



**ELIKEN PROPERTY MANAGEMENT
HOME CARE INDUSTRIES**

161,250 +/- Square Feet on 20.77 +/- acres

La Crosse, Virginia



**FORMER HOME CARE INDUSTRIES
395 GOLDEN EAGLE DRIVE
LA CROSSE, VIRGINIA 23950**

SIZE: Approximately 161,250 sq. ft.

GROUND: Approximately 20.77 acres

NUMBER OF BUILDINGS: One, single story modern industrial facility

DIMENSIONS: 600' x 250' production area.
50' x 225' office and service area.

DATES OF CONSTRUCTION: 1996

CONDITION OF PROPERTY: Excellent

CONSTRUCTION:

Floor:	6" concrete reinforced with 6 X 6-10/10 wwm on 4" stone
Walls:	Insulated metal with 7' interior metal liner panel. Front office area is split face block.
Roof:	Insulated standing seam metal
Columns:	Steel

COLUMN SPACING: 25' x 83'

CEILING HEIGHT: 16' clear eaves and 26' center below main structural steel. The ceiling height is approximately 3' higher at the eaves and 2' higher in the steel above the main structural supports.

LIGHTING: T5 fixtures installed throughout the building in December 2014.

Opaque strip panels on the front and rear walls.
Perimeter security lights.

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- WATER:** Supplied by Town of La Crosse
12" main; 8" fire line
- SEWER:** Supplied by Town of La Crosse
8" main; 8" line
- GAS:** Supplied by Columbia Gas – 2" service line at 60 psi
- POWER:** Supplied by Dominion Power Company
- 1000 KVA pad mounted transformer
- 3000 Amp, 480/277 Volt, 3 phase, 4 wire switch gear
- Two lines of bus bar serve the main production area and can remain with the building
- HEAT:** Gas fired blowers
- AIR CONDITIONING:** Office only. Plant area is cooled by wall mounted fans and louvers
- COMPRESSED AIR:** Two Atlas Copco GA37 50HP compressors with dryer can remain with the building. Air lines throughout manufacturing area.
- SPRINKLER:** 100% wet system. Density is .20/1500. 300,000 elevated county owned water tank on adjacent property.
- OFFICE:** Approximately 11,250 sq. ft. of attached office, break room, restroom and shop area. Office finish consists of vinyl tile floors, finished sheet rock walls, suspended acoustical ceiling and recessed fluorescent lightening.
- PARKING:** Paved and marked spaces for approximately 186 vehicles.

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- TRUCK LOADING:**
- One 16' H by 19' W electric drive in door
 - One 9' x 10' manual overhead dock door with edge of dock leveler and light.
 - One 9' x 10' manual overhead door accesses an exterior compactor area.
 - Eight 9' x 10' manual overhead doors with edge of dock levelers, seals and lights on north wall.

- RESTROOMS:**
- Office:
Men: 1 toilet, 1 sink
Women: 1 toilet, 1 sink
- Plant:
Men: 2 toilets, 3 urinals, 2 sinks
Women: 5 toilets, 4 sinks

ZONING: Industrial

TAXES: Map # 09900006 003A, 09900006 003B and 09900006 004A:

