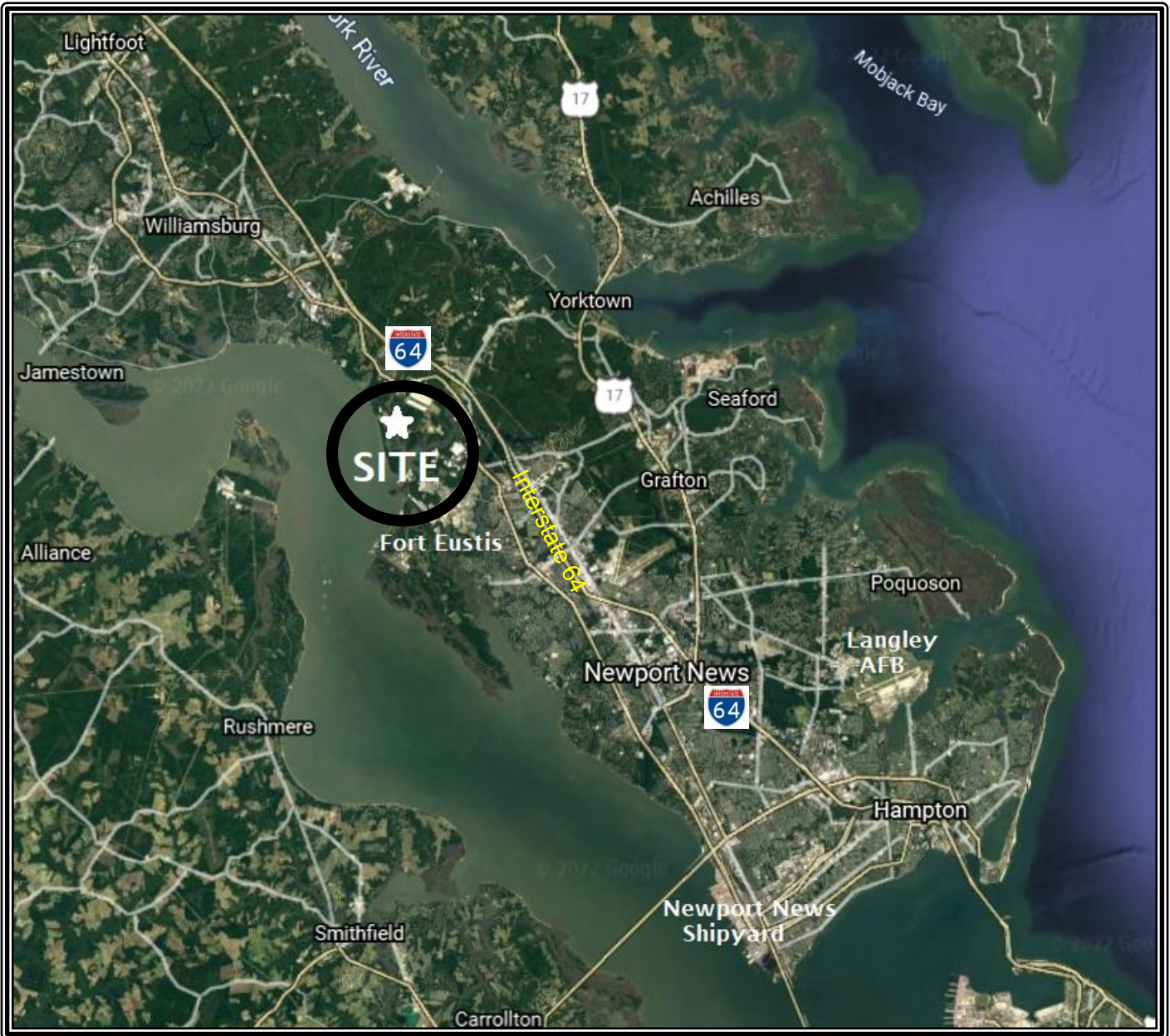


8963 & 8965 Pocahontas Trail
Williamsburg, Virginia



Conceptual drawing of proposed building.
For illustration purposes only.

