

Executive Summary



PROPERTY SUMMARY

ASKING PRICE: \$1,500,000

LOT SIZE: 4.5 ± AC

BUILDING SIZE: 24,350 SF

CEILING HEIGHT: 24.0 FT

YEAR BUILT: 1992

RENOVATED: 2003

ZONING: M-2

PROPERTY OVERVIEW

SVN/Motleys is proud to make available this 24,350 ± SF Industrial Warehouse/Office Facility on 4.5 ± acres located in Newport News in the Oakland Industrial Park. The property is zoned M-2, Heavy Industrial District. The facility was the former location of Apollo Press Printing Company.

Fully functional warehouse & office - Ready for Owner/User or an Investment Opportunity

Built in 1992, and Renovated in 2003

Two-story Office and one-story Warehouse

26 ± Foot Building Height – Clear Height: 24 ± Feet

The Facility is 100% heated, cooled, and sprinkled

2.25 ± Acres is Classified as "Surplus Land" - Possible Expansion

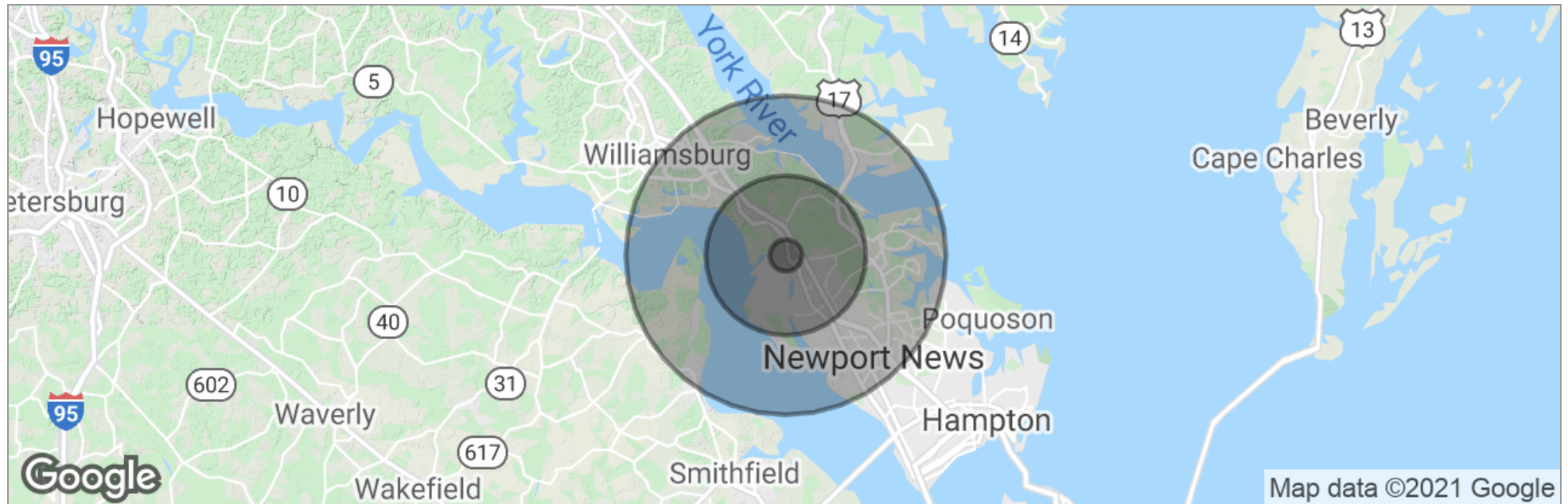
35% Office Space

92 ± Parking Spaces

PROPERTY HIGHLIGHTS

- 24,350 ± SF Industrial Warehouse & Office Facility
- 4.5 ± AC – Zoned M-2
- 24' Ceilings – 4 Overhead Doors – Fully Conditioned
- Former Press / Printing Facility
- Built in 1992 - Renovated in 2003
- Located in the Oakland Industrial Park – Owner/User or Investment Opportunity

