

# For Sale SALE

Offered at

**\$3,100,000**



4300 Crossings Boulevard  
Prince George, VA 23875

Call - (804) 777-7070

Mark B. Specter, Broker  
mspecter@specterproperties.com

Kevin Y. Specter, Associate Broker  
kspecter@specterproperties.com

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## Property Information

- INCOME PRODUCING with VALUE ADDED SPACE ON FIRST FLOOR
- Excellent headquarters for growing business
- Property consists of a Class A two-story building with approximately 26,400 square feet.
- Zoned commercial
- Year built—1986
- Acres—2.80
- Approximately 150 total parking spaces
- Recent upgrades include new wiring on second floor and partial first floor, new receptacles and light switches, new LED lighting and a 150 KW caterpillar Nat Gas Generator and 800 Amp Automatic Transfer Switch. Power provided from Prince George Electric.
- Currently housing Touchstone Bank headquarters and operation on the second floor. Touchstone Bank will lease back second floor with a 5-year lease and two 5-year options.
- DCMA (GSA—US Dept of Defense) occupies a portion of the first floor with approximately eight years remaining on lease.
- Additional rental space available to lease on the first floor to increase value.
- Prime location which is adjacent to the Fort Lee Military base and in close proximity to I-295, I-95, office buildings, retail, restaurants, cities of Petersburg, Colonial Heights, Hopewell and county of Chesterfield

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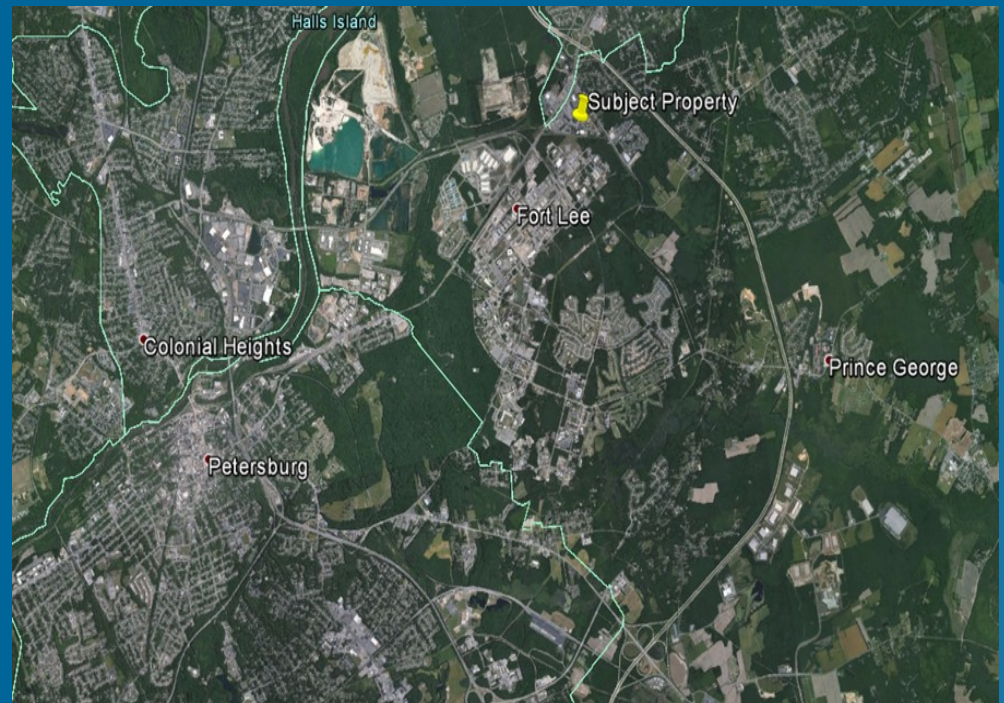
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# LOCATION



