBJECT PROPERTY



VIEW OF TRAILER STORAGE AREA

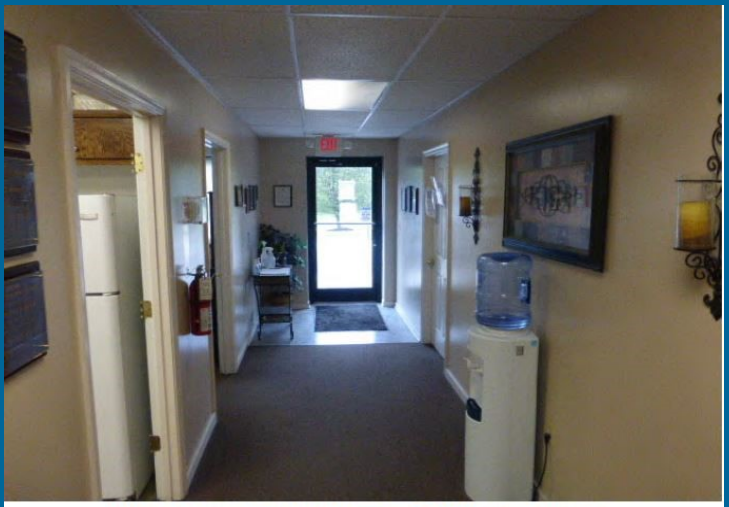


ANOTHER VIEW OF THE REAR OF THE SUBJECT PROPERTY

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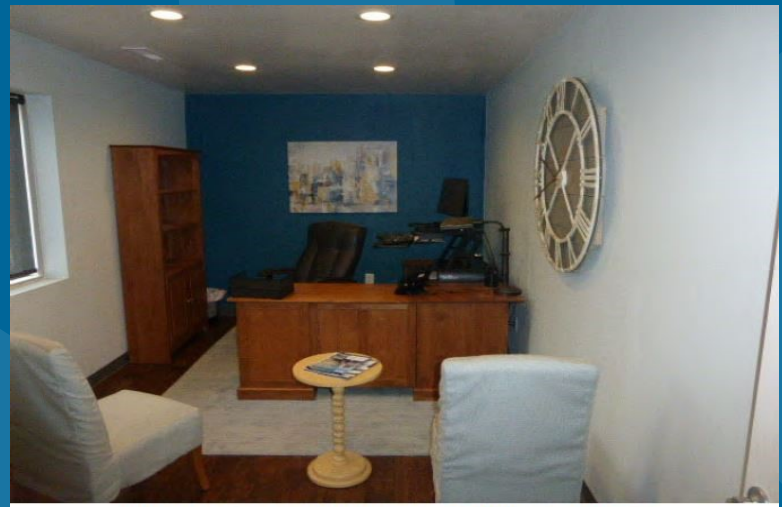
VIEW OF FINISHED OFFICE AREA



ANOTHER VIEW OF FINISHED OFFICE AREA



VIEW OF GARAGE/SHOP/WAREHOUSE AREA



VIEW OF FINISHED OFFICE AREA

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