

View - Industrial Building

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Property Name:

Former Atlantic Exhibits Building

Street Address:

426 Baugh Dr

City:

Front Royal

Zip Code:

22630

Locality:

Warren

Available:

Yes

Last Updated: 4/30/2020 00:00 AM

 [Map Viewer](#)

General



Property ID

285614

Import ID

Show on the Following Websites

VirginiaScan, Virginia Port Authority

Parent Units/Sections

Location

Within Corporate Limits

No

Latitude/Longitude

38.9981512/-78.1603904

Parcel ID(s)

Number of Parcels

Industrial Park:

Stephens Industrial Park

Incentive Zones:

Foreign Trade Zone, New Market Tax Credit Zone

Contacts

Owner

Front Royal-Warren County EDA

Owner Phone

Owner Email

Number of Owners

Local Contact

Primary Broker Contact

Secondary Broker Contact

Pricing & Availability

Available for Lease YES

Available for Lease/Purchase YES

~~Available for Sublease~~ ~~N/A~~

Minimum Lease Rate (\$)

Maximum Lease Rate (\$)

Lease type

Available for Sale

Sale Price (\$)

~~Date Available~~

Date Vacated

Last VEDP Visit

Publicly Owned

Investment Property

Multi-Tenant

Recent Use

Best Use

Specifications

Manufacturing Air Condition

Warehouse Air Condition

Building Design

LEED

Solar Ready

Meets Federal Anti-Terrorism Standards

Construction

Virtual/Build-To Suit

Shell Building

Construction Type

Construction Year

Year of Additions

Roof Type

Sprinkler Type

Floor Type

Floor Reinforced

Raised Floor

Floor Thickness

 inches

Insulation

Insulation Thickness

 inches

Insulation Location

Site Specifications



Site Acreage

 acres

Additional Acreage Available

 acres

Zoning Classification

Conforms to Present Zoning

Space

Total Building Space 76800 Sq. Ft.

Total Available Space 76800 Sq. Ft.

Maximum Contiguous Space 64800 Sq. Ft.

Manufacturing Space Sq. Ft.

Warehouse Space Sq. Ft.

Office Space 12000 Sq. Ft.

Other Space Sq. Ft.

Minimum Space Available Sq. Ft.

Column Spacing

Building Specifications

Building Dimensions

Number of Floors 1

Expandable Yes

Maximum Expansion Size 176800 Sq. Ft.

Graded Expansion Pad: No

Minimum Ceiling Height 22 Ft.

Maximum Ceiling Height 26 Ft.

Loading

Number of Dock Height Doors 5

Number of Drive-in Doors 1

Size of Drive-in Doors

Number of Rail Doors

Bay Size

HVAC

Manufacturing Heat YES

Warehouse Heat YES

Gas Fired

Complies to Present Zoning

No

Zoning Description/Restrictions

Outside storage permitted with acceptable screening

Outside Storage Permitted

Yes

On-Site Parking

Yes

Number of Employee Parking Spaces

71

Environmental

US Army Corps Certified Wetland Study Available

No

Wetland Study Expiration

Phase I Environmental Audit Available

No

Phase I Environmental Audit Expiration

Phase II Environmental Audit Available

No

Phase II Environmental Audit Expiration

Brownfield

No

Nature of Contamination

Remediation Plan

No

DEQ Status Letter

No

Features



Data Center

Data Center

No

Data Center Space

Sq. Ft.

Cranes

Number of Cranes

Minimum Crane Capacity

tons

Maximum Crane Capacity

tons

Minimum Clearance under hook

ft.

Engineered Crane Capacity

tons

Food Processing

Refrigeration

Refrigeration Space

Sq. Ft.

Freezer

Freezer Space

Sq. Ft.

FDA Approved

USDA Approved

Clean Room/Lab

Clean Room Available

Clean Room Space

Sq. Ft.

Clean Room Class

Lab Type

Lab Space

Sq. Ft.

Number of Labs

Most Recent Use of Space

Construction Year

Year of Additions

Existing Equipment

Utilities



Electric Power

Name of Primary Supplier

Name of Secondary Supplier

Voltage

Amps

Phase

Redundant

Uninterruptable Power Supply

No

Generator:

No

Natural Gas

Name of Supplier

Washington Gas (Shenandoah Station)

Distance from Property

0

Ft.

Line Size:

6

inches

Pressure

52

psi

Fiber/Broadband

Fiber/Broadband Provider

CenturyLink

Distance to Fiber

0

Ft.

Redundant Routes

No

Sonet Ring

No

Other (e.g., POPs, T-1 lines)

Other Providers

Water

Water Provider

Town of Front Royal

Distance from Property

0

Ft.

Line Size

16

inches

Total Capacity of Treatment Plant

4000000

gpd

Capacity currently available to Property

500000

gpd

Water Tank Capacity

1000000

gal

On-site Treatment Plant

No

On-site Treatment Capacity

gpd

Well Capacity

gpd

Sewer

Sewer Provider

Town of Front Royal

Distance from Property

0

Ft.