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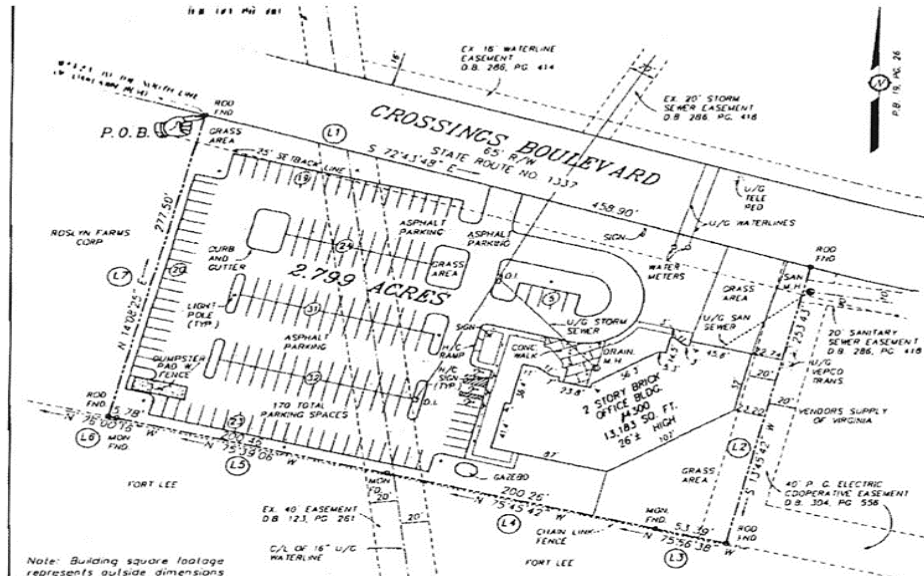
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SITE PLAN



THIS PLAN WAS PREPARED WITH THE AID OF TITLE COMMITMENT NO. PHO 12443 FROM LAWYERS TITLE INSURANCE CORPORATION DATED MAY 1, 2001

SCHEDULE B, PART 2

ITEM 1: NONE KNOWN AT TIME OF SURVEY  
 ITEM 2: NOT A SURVEY ITEM  
 ITEM 3: EASEMENT GRANTED TO PRINCE GEORGE ELECTRIC COOPERATIVE RECORDED IN DEED BOOK 304, PAGE 556 AFFECTS THE PROPERTY AS SHOWN ON SURVEY  
 ITEM 4: EASEMENT GRANTED TO THE UNITED STATES OF AMERICA RECORDED IN DEED BOOK 123, PAGE 281 AFFECTS THE PROPERTY AS SHOWN ON SURVEY  
 ITEM 5: EASEMENT GRANTED TO VIRGINIA AMERICAN WATER COMPANY IN DEED BOOK 286, PAGE 404 DOES NOT AFFECT THE PROPERTY  
 ITEM 6: EASEMENT GRANTED TO WPCD RECORDED IN DEED BOOK 214, PAGE 357 DOES NOT AFFECT THE PROPERTY  
 ITEM 7: EASEMENT GRANTED TO BOGESH ASSOCIATES RECORDED IN DEED BOOK 282, PAGE 363 DOES NOT AFFECT THE PROPERTY  
 ITEM 8: EASEMENT GRANTING A 65' EASEMENT FOR INGRESS AND EGRESS RECORDED IN DEED BOOK 286, PAGE 384 DOES NOT AFFECT THE SUBJECT PROPERTY (NOW A DEDICATED RIGHT OF WAY)  
 ITEM 9: EASEMENT GRANTED TO VIRGINIA AMERICAN WATER COMPANY RECORDED IN DEED BOOK 286, PAGE 414 DOES NOT AFFECT THE PROPERTY  
 ITEM 10: NOT A SURVEY ITEM  
 ITEM 11: NONE KNOWN AT TIME OF SURVEY

Note: Building square footage represents outside dimensions of ground level.