*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



- Located along Pocahontas Trail (Route 60)
- ± 3.5 miles from Interstate 64
- ± 20 miles west of the Newport News Marine Terminal
- ± 35 miles west of the Norfolk International Terminal
- ± 55 miles east of the City of Richmond
- 30-minute drive time to Interstate 295 / 95

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757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST



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FOR LEASE
8963 & 8965 Pocahontas Trail
Williamsburg, Virginia

Location: Located on BASF Drive, just south of its intersection with Pocahontas Trail (Route 60) in James City County (Williamsburg), Virginia. Convenient to recently widened Interstate 64 and 30 minutes to Interstate 295.

Property Overview:

- Pre-engineered Metal and block construction
- Ceiling height: 18' – 21'
- Floor: 7" concrete slab
- Ideal storage / distribution facility
- Multiple dock and grade level loading doors

Size: ± 144,000 SF Industrial Warehouse Building

Land Area: ± 19 acres

Power: 3 phase, amps to be determined

Lease Rate: \$6.95 per SF – NNN

Warehouse: Heated

Zoning: M-2, General Industrial. Multiple allowable uses by right.

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO_ARTVDI_DIV12GEINDIM-

General Information:

- Built in 1974, expanded in 1981 and major renovation in 2022 / 2023
- Additional land allocated for trailer parking on Parcel 2A
- Available target date April 2023 (subject to material availability)

Also included:

- Aerial Maps
- Location Map

Norfolk – Williamsburg Overview

Median Household Income	\$64,648.00
Unemployment Rate	3.1%
Civilian Labor Force	860,106
Labor Force Participation Rate	64.4%
Average Commute Time	24.4 minutes
Population	1.75 million
Population 20-34	23%
Ratio Males to Females	49% / 51%
Population with a Bachelor's degree or higher	32.8%

Source: U.S. Census Bureau, 2019

For Additional Information, Please Contact:

Thomas P. Waltz

Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.231.5516

Tom@CampanaWaltz.com
www.CampanaWaltz.com

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8963 & 8965 Pocahontas Trail
Williamsburg, Virginia

