



**ELIKEN PROPERTY MANAGEMENT  
BASIC SPORTSWEAR**

**162,487 +/- Square Feet on 11.078 +/- acres**

**Clarksville, Virginia**



**BASIC SPORTSWEAR  
BURLINGTON DRIVE AT IRON GATE ROAD  
CLARKSVILLE, VA 23927**

<b>SIZE:</b>	Approximately 162,497 sq. ft.
<b>GROUND:</b>	Approximately 11.078 acres
<b>NUMBER OF BUILDINGS:</b>	One modern single story industrial facility
<b>DIMENSIONS:</b>	Approximately 280' x 577'
<b>CONDITION OF PROPERTY:</b>	Good
<b>DATE OF CONSTRUCTION:</b>	1977
<b>CONSTRUCTION:</b>	Floor: 4" reinforced concrete Walls: Insulated metal Columns: Round steel poles Roof: Insulated metal
<b>COLUMN SPACING:</b>	Approximately 19' x 50'
<b>CEILING HEIGHT:</b>	Approximately 21'6" clear eaves and 33'4" clear center
<b>LIGHTING:</b>	Double tube florescent and skylights

**BASIC SPORTSWEAR  
CLARKSVILLE, VA  
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- WATER:** Supplied by Town of Clarksville
- SEWER:** Supplied by Town of Clarksville
- GAS:** Supplied by [REDACTED]
- POWER:** Supplied by Dominion Power  
- One exterior pad mounted transformer feeds an interior 800 amp, 480/277 volt, 3 phase, 4 wire switchgear
- HVAC:** Office areas are air conditioned. Plant area is ventilated by wall fans and louvers and ridge vents.  
  
Plant heat is supplied by suspended propane fired blowers.
- SPRINKLER:** 100% wet system – density is .3/2000
- OFFICE:** Approximately 1920 sq. ft. of built in production office and restroom. East side of the building has an additional built in inspection area with restrooms totaling approximately 4000 sq. ft.
- TRUCK LOADING:**
- 9 – 8' x 8' manual dock high doors with levelers, seals and lights
  - 2 – 8' x 10' manual dock high doors with levelers, seals and lights
  - 1 – 10W x 12H manual dock high door with levelers, seals and lights

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**PARKING:** Paved and marked parking for approximately 50 spaces

**RESTROOMS:** Men – 3 toilets, 4 urinals, 3 sinks  
Women – 3 toilets, 3 sinks

**FORMER USE:** Distribution

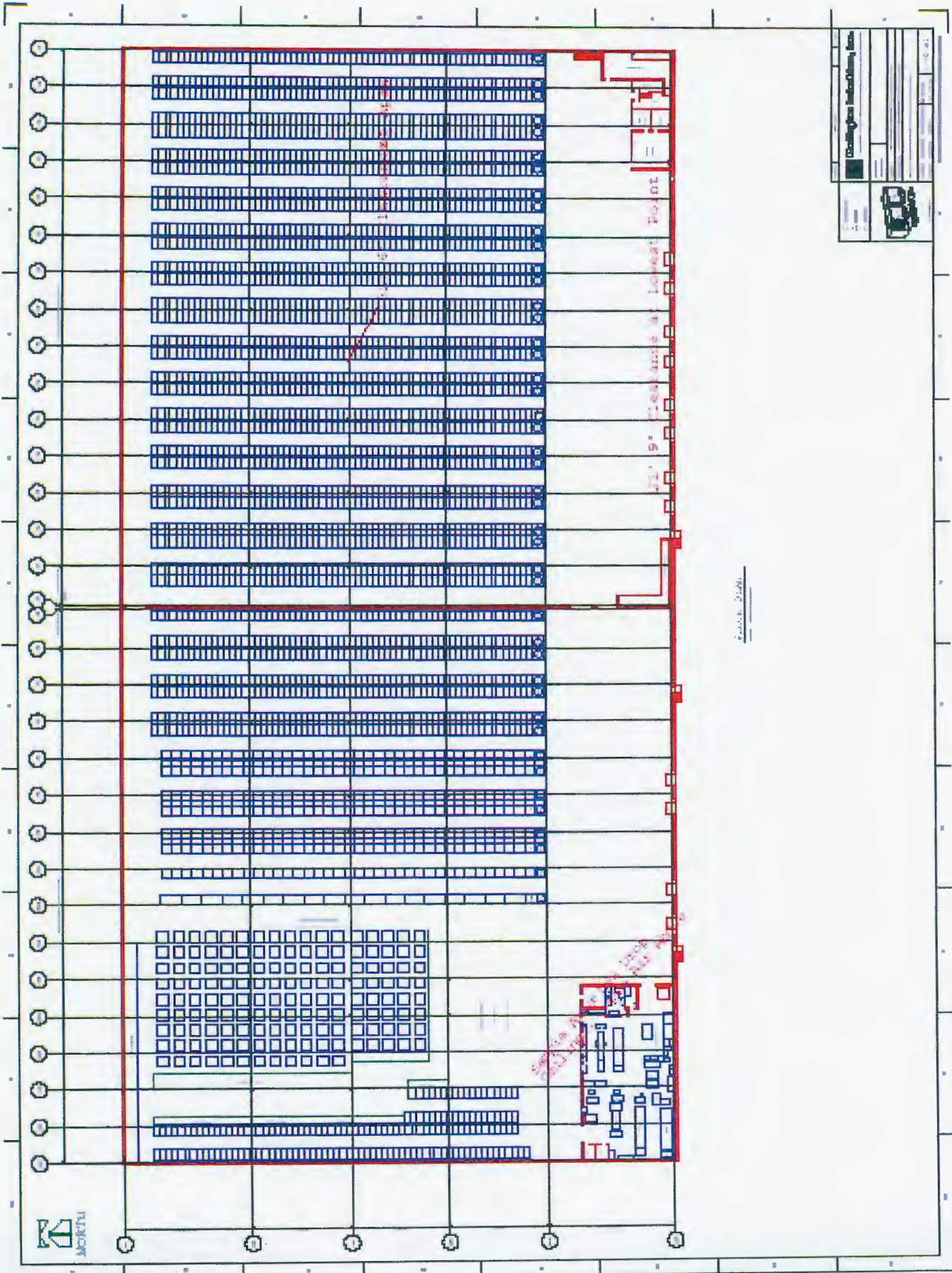
**ZONING:** M1 - Industrial

**TAXES:** Parcel #: 168000A 009

<u>2010 Assessed Value (next assessment 2012)</u>	
Building/Improvements:	\$1,238,100
Land:	\$ 110,800
Total:	\$1,348,900

2011 Mecklenburg County tax rate:\$.36/\$100

**TRANSPORTATION:** The facility is located adjacent to US Highway 15 and immediately south of four lane divided US Highway 58 which provides direct access approximately 30 miles east of the property. The MERKS Municipal Airport is located approximately ½ mile from the facility.



21' 9" Clear aisle at lowest point

Challenge Building Utility Area	
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