Note: This property is Zoned B-1  
 Front Yard = 25'  
 Rear and Side Yard = 0'

Note: This property is in Zone "C" of the HUD Defined Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Maps, Community Panel # 510204 0025 A, Dated 5-01-80

To Lawyers Title Insurance Corporation, David McMinn and Martin Dean Eaden and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 11a & 11c of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey

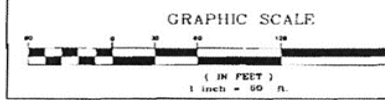
**LEGAL DESCRIPTION** (Based on actual monumentation)

Situated in the Bland District, Prince George County, Virginia Commencing at the intersection of the eastern right of way line of Oaklawn Boulevard (State Route No. 36) and the southern right of way line of Crossings Boulevard, (State Route No. 1337), thence, along the southern right of way line of Crossings Boulevard, a distance of 973.23 feet in an easterly direction to a found rod, said rod being the true point and place of Beginning, thence along said right of way line South 72 degrees 43 minutes 48 seconds East a distance of 458.90 feet to a found rod, thence along said right of way line South 13 degrees 45 minutes 42 seconds West a distance of 253.43 feet to a found rod, thence North 75 degrees 56 minutes 38 seconds West a distance of 51.39 feet to a found monument, thence North 75 degrees 45 minutes 42 seconds West a distance of 200.26 feet to a found monument, thence North 75 degrees 39 minutes 06 seconds West a distance of 200.48 feet to a found monument, thence North 76 degrees 00 minutes 16 seconds West a distance of 5.78 feet to a found rod, thence North 14 degrees 08 minutes 25 seconds East a distance of 277.50 feet to a found rod, said rod being the true point and place of Beginning.

(Containing 2.799 acres of land more or less.)

Bearings and Distances as recorded in P.B. 19, PG. 26

LINE	DIRECTION	DISTANCE
1	S 75°45'48" E	458.90
2	S 13°45'42" W	253.43
3	N 75°50'34" W	51.39
4	N 75°40'17" W	200.26
5	N 75°59'18" W	200.48
6	N 75°50'12" W	5.78
7	N 14°08'25" E	277.51



Date \_\_\_\_\_  
 (signed) \_\_\_\_\_  
 Registration No. 2067



"ALTA/ACSM" LAND TITLE SURVEY OF 2.799 ACRES OF LAND SITUATED ON THE SOUTHERN SIDE OF CROSSINGS BOULEVARD BLAND DISTRICT ~ PRINCE GEORGE COUNTY, VA.