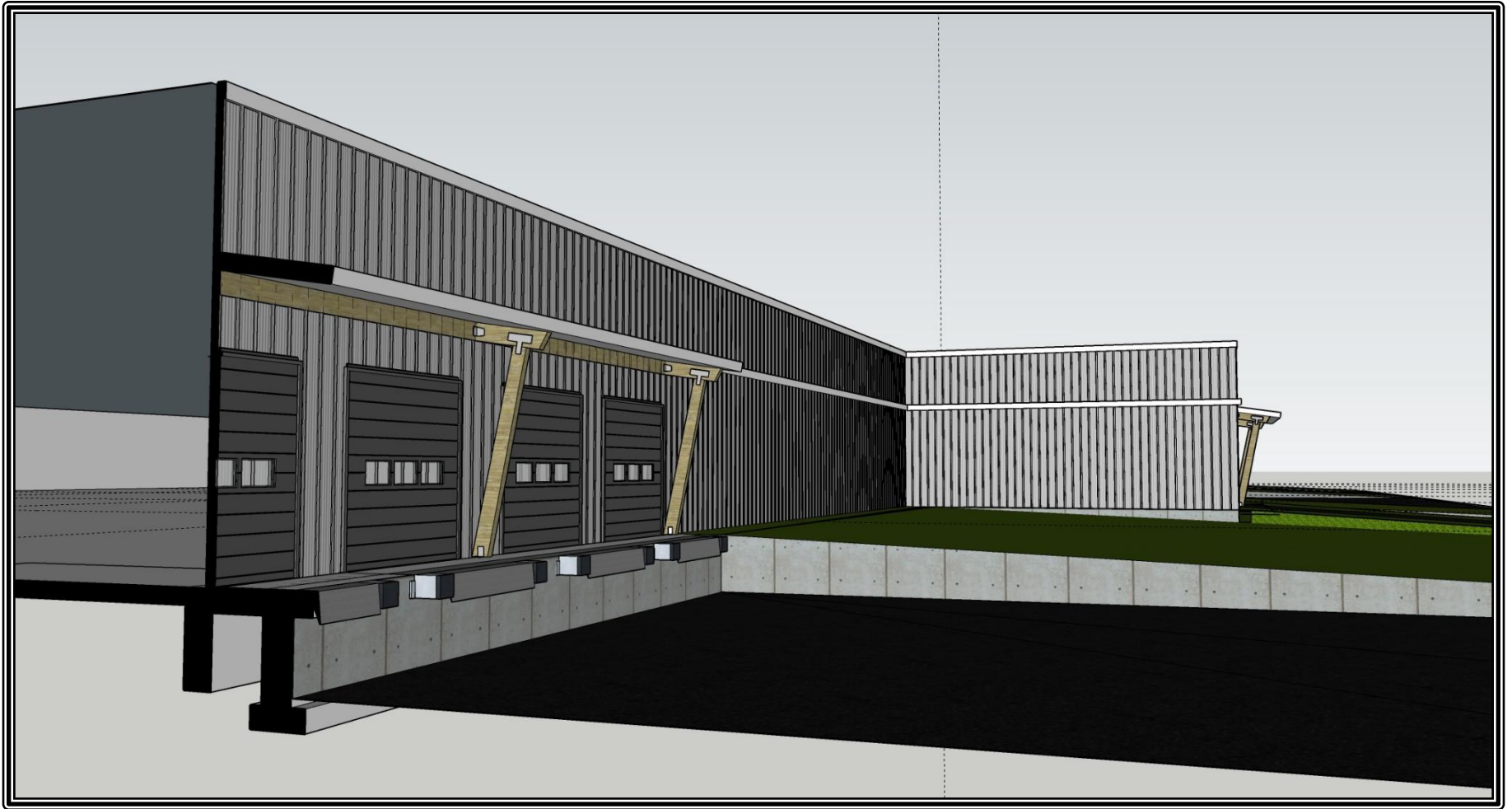


Conceptual drawing of proposed dock loading area of building.
For illustration purposes only.

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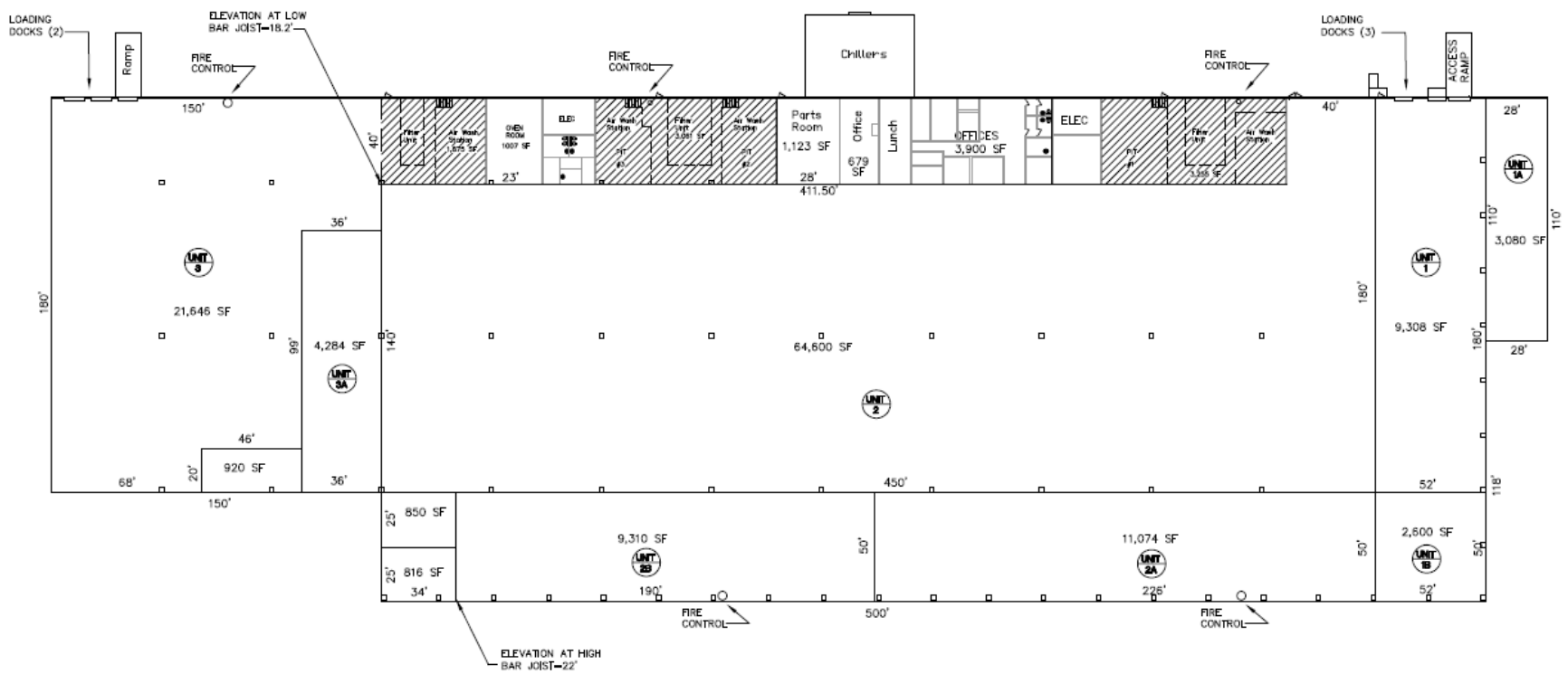