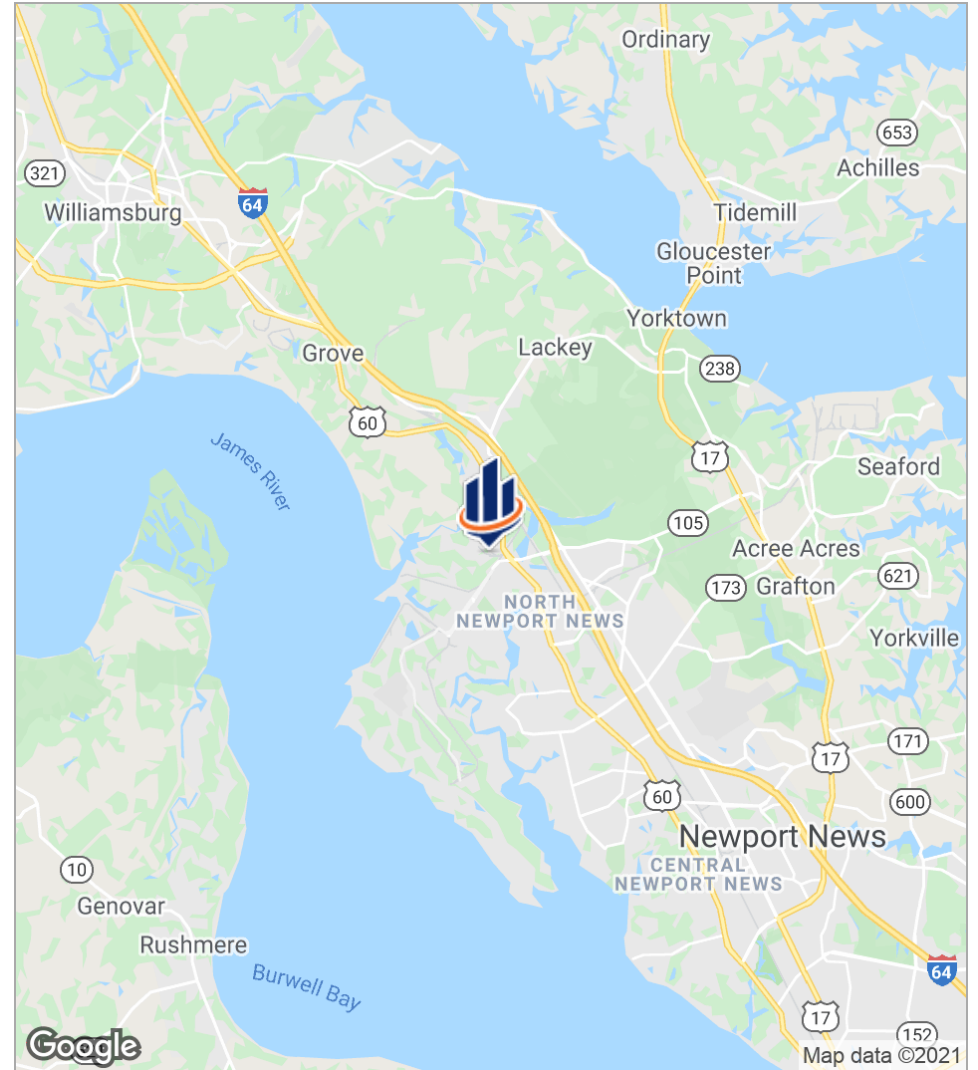
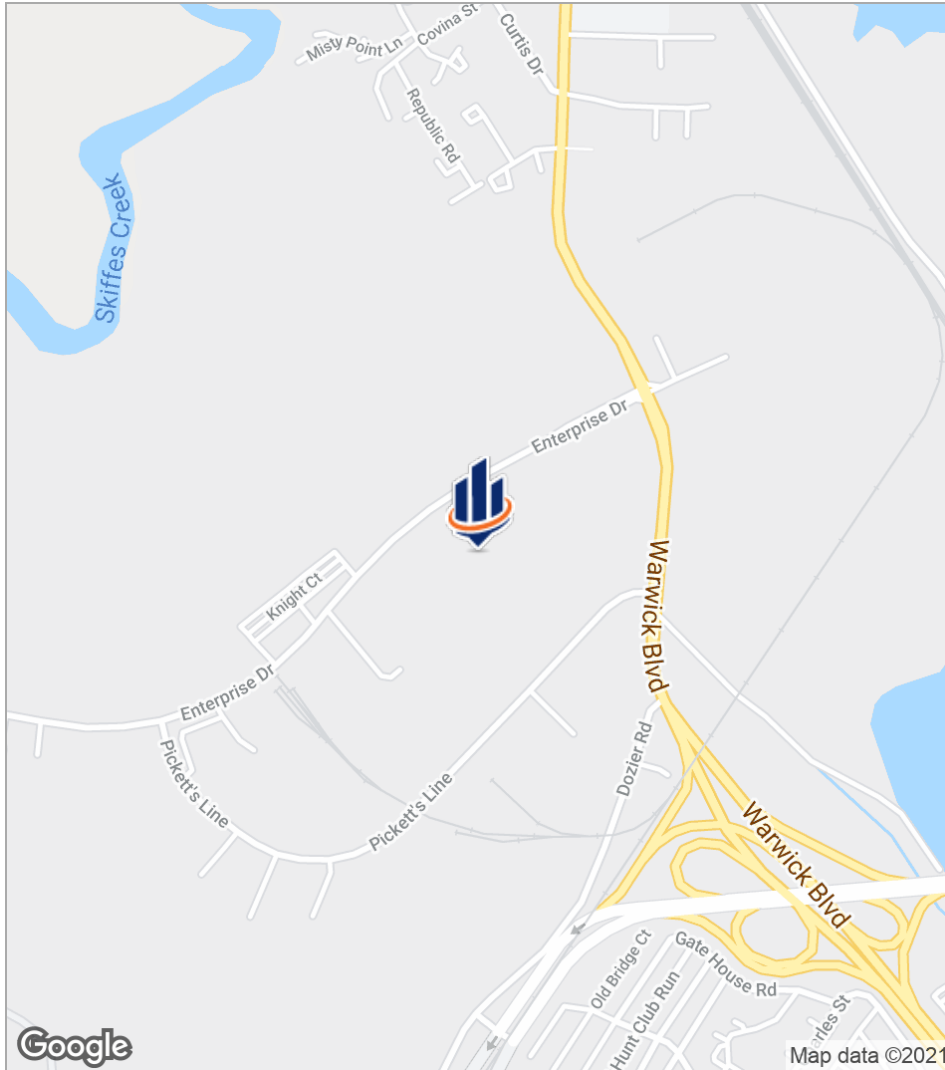
Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	4,031	81,770	208,167
Population Density	1,283	1,041	663
Median Age	28.3	31.7	35.3
Median Age [Male]	28.4	30.8	34.7
Median Age [Female]	29.8	33.0	36.3
Total Households	1,443	29,317	79,476
# of Persons Per HH	2.8	2.8	2.6
Average HH Income	\$58,530	\$62,012	\$72,997
Average House Value	\$185,026	\$203,520	\$278,731

* Demographic data derived from 2010 US Census

Location Maps



24,350 ± SF WAREHOUSE & OFFICE FACILITY – 4.5 ± AC – ZONED M-2 | 270 ENTERPRISE DRIVE NEWPORT NEWS, VA 23603

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Additional Photos



24,350 ± SF WAREHOUSE & OFFICE FACILITY – 4.5 ± AC – ZONED M-2 | 270 ENTERPRISE DRIVE NEWPORT NEWS, VA 23603

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Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



PARID: 033000103

270 ENTERPRISE DR

Owner

Name	APOLLO REALTY L L C,
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Parcel

Property Location	270 ENTERPRISE DR
Parcel ID	033000103
Tax Status	Taxable
Neighborhood	C03OT005 - OAKLAND INDUST PARK
Land Area (acreage)	4.5
Land Use and Zoning Details	Click here for additional details. Click here for City of Newport News Assessor's Web Page

Legal Description

Parcel/Lot:	PARCEL 20 (4.50AC)
Block:	
Subdivision	OAKLAND INDUST PARK
Section:	
Lot Dimensions	

Values

Current Land	283,500
Current Improvements	946,100
Current Total Assessment	1,229,600

Values History

Tax Year	Land	Improvements	Total Assessment
2017	283,500	946,100	1,229,600
2016	270,000	901,000	1,171,000
2015	247,500	901,000	1,148,500
2014	247,500	901,000	1,148,500
2013	247,500	901,000	1,148,500
2012	247,500	998,400	1,245,900
2011	247,500	998,400	1,245,900

Click button below to see expanded Values History

[Generate Report](#)

Sales History

Date	Amount	Buyer	Instrument Number
05/05/2003	\$830,000	APOLLO REALTY L L C	0018060728
09/28/1990	\$162,000	TAKAHA AMERICA CO	0012340995
09/27/1990	\$0	INDUSTRIAL DEVELOPMENT AUTHORITY	0012340881
09/26/1990	\$0	CITY OF NEWPORT NEWS	0012340536

Commercial

Structure Code	INDUSTRIAL
Year Built	1992
Square Footage	24,350
Units (if applicable)	0

Detached Accessory Structures

Structure	Area
PAVING ASPHALT	35000 SQ. FT.

