

A V A I L A B L E

• CLASS 10,000 CLEAN ROOMS •

• 100% CLIMATE CONTROL •



128,795 SQUARE FEET ON 21.799 ACRES

ROANOKE, VIRGINIA

TOTAL SQUARE FEET: 128,795 square feet

MANUFACTURING: 116,795 square feet

OFFICE: 12,000 square feet



DESCRIPTION: Exceptional quality "high tech" manufacturing facility, featuring three, approximately 3000 square feet each, Class 10,000 Clean Rooms. The plant has computerized climate control over temperature, humidity, pressurization, airflow, and is programmable on a room-to-room basis. Approximately 70% of the facility is air-conditioned; capacity exists for 100% coverage with modification of HVAC distribution. The facility was built to minimize vibration and static charge, with an electrically grounded foundation and rebar reinforced non-load bearing interior walls. Expansion on site can accommodate approximately 150,000 square feet.

BASIC DIMENSIONS: Manufacturing: 368' x 312'
Office: 150' x 40'

TOTAL LOT SIZE: 21.799 acres



LOCATION: Center for Industry & Technology Park, Roanoke, Virginia; in the Southwestern part of the state, approximately 6 miles from Interstate 81.

PAVED PARKING AREA: Manufacturing Area: 345 cars
Office Area: 15 cars

CONDITION OF BUILDING: Excellent

DATES OF CONSTRUCTION: 1989 - 70,000 square feet
1994 - 47,000 square feet
1995 - 11,000 square feet

CONSTRUCTION: Floors: 6" reinforced concrete floor slabs with 6x6x10/10 wwm over 4-mil polyethylene barrier and a 4" stone base.
Walls: Decorative split face insulated concrete block exterior. Interior walls are 8" painted concrete block with doorways and corners reinforced with rebar and concrete filled block, or painted drywall over metal studs.
Columns: 8" steel H
Roof: 22 gauge, insulated metal with Bond Cote ballasted single ply membrane system with a reflective coat, over 1 1/2" rigid fiberglass insulation.

OFFICE AREA: 12,000 square foot, 2-story office with 6,000 square feet per floor and a one-ton elevator servicing the second level. The lower level is finished, with four private offices, one 24' x 14' conference room, general clerical areas, office restrooms, plant support restrooms, as well as a main cafeteria, and kitchen area. The second level office area remains open for customized layout.

Additional offices are located within the plant with support restrooms and a second cafeteria.

CEILING HEIGHTS: 16'9" below the main beam
18'9" below the decking
9' to 13' dropped acoustical ceiling tiles, covering approximately 70% of the manufacturing area, which are easily removed.

COLUMN SPACING: 40' x 40'

POWER: Supplied by American Electric Power.
Primary: 34.5KV primary distribution line servicing two, 500KVA each, pad mounted transformers which drops power to 5KV which in turn distributes to five electric rooms with transformers at 480y/277v 3 phase, 4 wire, throughout the plant. All electric switchgear is Square D.



NATURAL GAS:

Supplied by Roanoke Gas Company
4" main
2" line
30-40 P.S.I.

SPRINKLER:

Main Plant: 100% wet system with an 8" complete loop with five onsite hydrants.
Static Pressure: 130 P.S.I.
Residual Pressure: 80 P.S.I.
Flow Rate: 1460 gpm

Materials and Waste Storage Facility: 100% dry system
Static Pressure: 110 P.S.I.
Residual Pressure: 80 P.S.I.
Flow Rate: 1380 gpm

WATER:

Supplied by the City of Roanoke
12" main
8" line

SEWER:

Supplied by the City of Roanoke
8" main

CLIMATE CONTROL:

Johnson Controls Metasys Facility Management System operates across the entire facility controlling humidity, temperature, pressurization and airflow, and is programmable on a room-to-room basis via HVAC ductwork distribution. Building support systems include the following:

Heat: 2-Burnham 200 hp low-pressure water boilers, natural gas fired (capable to being converted to #2 fuel oil) for comfort heating.

Humidification: 2-Clever Brooks 125 hp low-pressure steam boilers for controlled environmental humidity.





AIR COMPRESSORS:

3-Ingersoll Rand reciprocating air compressors: one 125HP and two 75HP.
 1-Ingersoll Rand air dryer, 2-ZEK air dryers, and receiver. The Ingersoll Rand Air compressors currently in place may be removed.

1-Powerex, 5HP air compressor, with 120-gallon storage capacity (part of Johnson Controls Metasys System).

WATER TREATMENT:

Memtek microfiltration system consisting of chemical addition, precipitation and filtration of suspended solids and dissolved metals for process wastewater at 6 gpm.

LIGHTING:

“U” tube and double fluorescent fixtures with electronic ballast and metal halide fixtures.

Air-conditioning: 3-Trane water-cooled screw type Chillers at 300 tons each.
 2-Baltimore Air Cooled cooling towers.
 6-Trane reciprocating chillers at 100 tons each.
 27-Trane roof mounted air handling units.

CLEAN ROOM SPACE:

3-Class 10,000 HEPA filtered clean rooms with plenum walls. Approximately 3,000 square feet each.

HYDRAULIC SUPPLY LOOP:

2-three pump 500 P.S.I. hydraulic systems supported by 300-gallon reservoirs, providing hydraulic power supply to 2-clean rooms.

WATER SOFTENING SYSTEM:

2 water-softening systems, one feeding steam boilers, the other feeding the cooling towers.



COMMUNICATIONS: Fiber optic back bone system throughout the facility. Lucent "Merlin" Telecommunication System - capacity of 200 lines and expandable.

ALARM SYSTEM: An ADT security system for plant entrances, with control over the fire alarm sub-system monitoring heat and smoke detectors, risers and pressure intake valves.

TRUCK LOADING: North: 1-8'x10' overhead rollup drive in door with an exterior dock platform.
1-8'x10' overhead rollup drive in door.
1-8'x10' overhead rollup tailgate loading door with bumper pads, dock seals, and manual load leveler.
1-8'x 8' overhead rollup tailgate loading door with bumper pads, dock seals and manual load leveler.
1-8'x 8' overhead rollup tailgate loading door.

South: 1-8'x8' door which opens to a covered and ramped loading platform with one manual load leveler.

MATERIALS AND WASTE STORAGE FACILITY:

3,000 square feet materials and waste storage facility, separate from the main plant, located to the rear of the building. It has concrete containment lips on the floor, dry sprinkler system, tractor and tow motor court and a flammable storage room with blowout walls and explosive fixtures.

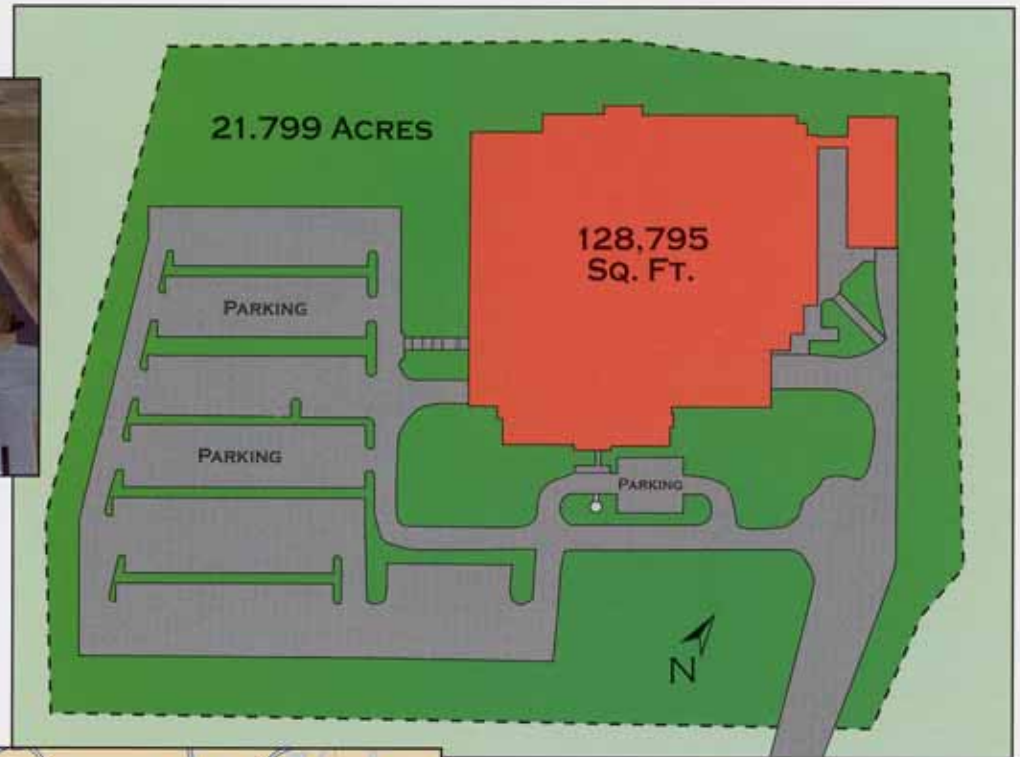
Truck Loading: 1-8'x10' overhead rollup tailgate loading door with bumper pads and a manual load leveler.
1-6'x8' overhead rollup drive in door.
1-8'x10' overhead rollup drive in door.