Conceptual drawing of covered dock doors.

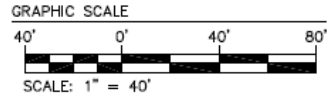
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CAMPANA
Waltz
COMMERCIAL REAL ESTATE LLC - EAST

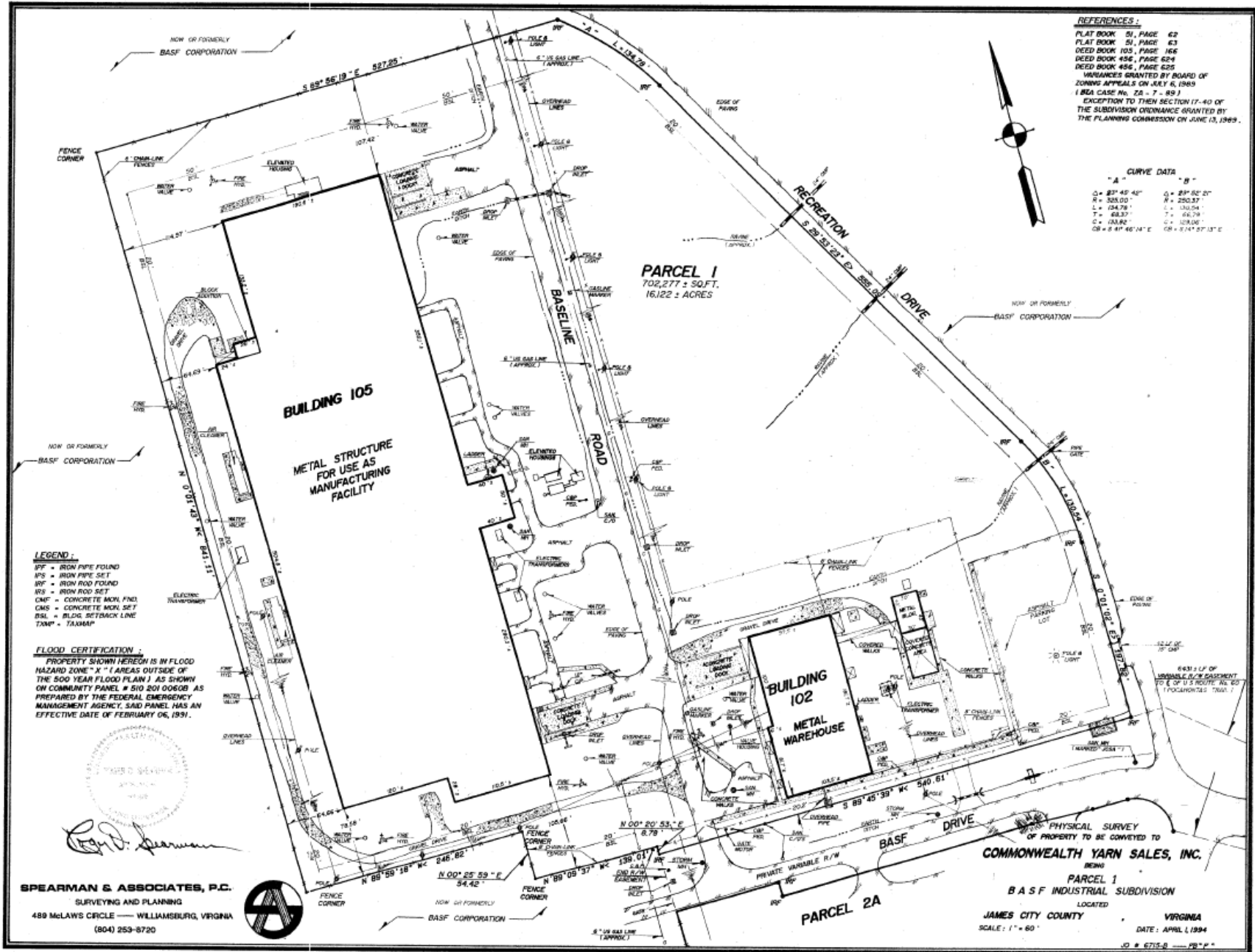


AREAS	
TOTAL BUILDING:	145,565 SF
OFFICE/EQUIPMENT:	16,460 SF
WAREHOUSE SPACE:	127,485 SF



General warehouse configuration.