2014 Assessed Value (next assessment 2016)

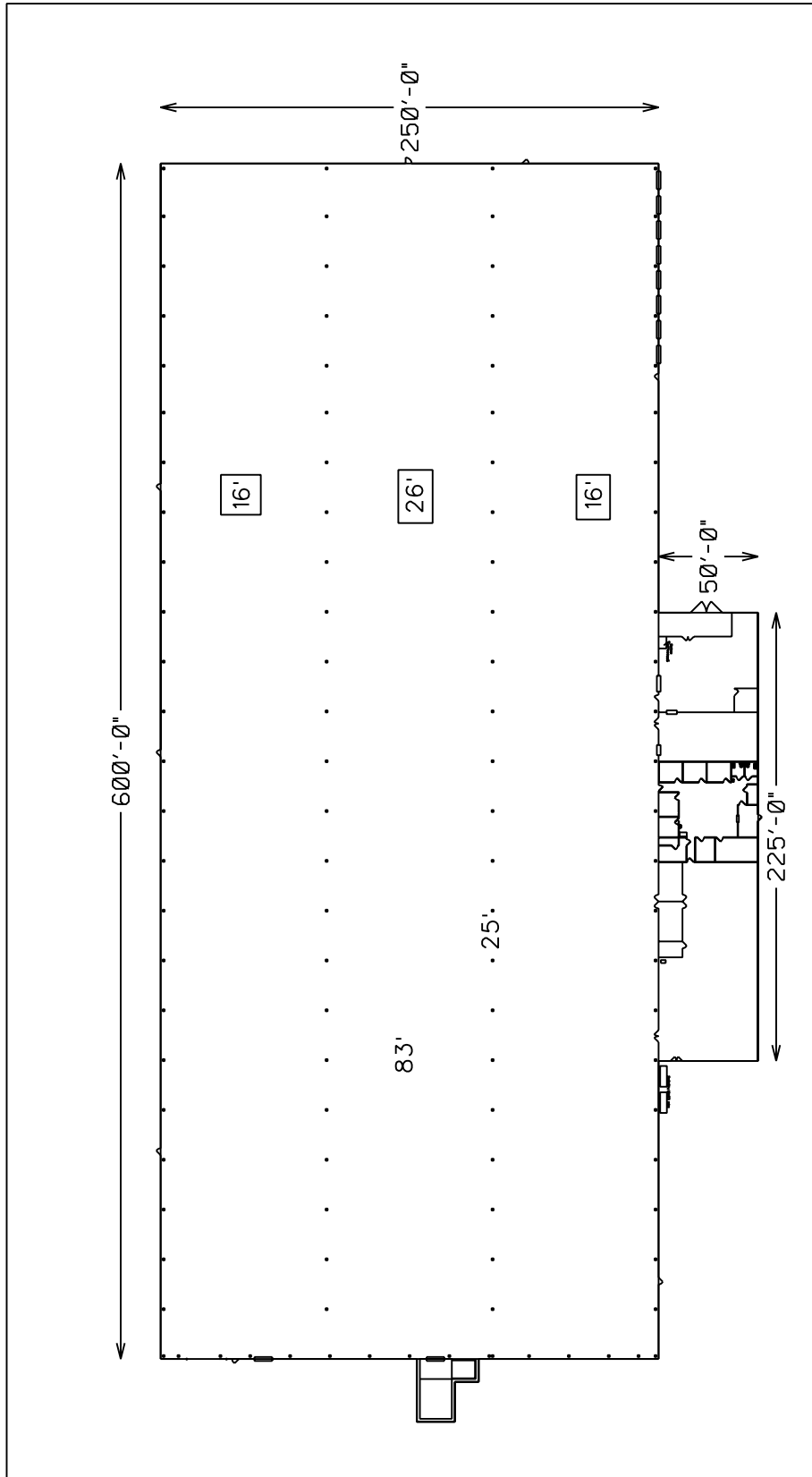
Building and improvements:	\$3,081,300
Land (3 parcels):	\$ 103,900

Total: \$3,185,200

2014 Mecklenburg County tax rate: \$.40/\$100

TRANSPORTATION: The facility is located approximately 2.65 miles east of Exit 12 on I-85, and approximately 32 miles west of I-95 via four lane 58 which provides access to the Virginia port system approximately two hours east of the property.

- MISCELLANEOUS:**
- Fire and burglar alarms
 - Graded expansion pad to the west will accommodate a 100,000+ SF expansion
 - The property is located in an Enterprise Zone

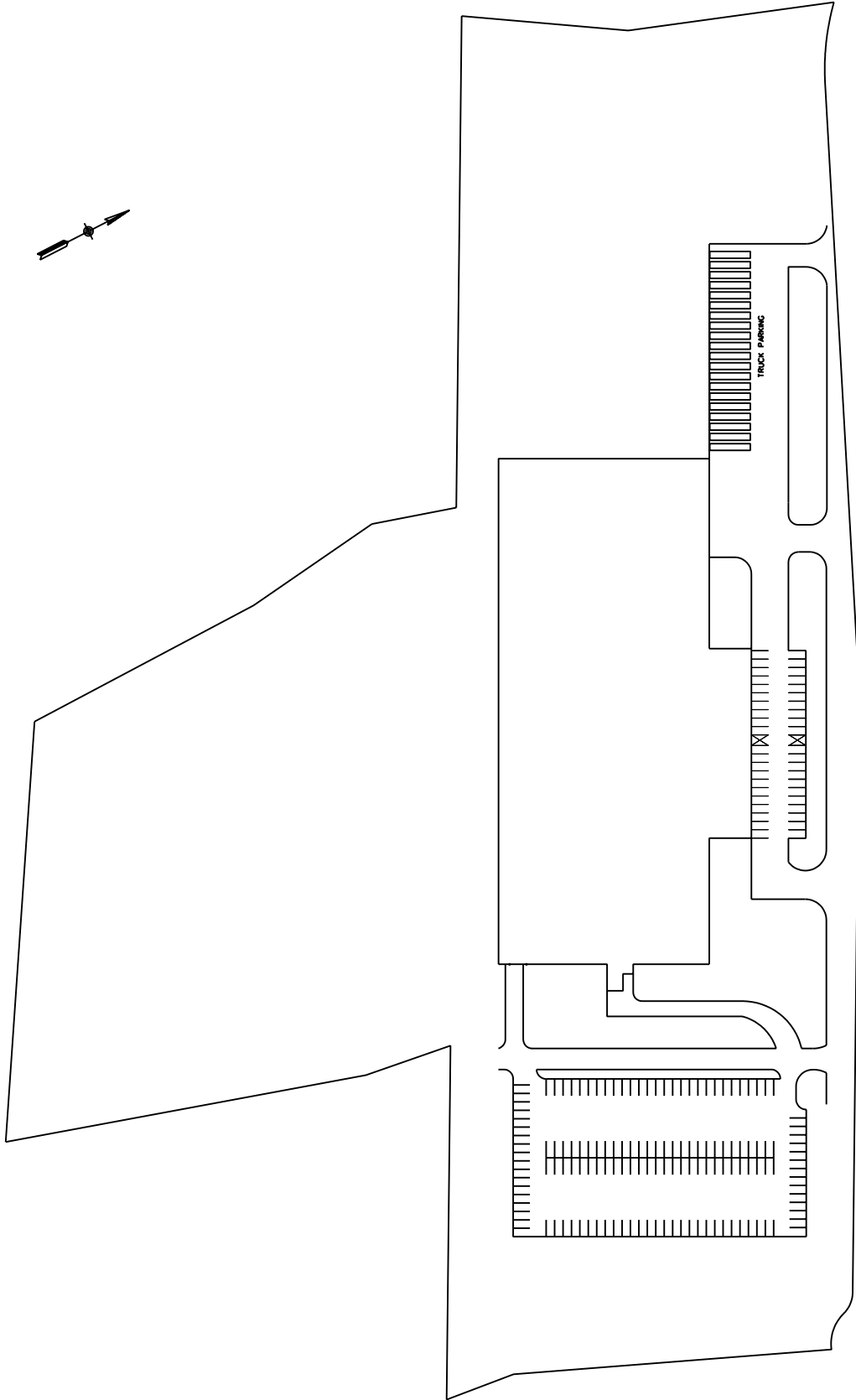


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 395 GOLDEN EAGLE DRIVE
 LA CROSSE, VIRGINIA 23950

+/- 161,250 SQ. FT
 +/- 20.77 ACRES

[X] - CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED. ALL INFORMATION, DIMENSIONS AND LOCATIONS ARE APPROPRIATE



HARDEN MANUFACTURING COMPANY
385 GOLDEN EAGLE DRIVE
LA CROSSE, WISCONSIN 54601
1/161,250 SQ. FT
1/120.77 ACRES

- CLEAR CEILING HEIGHTS
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