ZONING: Industrial

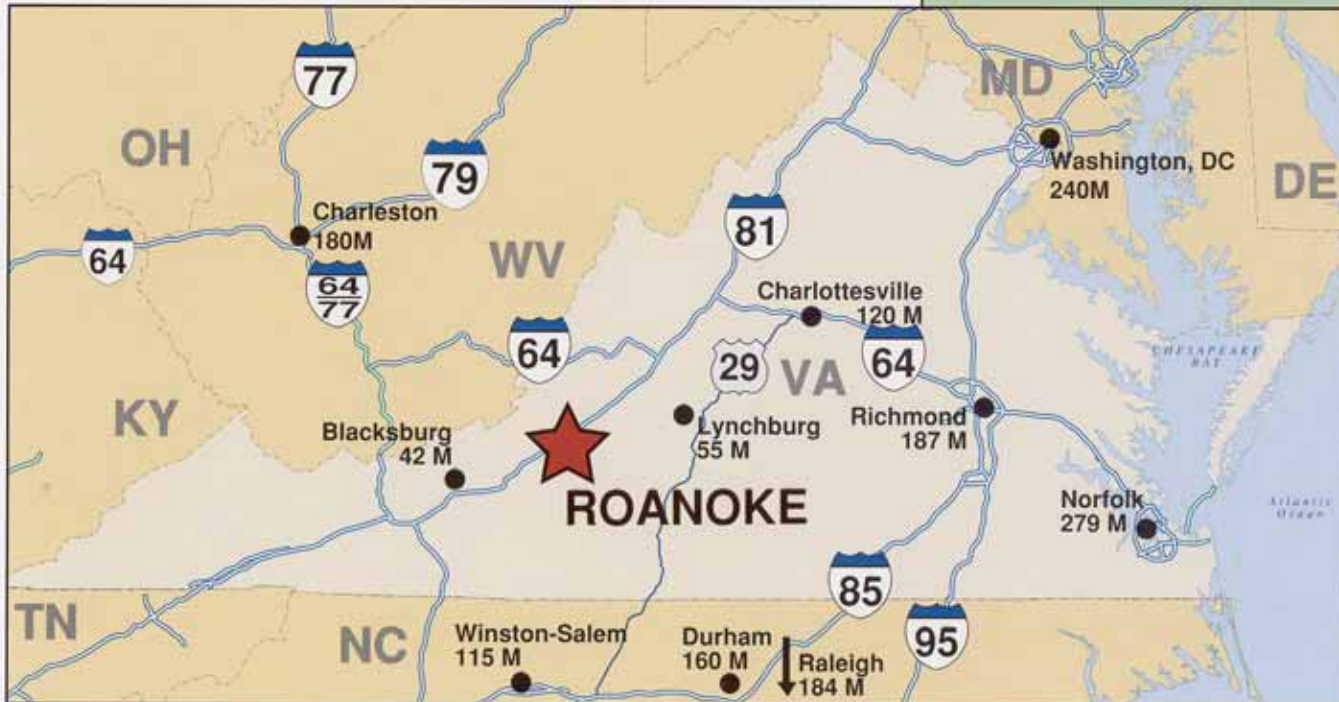
LAST USE: Manufacturing of ceramic chip capacitors.

POSSESSION: June 2002





AREA MAP



PROPERTY PLAN



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