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REFERENCES:
 PLAT BOOK 51, PAGE 63
 PLAT BOOK 51, PAGE 63
 DEED BOOK 103, PAGE 166
 DEED BOOK 456, PAGE 624
 DEED BOOK 456, PAGE 625
 VARIANCES GRANTED BY BOARD OF ZONING APPEALS ON JULY 6, 1989
 I REGA CASE No. 28 - 7 - 89
 EXCEPTION TO THEN SECTION 17-40 OF THE SUBDIVISION ORDINANCE GRANTED BY THE PLANNING COMMISSION ON JUNE 13, 1989.

CURVE DATA

"A"		"B"	
Δ = 81° 45' 45"	Δ = 81° 52' 21"	R = 324.00'	R = 250.37'
L = 124.78'	L = 130.04'	T = 68.37'	T = 66.79'
CB = 8° 41' 46" 14" E	CB = 8° 14' 57" 13" E		

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - CMP = CONCRETE MON. FND.
 - CMS = CONCRETE MON. SET
 - BSL = BLDG. DETACK LINE
 - TAMP = TANKMAP

FLOOD CERTIFICATION:
 PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAN) AS SHOWN ON COMMUNITY PANEL # 510 201 00060, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.



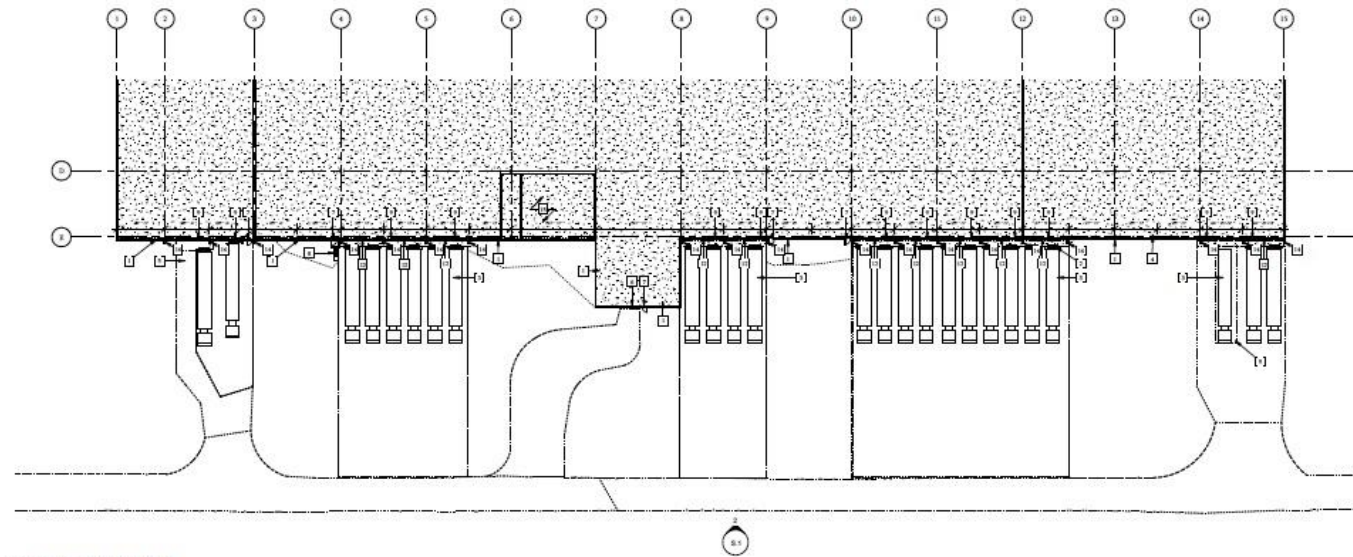
SPEARMAN & ASSOCIATES, P.C.
 SURVEYING AND PLANNING
 489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
 (804) 253-8720



