

FOR SALE: \$135,000

FOR LEASE: \$7.20/SF Modified Gross



Brooks Real Estate, Inc.

**8105 Richmond Road - Unit 202
Toano, VA 23168**



PROPERTY INFORMATION:

**Unit #202 Condominium
Toano Business Center Building #2
2,000 SF (300 SF office space/1,700 SF warehouse)
Separate Front Office and Reception area
Zoning: M1 Limited Business/Industrial**

FEATURES:

**20-foot ceilings
Roll up garage door in rear (10 ft wide x 14 ft height) at grade level
Heated warehouse space
Heated and cooled office space
Richmond Road Signage**

AREA:

**Sought after central location for either industrial, commercial, or retail
34 minutes from Williamsburg Newport News airport
35 minutes from Richmond International airport**



PROPERTY FLYER

DETAILS

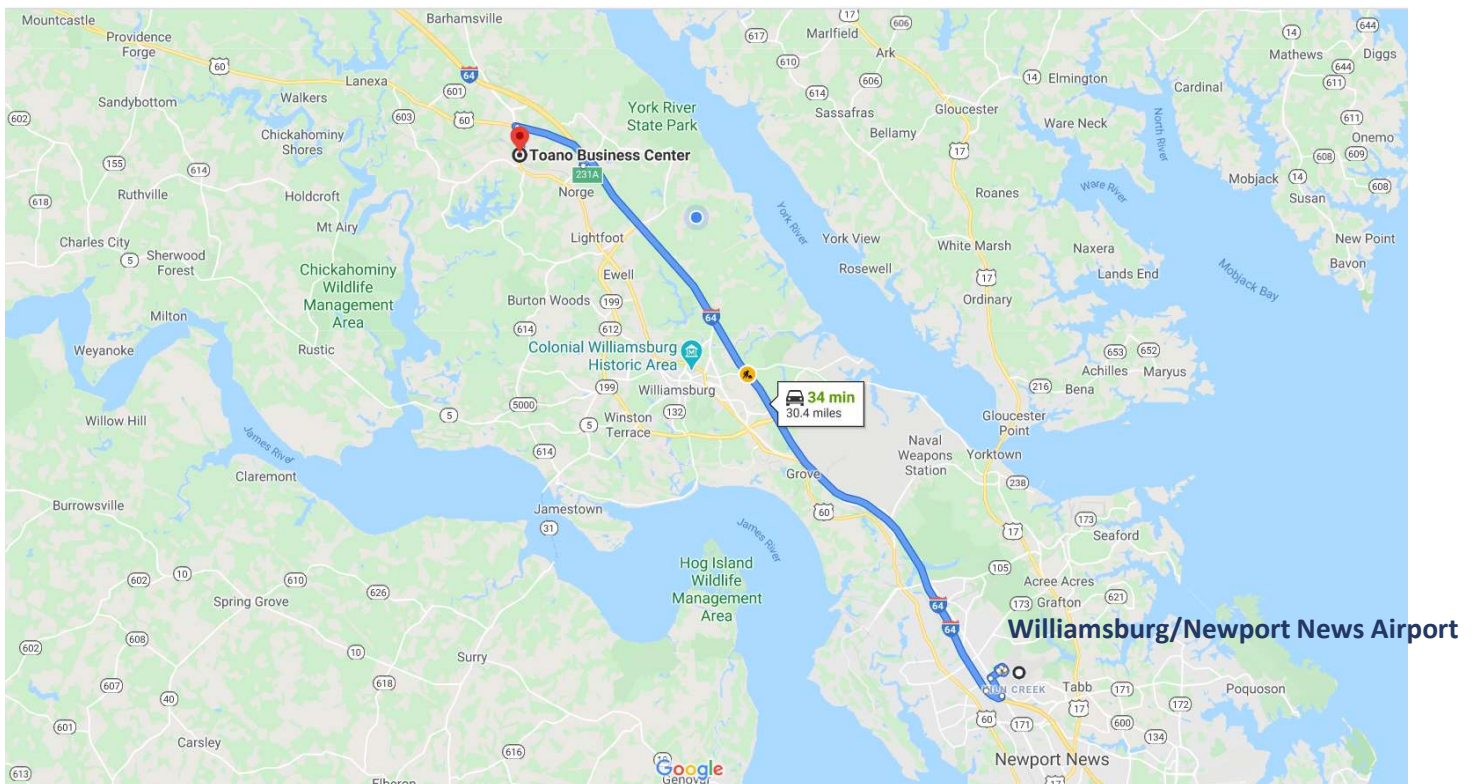
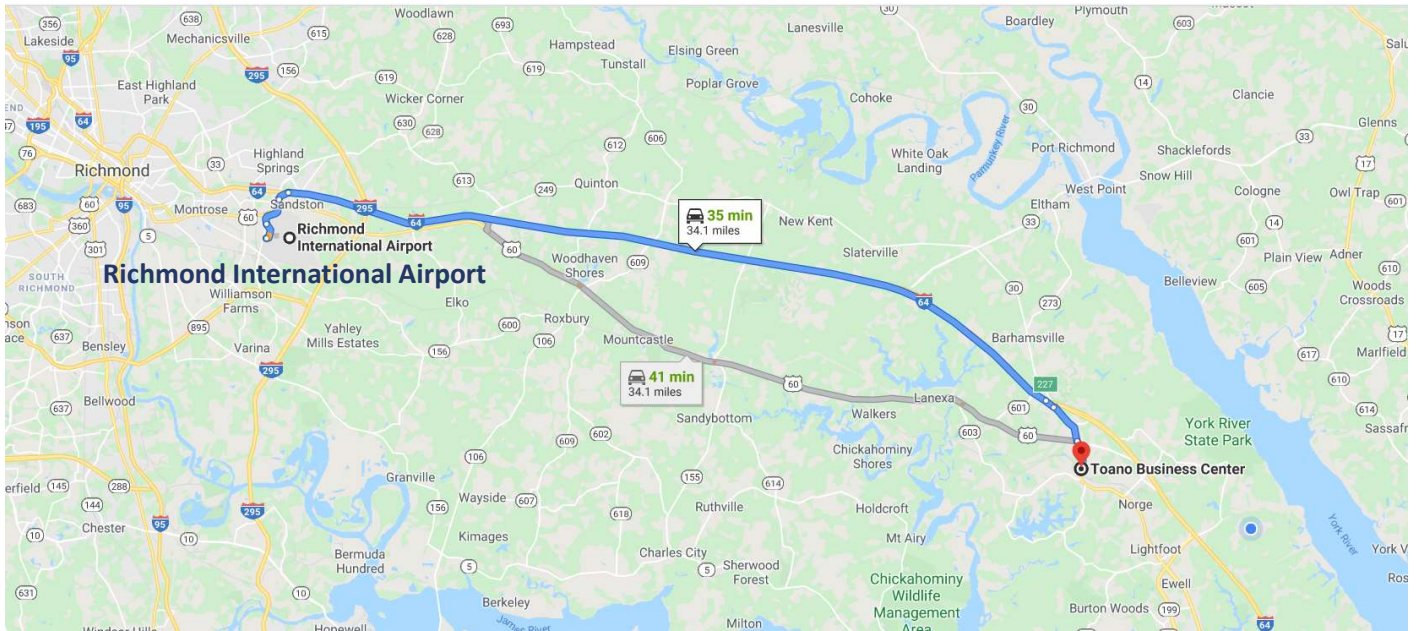
FOR SALE/LEASE 8105 Richmond Road – Unit 202 Toano, VA 23168