Assessment History

Assessment Date	Total Tax	Tax Rate	Land	Improvements	Total Assessment
07/01/2016	\$15,001.12	\$1.22	283,500	946,100	1,229,600
07/01/2015	\$14,286.20	\$1.22	270,000	901,000	1,171,000
07/01/2014	\$14,011.70	\$1.22	247,500	901,000	1,148,500
07/01/2013	\$14,011.70	\$1.22	247,500	901,000	1,148,500
07/01/2012	\$12,633.50	\$1.10	247,500	901,000	1,148,500
07/01/2011	\$13,704.90	\$1.10	247,500	998,400	1,245,900
07/01/2010	\$13,704.90	\$1.10	247,500	998,400	1,245,900

The City of Newport News Treasurer's Office makes every effort to produce and publish the most current and accurate property tax information possible. No warranties, expressed or implied, are provided for the data herein, for its use, or its interpretation. Neither the City of Newport News nor the Treasurer's office assumes any liability associated with use or misuse of this data.

If you believe any data provided is inaccurate, please inform the Treasurer's office by telephone at (757) 926-8731 or by email to the Treasurer by clicking here treasurer@nnva.gov.

The tax balances on the online search system are maintained on the City's database. The balances may not reflect adjustments or payments that are in transit. Payment made online may not be reflected in online searches for 6-7 business days.

WARNING: Any parcels that have been divided or combined should be investigated by the purchaser to ensure that all taxes and levies are paid on associated parcels.

The below summary reflects Real Estate Taxes, Stormwater Fees, and Liens recorded in the City Treasurer's records. It does not reflect any liens recorded against the property in the Clerk of Courts records.

Summary of Taxes and Fees Due

Tax Year	Type	Cycle	Due Date	Taxes	Fees	Penalty	Interest	Deferred Taxes	Balance Due
2017	RE	01	12/05/2016	\$7,500.56	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.56
2017	SW	01	12/05/2016	\$0.00	\$1,998.68	\$0.00	\$0.00	\$0.00	\$1,998.68
2017	RE	02	06/05/2017	\$7,500.56	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.56
2017	SW	02	06/05/2017	\$0.00	\$1,998.68	\$0.00	\$0.00	\$0.00	\$1,998.68
2016	RE	01	12/05/2015	\$7,143.10	\$0.00	\$714.31	\$594.15	\$0.00	\$8,451.56
2016	SW	01	12/05/2015	\$0.00	\$1,909.85	\$190.99	\$158.86	\$0.00	\$2,259.70
2016	RE	02	06/05/2016	\$7,143.10	\$0.00	\$714.31	\$269.09	\$0.00	\$8,126.50
2016	SW	02	06/05/2016	\$0.00	\$1,909.85	\$190.99	\$71.95	\$0.00	\$2,172.79
2015	RE	01	12/05/2014	\$7,005.85	\$0.00	\$700.59	\$1,418.83	\$0.00	\$9,125.27
2015	SW	01	12/05/2014	\$0.00	\$1,731.60	\$173.16	\$350.68	\$0.00	\$2,255.44
2015	RE	02	06/05/2015	\$7,005.85	\$0.00	\$700.59	\$1,036.67	\$0.00	\$8,743.11
2015	SW	02	06/05/2015	\$0.00	\$1,731.60	\$173.16	\$256.23	\$0.00	\$2,160.99
Total:				\$43,299.02	\$11,280.26	\$3,558.10	\$4,156.46	\$0.00	\$62,293.84