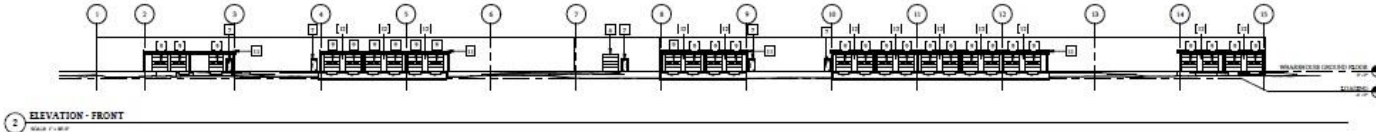
PHYSICAL SURVEY OF PROPERTY TO BE CONVEYED TO
COMMONWEALTH YARN SALES, INC.
 PARCEL 1
 B A S F INDUSTRIAL SUBDIVISION
 LOCATED
 JAMES CITY COUNTY VIRGINIA
 SCALE: 1" = 60'
 DATE: APRIL 1, 1994
 JOB # 6715-B — PR" P"

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 This offer subject to errors and omissions, or withdrawal, without notice.

757-231-5516
Waltz
 COMMERCIAL REAL ESTATE LLC - EAST



1 WAREHOUSE GROUND FLOOR



2 ELEVATION - FRONT

GENERAL KEY NOTES

NO.	DESCRIPTION
1	SEE ARCHITECT'S GENERAL NOTES
2	SEE ARCHITECT'S GENERAL NOTES
3	SEE ARCHITECT'S GENERAL NOTES
4	SEE ARCHITECT'S GENERAL NOTES
5	SEE ARCHITECT'S GENERAL NOTES
6	SEE ARCHITECT'S GENERAL NOTES
7	SEE ARCHITECT'S GENERAL NOTES
8	SEE ARCHITECT'S GENERAL NOTES
9	SEE ARCHITECT'S GENERAL NOTES
10	SEE ARCHITECT'S GENERAL NOTES
11	SEE ARCHITECT'S GENERAL NOTES
12	SEE ARCHITECT'S GENERAL NOTES
13	SEE ARCHITECT'S GENERAL NOTES
14	SEE ARCHITECT'S GENERAL NOTES
15	SEE ARCHITECT'S GENERAL NOTES



COASTAL DESIGN GROUP

ARCHITECTURE
JEFFREY E. WELLS AIA
SUITE 40
MONTICELLO ARCADE
NORFOLK, VA 23548

PHONE: (757) 746-9900
FAX: (757) 746-9907



ISSUE SCHEDULE

NO.	DATE	DESCRIPTION

8963 TRAIL LLC
8963 B-COURT TRAIL
WILLIAMSBURG, JAMES CITY
COUNTY, VA 23185

PARTIAL PLAN -
DOOR AND
PANELING
REPLACEMENT

Project Number: C10-22040
Date: 06/11/22
Drawing #: -
Class of Proj: -

S.1

Scale: 1" = 50'-0"

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PARCEL 1

PARCEL 2A
139,738 ± SQ.FT.
3.208 ± ACRES

RESIDUE OF
PARCEL 2

PHYSICAL SURVEY
OF PROPERTY TO BE CONVEYED TO
COMMONWEALTH YARN SALES, INC.

BEING
PARCEL 2A
RESUBDIVISION OF PARCEL 2
B A S F INDUSTRIAL SUBDIVISION

LOCATED
JAMES CITY COUNTY VIRGINIA
SCALE: 1" = 60' DATE: APRIL 1, 1994

JO # 6715-A --- FB "F"

REFERENCES:

PLAT BOOK 51, PAGE 62
PLAT BOOK 51, PAGE 63
DEED BOOK 105, PAGE 166
DEED BOOK 456, PAGE 624
DEED BOOK 456, PAGE 625
VARIANCES GRANTED BY BOARD OF ZONING APPEALS ON JULY 6, 1989
(SZA CASE No. 2A - 7 - 89)
EXCEPTION TO THEN SECTION 17-40 OF THE SUBDIVISION ORDINANCE GRANTED BY THE PLANNING COMMISSION ON JUNE 13, 1989.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL # 510 201 00608 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.



SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
489 McLAWS CIRCLE --- WILLIAMSBURG, VA.
(804) 253-8720



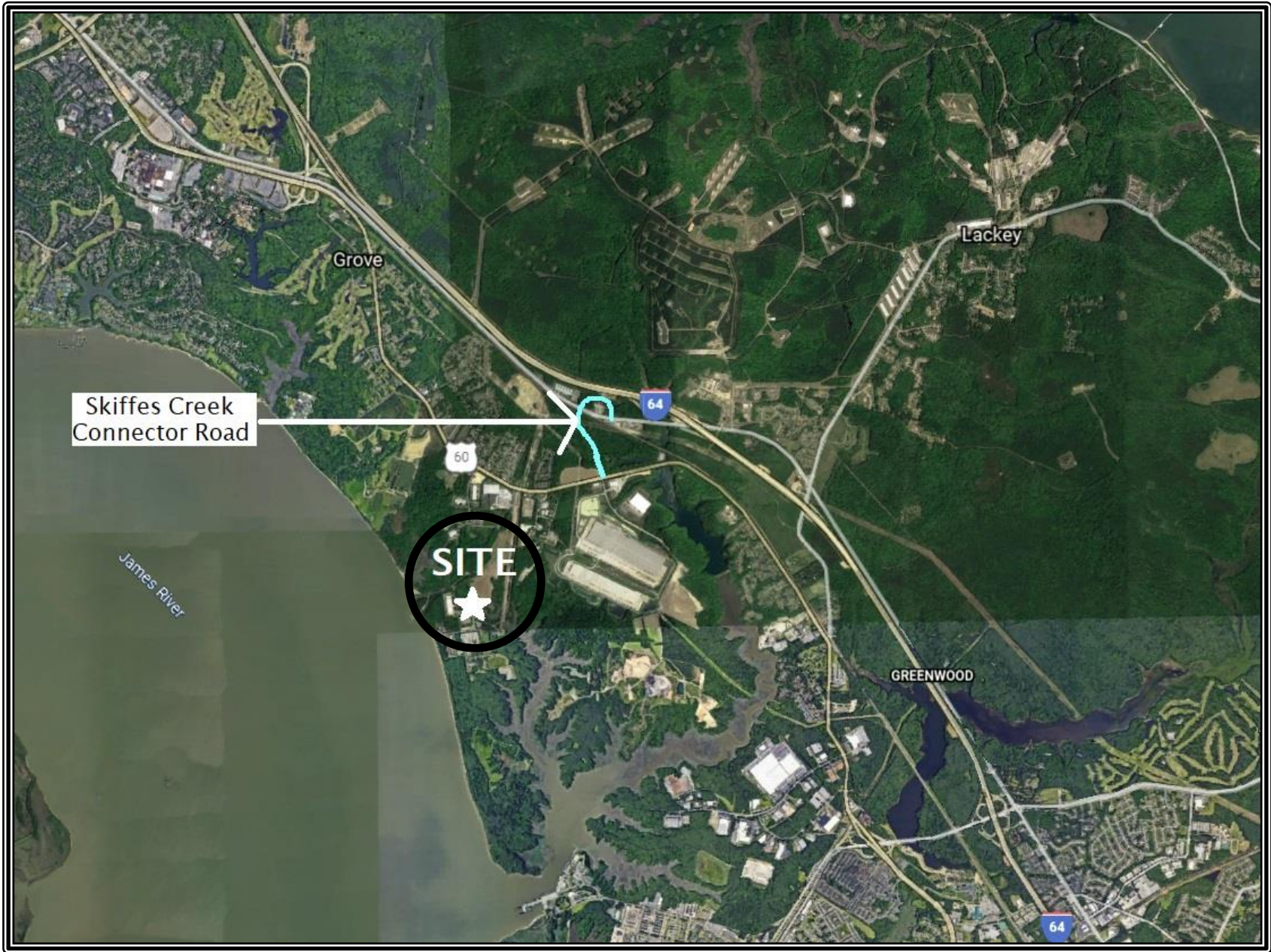
LEGEND:

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- CMF = CONCRETE MON. FND.
- CMS = CONCRETE MON. SET
- BSL = BLDG. SETBACK LINE
- TXMP = TAXMAP

Adjoining vacant parcel.

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VDOT is building a connector road, depicted in blue, from Pocahontas Trail to Route 143.

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AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC - EAST is ____ the Listing Broker, ____ Buyer Broker, ____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST