

# Wise County Manufacturing Building Wise, Virginia



**SIZE:** 93,185 Square feet  
51,200 manufacturing  
36,000 warehouse & finished office space

**BASIC DIMENSIONS:** Mfg 160'x320'

**LOT SIZE:** 13.737 acres

**PARKING:** 200 spaces

**DATES OF CONSTRUCTION:** 1993 & 1996

**CONSTRUCTION:**

Walls: 8' split face cinderblock and 16' to 18' insulating metal

Floor: 4"-6" reinforced concrete

Roof: Insulated standing seam metal

Ceiling: 16'-20'

Bay Spacing: First section: 32'x40'; second section: 30'x50'

Doors: Drive-in doors: one 14'x20' and one 10'x10'; Eight 8'x8' dock doors with levelers, lights and seals

Fire Protection: 100% wet sprinkler system

Zoning: M-2

**POWER:**

Source: Old Dominion Power  
277/480 phase

**TELECOMMUNICATIONS:** Verizon Virginia  
Fiber optics on site

**WATER:** Wise County PSA  
8" main; 4.5 million gpd capacity

**SEWER:** City of Norton  
8" main; 4.1 million gpd capacity

**NATURAL GAS:** Amvest  
4" main

**REGIONAL LABOR FORCE:**

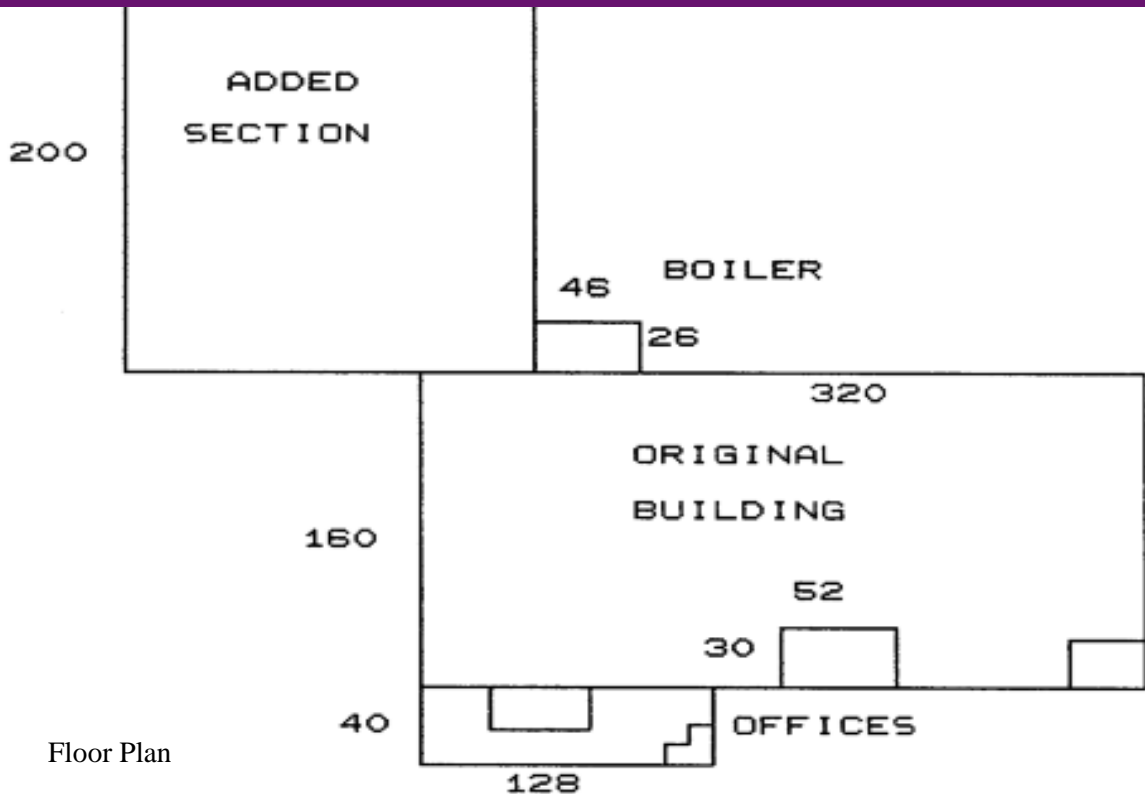
Civilian labor force: 84,081

Employment: 79,979

Unemployed: 4,102 (3.8%-6.3%)

VEC Active Applicants: 16,310

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**LOCATION:** Site adjacent to U.S. 23 and within 50 miles of Interstate 81 • 120 miles to I-64

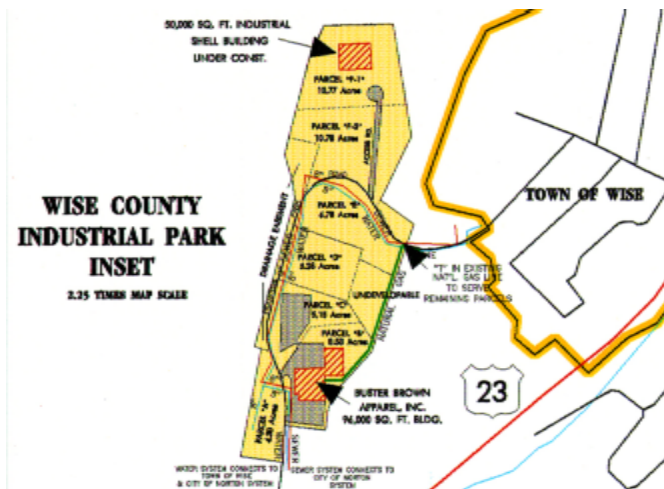
**AIRPORTS:** Commercial: Tri-Cities Regional Airport, Blountville, TN (60 miles)

General Aviation: Lonesome Pine Airport, Wise, VA (10 miles; 5,400 ft. runway)

**PORTS:** Site is 7 hours from the Port of Charleston, SC

**TRUCKING:** Sample of the 22 firms serving the site: Estes Express, Roadway Express, ARA/Smith's

**OVERNIGHT SERVICE:** United Parcel Service, Federal Express, RPS and Purolator Courier



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