Calculate Payoff Amount for PAST Due Balances

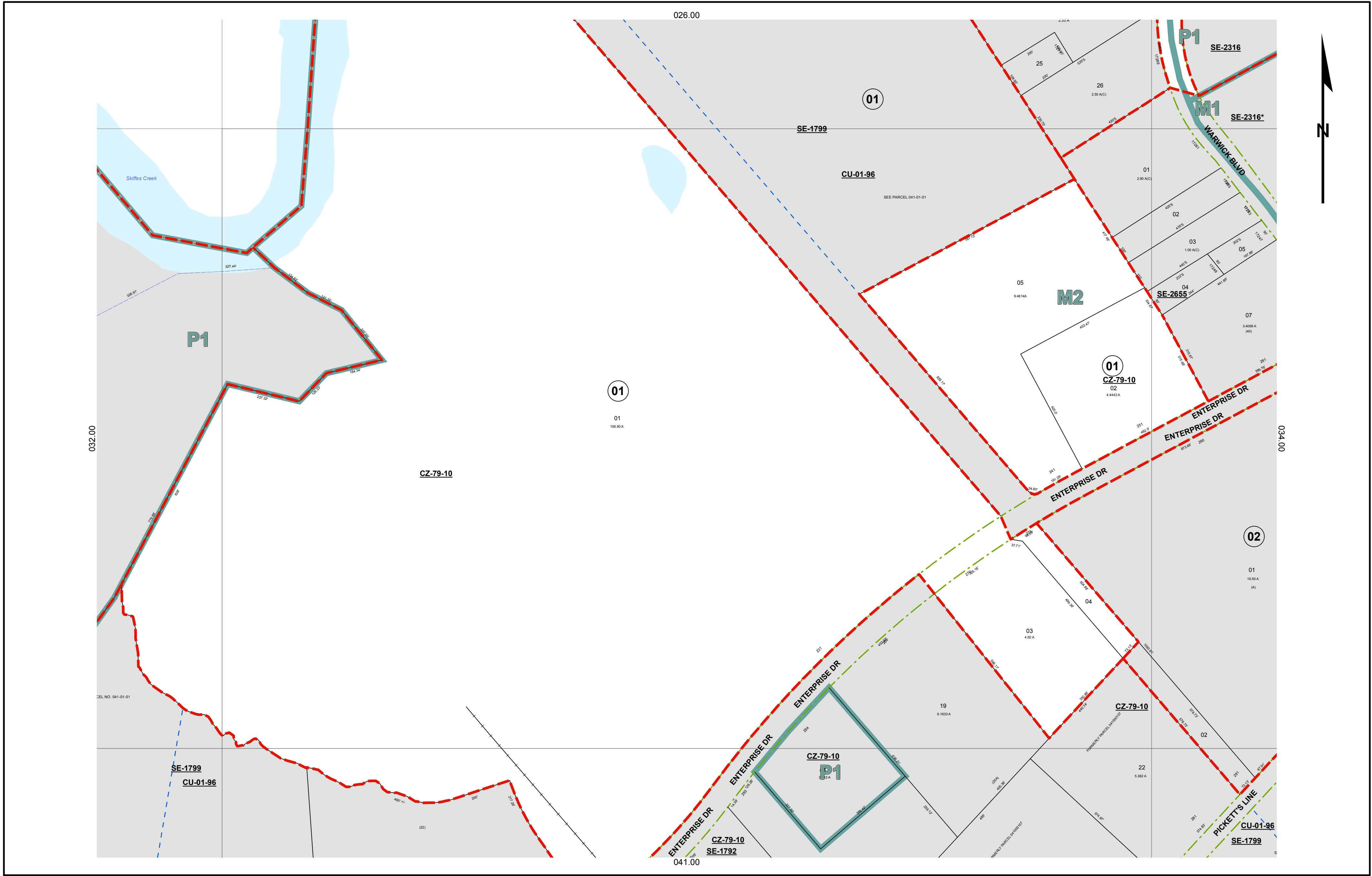
Select Future Payoff Date:



Taxes/Fees Paid (Last 5 Years)