- Location:** Unit 202 - Toano Business Center. 8105 Richmond Road, Toano, VA 23168
James City County
- Ownership Type:** Condominium
- Description:** Centrally located in Toano VA. Toano Business Center is convenient to Williamsburg and about 35 minutes to Richmond International Airport. The center features a combination of office/warehouse space in a setting designed for small to mid-size commercial, industrial and/or retail businesses.
- Year Built:** 1999
- Zoning:** M1 Limited Business/Industrial. See attached zoning matrix for permitted uses.
- Size:** 2,000 Square Feet total
Reception Area: 14 ft x 12 ft (168 Square feet)
Front Office: 11 ft x 12 ft (132 square feet)
Warehouse: 25 ft x 68 ft (1,700 square feet)
- Sale Price:** **\$135,000 (\$67.50/SF)**
- Lease Rate:** **\$1,200/month (\$7.20/SF per year)**
- Parking:** 2 spaces in front
Open parking in rear
- Transportation:** 3.7 miles to Interstate I-64
30 miles to Newport News-Williamsburg International Airport
36 miles to Richmond International Airport

*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.*

PROPERTY FLYER

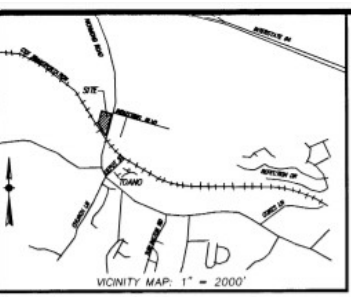
TRANSPORTATION



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PROPERTY FLYER

UNIT LOCATION



I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE CODE OF VIRGINIA OF 1960, AS AMENDED 55-79.58, AND I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED ON SAID PLANS, PURSUANT TO THE CODE OF VIRGINIA 55-79.58B, HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *Gary C. Thomas*
GARY C. THOMAS, L.L.S.



PLAT OF
TOANO BUSINESS CENTER
A CONDOMINIUM
JRS ASSOCIATES L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
JAMES CITY COUNTY, VIRGINIA

DATE: 6/17/04 SHEET 1 OF 2 SCALE: 1" = 50'
PROJECT NO: 04-322 DRAWN BY: BSH

THOMAS LAND SURVEYING, P.C.
SURVEYORS-GPS-PLANNERS
11830-A CANON BOULEVARD
NEWPORT NEWS, VIRGINIA 23606
(757) 873-2770

DATE: REVISED 8/18/04 ADDED UNIT DETAIL
DATE: REVISED 8/18/04 ADDITIONAL UNIT DETAIL
DATE: REVISED 9/08/04 CHANGE UNIT NUMBERING

THIS PLAT SHALL BE PART OF THE DOCUMENTATION FOR THE DECLARATION OF CONDOMINIUM DATED THE 14TH DAY OF SEPTEMBER, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA INSTRUMENT # _____

PLAT OF TOANO BUSINESS CENTER A CONDOMINIUM FOR JRS ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.

THE PROPERTY CONTAINED WITHIN THE LIMITS OF THIS CONDOMINIUM WAS CONVEYED TO TOANO BUSINESS CENTER RECORDED AS INSTRUMENT #02013460, DATED 2/15/02, IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

TOTAL AREA ENCOMPASSED = 7,269 ACRE.

ALL STREETS ARE PRIVATE AND ARE COMMON ELEMENTS.

NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR INGRESS AND EGRESS BETWEEN U.S. HIGHWAY ROUTE 60 (RICHMOND ROAD) AND PARCELS "A" AND "B", INSTRUMENT NO. 980005969.