DATE: MAY 21, 2001 SCALE: 1"=60'  
 JN. 19847-62

**TIMMONS**  
 ENGINEERS • ARCHITECTS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS

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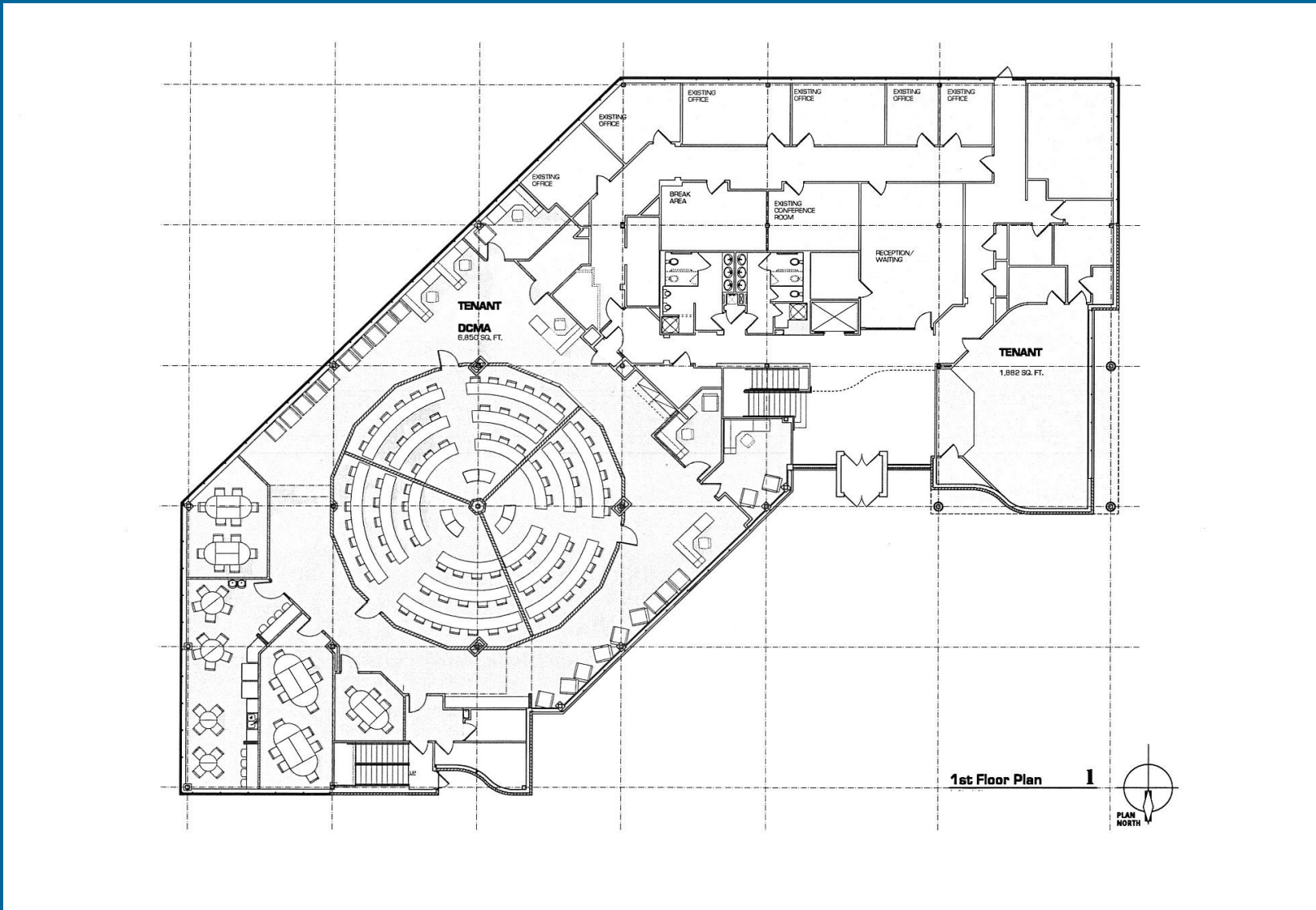
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1ST FLOOR