Generate Report

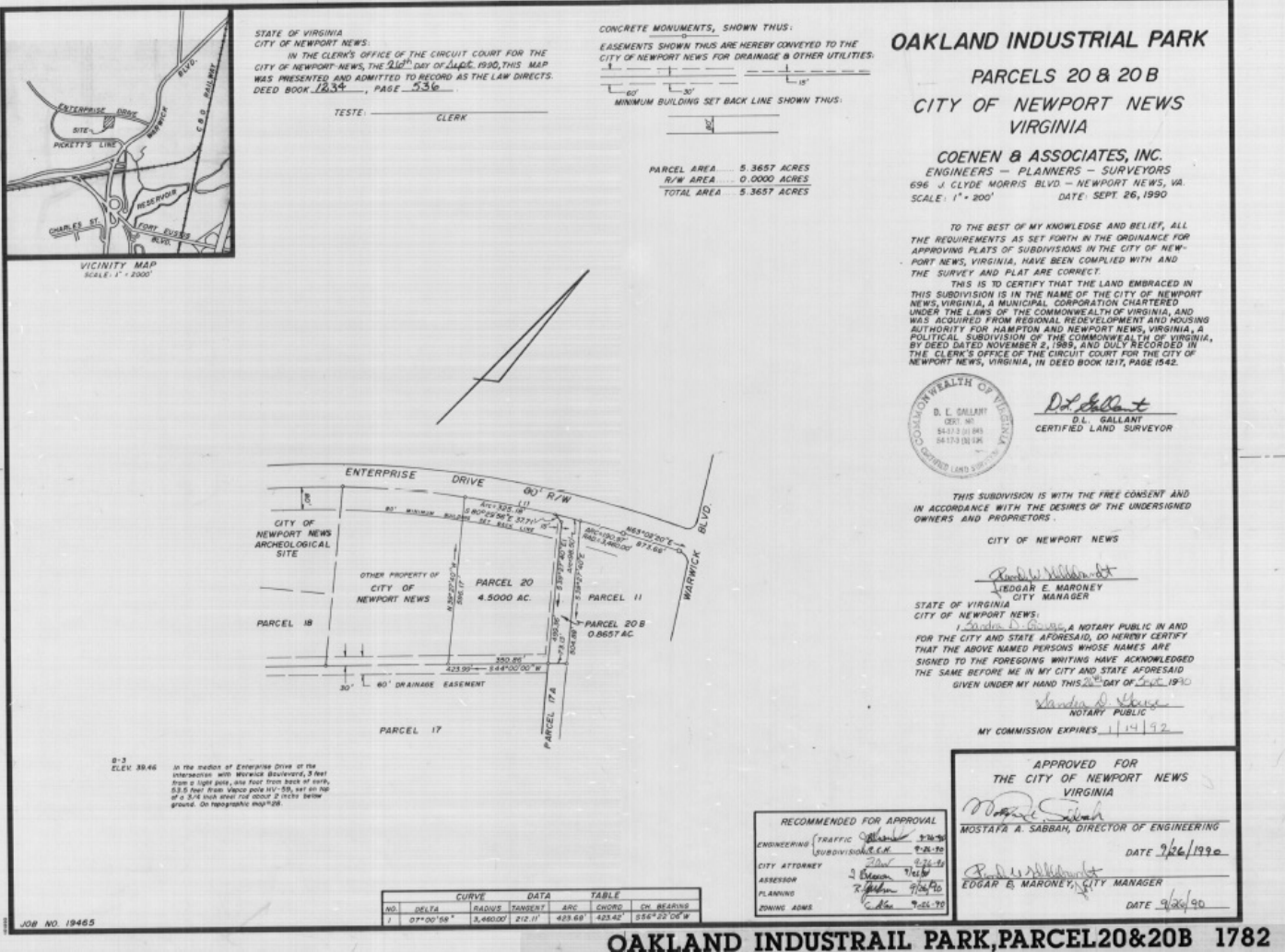
Site Plan





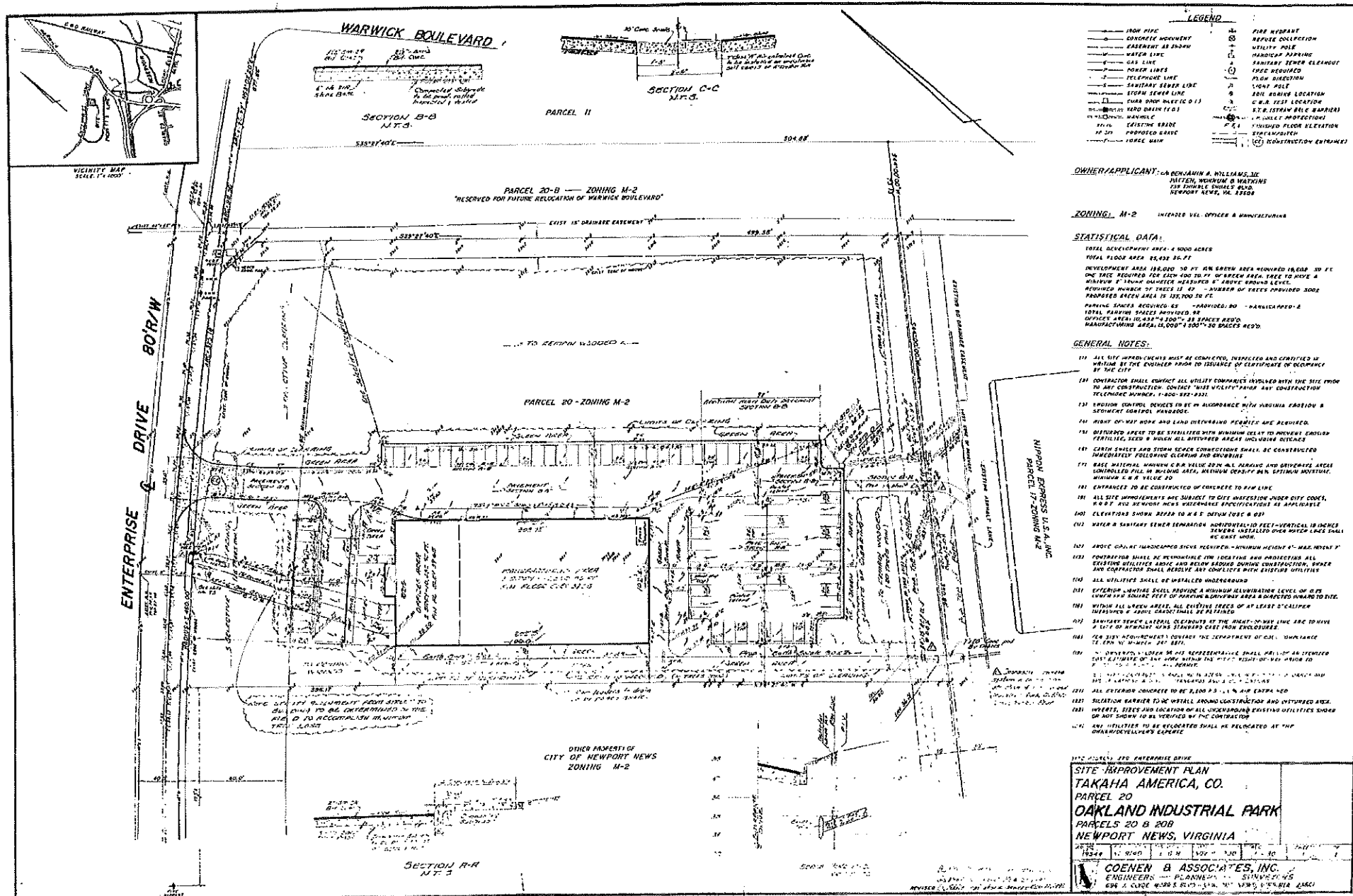
<p>Prepared by</p> <p>DEPARTMENT OF ENGINEERING MAPPING/GIS DIVISION</p> 	<p>Legend</p> <ul style="list-style-type: none">Tax BlockRight of WayPropertyLotTraverseRailroad	<p>Tax Block Number</p> <p>15 Property Number</p> <p>(26) Block Number</p> <p>(34) Subdivision Lot Number</p> <p>Denotes Common Owner</p>	<p>Zoning</p> <p>ADJACENT TAX MAPS</p> <p>CZ-15-001 (Conditional Zoning)</p> <p>CU-15-001 (Conditional Use)</p> <p>SE-0001 (Special Exception)</p>	<p>Lower Jefferson Ave</p> <p>Urban Corridor Overlay District</p> <p>Airport Horizontal Zone</p> <p>Historic District</p> <p>Neighborhood Conservation District</p> <p>Neotraditional Overlay District</p> <p>Oyster Point Urban Core</p>	<p>200 100 0 200 400</p>  <p>SCALE IN FEET</p>	<p>OFFICIAL ZONING MAP</p> <p>ADOPTED BY CITY COUNCIL JUNE 10, 1997</p> <p>CITY OF NEWPORT NEWS, VIRGINIA</p> <p><small>Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.</small></p>	<p>MAP NUMBER</p> <p>033.00</p> <p>Jun 06, 2016</p>