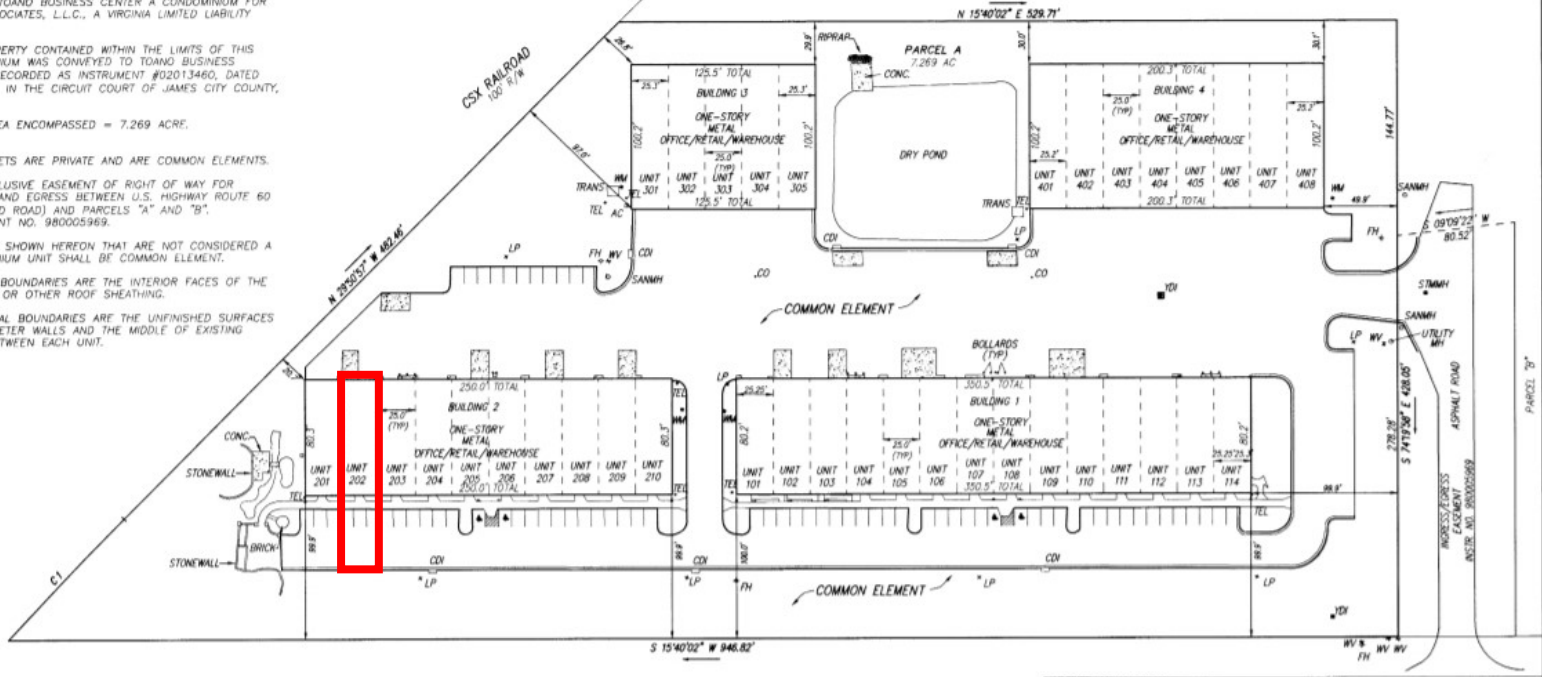
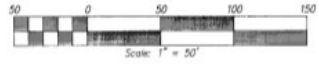
ALL AREA SHOWN HEREON THAT ARE NOT CONSIDERED A CONDOMINIUM UNIT SHALL BE COMMON ELEMENT.

VERTICAL BOUNDARIES ARE THE INTERIOR FACES OF THE PLYWOOD OR OTHER ROOF SHEATHING.

HORIZONTAL BOUNDARIES ARE THE UNFINISHED SURFACES OF PERIMETER WALLS AND THE MIDDLE OF EXISTING WALLS BETWEEN EACH UNIT.

COMMON ELEMENT SHOWN HEREON ARE APPROXIMATE AND SHALL BE CONSISTENT WITH DECLARATION OF CONDOMINIUM.

| NUMBER | RADIUS | ARC | DELTA | TANGENT | CHORD BEARING | CHORD |
|--------|---------|--------|-----------|---------|---------------|--------|
| CT | 2821.43 | 175.23 | 69°26'24" | 57.62 | N 31°01'09" W | 175.22 |



STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE JAMES CITY COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 15TH DAY OF Sept. 2004 AT 2:27 PM