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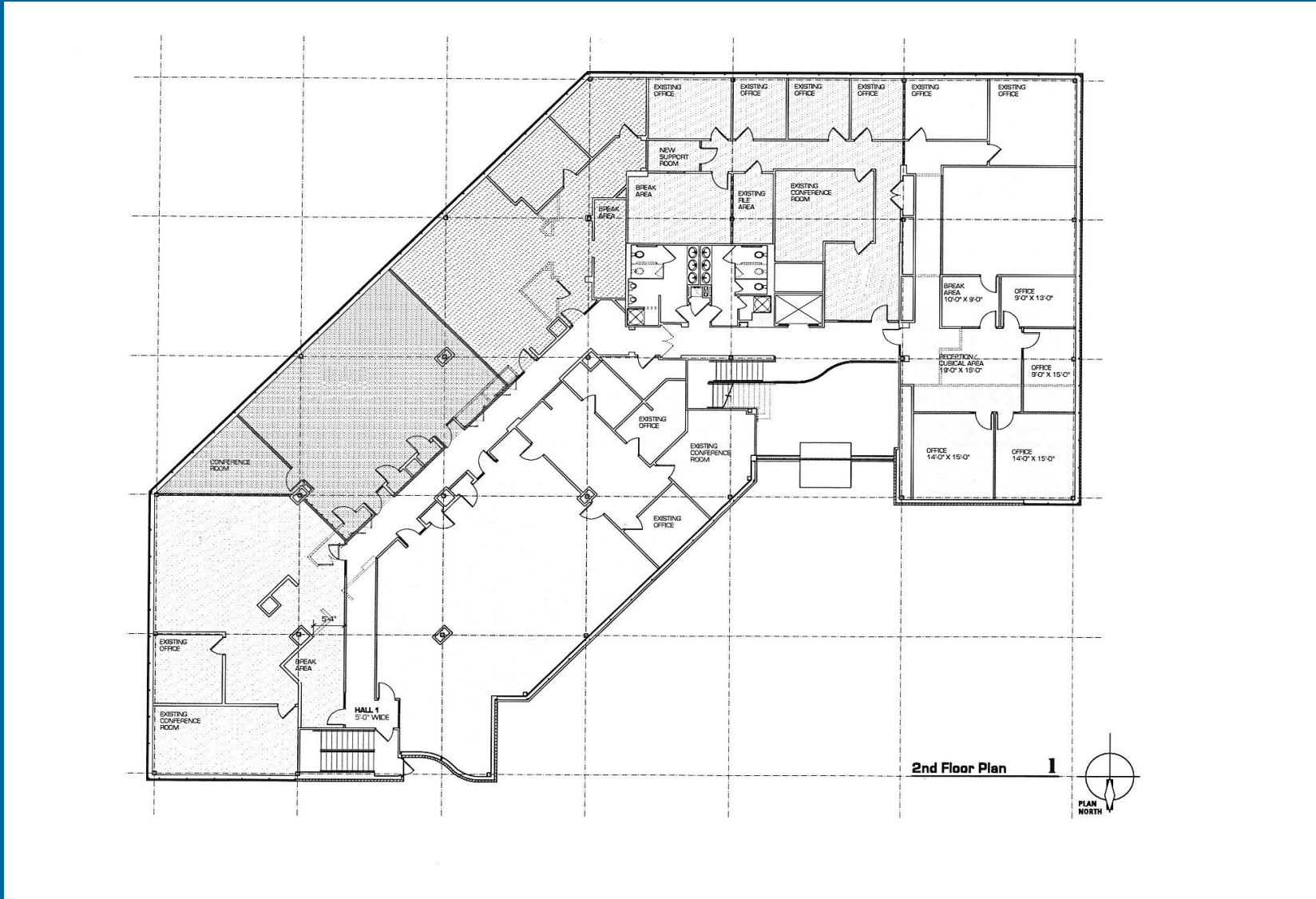
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## 2ND FLOOR



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## COUNTY DEMOGRAPHICS

Prince George County, Virginia is a suburban community of 37,350 residents. Prince George County is centrally located in southeastern Virginia and is included in the Richmond Metropolitan Statistical Area (MSA). The County was formed in 1703 and is named for Prince George of Denmark, the husband of Anne, Queen of Great Britain.

Prince George has transitioned from an agricultural economy to a logistics, military and information economy. Fort Lee, the County's largest economic asset, continues to be a catalyst for progress. Fort Lee is the headquarters of the U.S. Army Combined Arms Support Command (CASCOM) / Sustainment Center of Excellence (SCoE), the U.S. Army Quartermaster School, the U.S. Army Ordnance School, the U.S. Army Transportation School, the Army Logistics University (ALU), Defense Contract Management Agency (DCMA), and the U.S. Defense Commissary Agency (DeCA).

### Logistics Information:

Prince George County, Virginia provides ideal access to all major East Coast and Sunbelt markets via Interstates 85, 95 and 295. The Port of Hampton Roads is accessible via US Route 460 and rail, which runs parallel to US Route 460.

#### Distance from Major Points of Interest:

- Richmond: 27 miles north
- Washington, DC: 131 miles north
- Port of Hampton Roads: 84 miles southeast
- Raleigh, NC: 147 miles south

Rural in the south and east, yet suburban in the north and west, Prince George County continues to experience steady population and economic growth while maintaining an optimum quality of life for its citizens. Prince George County is a global community where families thrive and businesses prosper.

Information provided by count of Prince George website (<https://www.princegeorgecountyva.gov/business/demographics.php>)

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