Line Size

8

inches

Total Capacity of Treatment Plant

5200000

gpd

Capacity currently available to Property

3168000

gpd

On-site Treatment Plant

No

On-site Treatment Capacity

gpd

Septic System Capacity

gpd

Transportation



Highway

To Interstate Interchange

3.9

Miles

Interstate(s)

Interstate 66

Interchange Name/Exit Number

6

To Nearest 4-lane Arterial

1.2

Miles

Arterial Name/Route Number

U.S. Highway 340

Name/Route Number of Highway or Street

Baugh Drive

Public Transportation

Bus

Yes

Rail

No

Water

No

Waterway

Navigable Waterway

No

Name

Channel Depth

Ft.

Ports

Port Name	Drive Time	Distance (Miles)
Port of Virginia (Richmond Marine Terminal)	2 hours 15 minutes	137.5
Port of Virginia (Norfolk International Terminals)	3 hours 20 minutes	213.5
Port of Virginia (Portsmouth Marine Terminal)	3 hours 23 minutes	218.3
Port of Virginia (Virginia International Gateway)	3 hours 23 minutes	216.0
Port of Virginia (Inland Port Front Royal)	5 minutes	2.0
Port of Virginia (Newport News Marine Terminals)	3 hours 11 minutes	204.2

Railroad

Primary Railroad

Secondary Railroad

Served by Rail Siding

If no, can rail siding be installed?

Distance to Rail Ft.

Rail Service verified by VEDP?

Rail Service verified Date

Airport

Nearest Commercial Airport

Distance to Airport Miles

Drive Time to Airport

Airport

Runway Length Ft.

Nearest General Aviation Airport

Distance to the Airport Miles

Drive Time to Airport

Airport

Runway Length Ft.

Washington-Dulles International Airport

Distance to the Airport

60.2

Miles

Drive Time to Airport

58 minutes

Airport Destinations

Abu Dhabi, Accra, Addis Ababa, Albany, Amsterdam, Aruba, Asheville, Atlanta, Austin, Beijing, Bogota, Boston, Brussels, Buffalo, Burlington, Cairo, Cancun, Casablanca, Charleston (CHS), Charlotte, Charlottesville, Chicago (ORD), Cincinnati, Clarksburg, Cleveland, Columbia, Columbus, Copenhagen, Dallas/Ft. Worth (DFW), Dayton, Delhi, Denver, Detroit, Doha, Dubai, Dublin, Frankfurt, Ft. Lauderdale, Ft. Myers, Geneva, Grand Cayman, Grand Rapids, Greenbrier, Greensboro, Greenville, Harrisburg, Hartford, Hong Kong, Honolulu, Houston (IAH), Huntsville, Indianapolis, Istanbul, Ithaca, Jacksonville, Jeddah, Kansas City, Knoxville, Las Vegas, Lexington, Lisbon, London, Los Angeles, Louisville, Manchester, Mexico City, Minneapolis, Montego Bay, Montreal, Moscow, Munich, Nashville, New Orleans, New York (EWR), New York (JFK), New York (LGA), Norfolk, Ogdensburg, Oklahoma City, Orlando (MCO), Ottawa, Panama City (PTY), Paris, Phoenix, Pittsburgh, Plattsburgh, Portland (PDX), Portland (PWM), Providence, Punta Cana, Raleigh, Reykjavik, Richmond, Riyadh, Roanoke, Rochester, Rome, Sacramento, Sal, Salt Lake City, San Antonio, San Diego, San Francisco, San Juan, San Salvador, Sao Paulo, Sarasota, Savannah, Scranton, Seattle, Seoul, St. Louis, St. Thomas, State College, Staunton, Syracuse, Tampa, Tel Aviv, Tokyo, Toronto (YTZ), Toronto (YYZ), Vienna, Wilmington, Zurich

Other International Airport

Airport

Baltimore/Washington International Thurgood Marshall Airport

Distance to Airport

108.6

Miles

Drive Time to Airport

1 hour 42 minutes

Airport Destinations

Albuquerque, Altoona, Aruba, Atlanta, Austin, Birmingham, Boston, Buffalo, Cancun, Charleston (CHS), Charlotte, Chicago (MDW), Chicago (ORD), Cincinnati, Cleveland, Columbus, Dallas (DAL), Dallas (DFW), Denver, Detroit, Dubois, Fort Lauderdale, Fort Myers, Grand Rapids, Greenville/Spartanburg, Hartford, Houston (HOU), Houston (IAH), Indianapolis, Islip, Jacksonville, Johnstown, Kansas City, Lancaster, Las Vegas, Liberia, London, Los Angeles, Louisville, Macon, Manchester, Memphis, Miami, Milwaukee, Minneapolis/St. Paul, Montego Bay, Montreal, Morgantown, Nashville, Nassau, New Orleans, New York (JFK), Norfolk, Oakland, Oklahoma City, Orlando (MCO), Philadelphia, Phoenix, Pittsburgh, Portland (PWM), Providence, Punta Cana, Raleigh/Durham, Rochester, Salt Lake City, San Antonio, San Diego, San Francisco, San Jose (SJO), San Juan, Sarasota, Savannah, Seattle, St. Louis, Tampa, Toronto (YYZ), West Palm Beach

Comments



Supporting Info