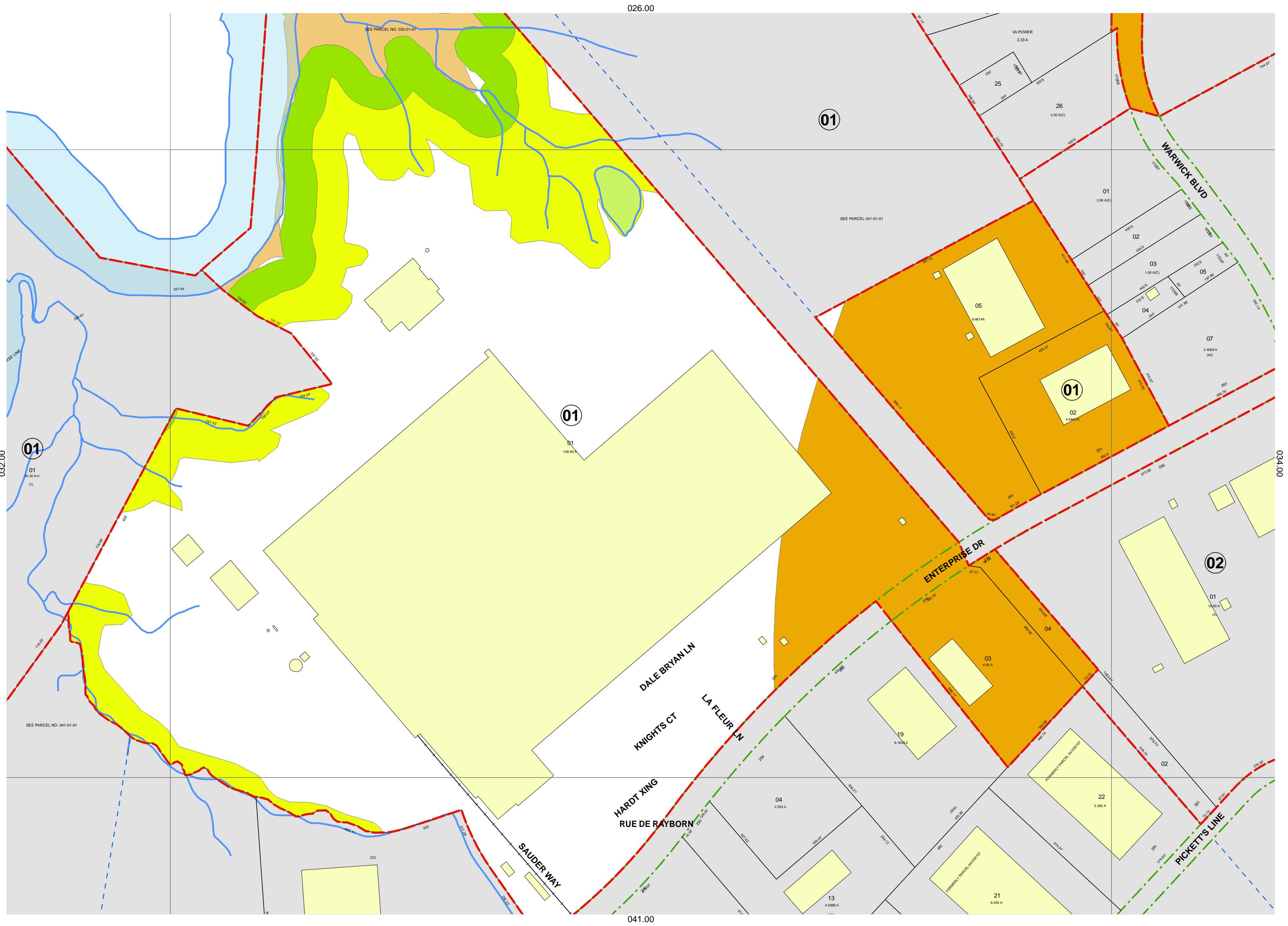
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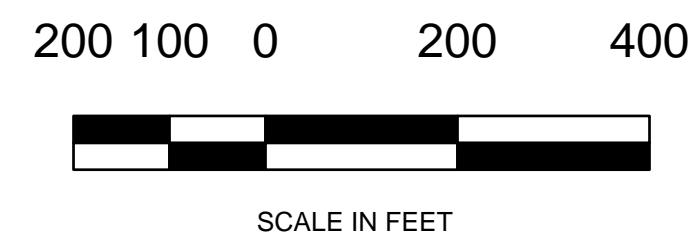
Prepared by
**DEPARTMENT OF ENGINEERING
MAPPING/GIS DIVISION**



Legend

- Tax Block
- Right of Way
- Property
- Lot
- Traverse
- + Railroad
- (02) Tax Block Number
- 15 Property Number
- (34) Subdivision Lot Number
- Z- Denotes Common Owner

- Wetlands
- Shore
- 100 Ft Buffer
- Resource Management Area
- Reservoir Protection Area
- Stormwater Management Area
- IDA
- Adjacent Tax Maps



**CHESAPEAKE BAY REVISED
PRESERVATION AREA MAP**

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MAP NUMBER

033.00

Feb 29, 2016

Disclaimer

Disclaimer | Confidentiality

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.