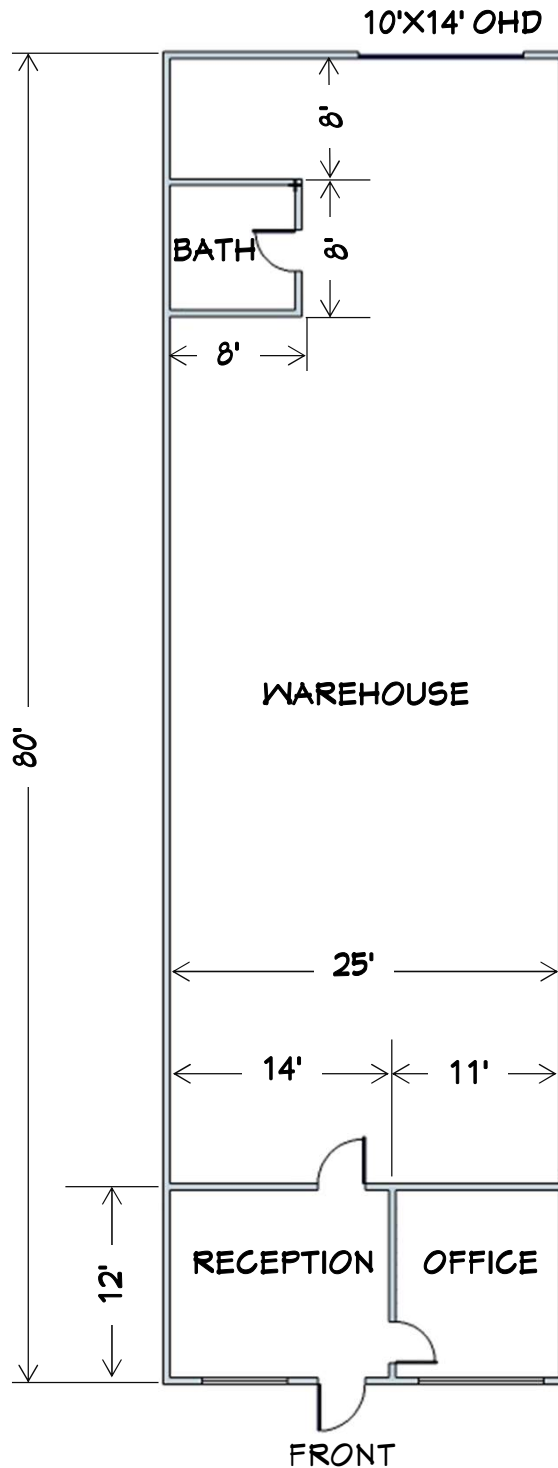
INSTRUMENT # 040023345

TESTES: *Betsy S. Woolridge, Clerk*
Cora Ann Hallman, Deputy Clerk

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PROPERTY FLYER

FLOOR PLAN - 8105 Richmond Road Unit 202



For Illustration purposes only

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PROPERTY FLYER

PERMITTED USES*

| Use Category | Use List | Permitted Uses | Specially Permitted Uses |
|--------------|--|----------------|--------------------------|
| Residential | An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property | P | |
| Commercial | Accessory uses and structures as defined in section 24-2 | P | |
| | Adult day care centers | P | |
| | Antique shops | P | |
| | Arts and crafts, hobby and handicraft shops | P | |
| | Auction houses | P | |
| | Bakeries or fish markets | P | |
| | Banks and other financial institutions | P | |
| | Barber shops and beauty salons | P | |
| | Business and professional offices | P | |
| | Catering and meal preparation | P | |
| | Child day care centers | P | |
| | Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property) | P | |
| | Convenience stores; if fuel is sold, then in accordance with section 24-38 | | SUP |
| | Convention centers | P | |
| | Courier services | P | |
| | Data processing centers | P | |
| | Drug stores | P | |
| | Dry cleaners and laundries | P | |
| | Farmer's market | P | |
| | Fast food restaurants | | SUP |
| | Feed, seed and farm supply stores | P | |
| | Firearms sales and service | P | |
| | Firing and shooting ranges (limited to a fully enclosed building) | P | |
| | Funeral homes | P | |
| | Gift and souvenir stores | P | |
| | Grocery stores | P | |
| | Health and exercise clubs, fitness centers | P | |
| | Heliports, helistops and accessory uses | | SUP |
| | Hospitals | | SUP |
| | Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest | P | |
| | Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls | P | |
| | Indoor sport facilities, including firing and shooting ranges | P | |
| | Indoor theaters | P | |
| | Janitorial service establishments | P | |
| | Kennels and animal boarding facilities | P | |
| | Laboratories, research and development centers | P | |
| | Laser technology production | P | |
| | Limousine services (with maintenance limited to a fully enclosed building) | P | |
| | Lodges, civic clubs, fraternal organizations and service clubs | P | |
| | Lumber and building supply (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property) | P | |
| | Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet) | P | |
| | Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38 | P | |
| | Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution | P | |

PROPERTY FLYER

PERMITTED USES*

| Use Category | Use List | Permitted Uses | Specially Permitted Uses |
|--------------|--|----------------|--------------------------|
| | Medical clinics or offices, including emergency care and first aid centers | P | |
| | Mobile Food Vending Vehicles in accordance with section 24-49 | P | |
| | Museums | P | |
| | New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet) | P | |
| | Nursing homes | | SUP |
| | Nurseries | P | |
| | Off-street parking as required by article II, division 2 of this chapter | P | |
| | Office supply stores | P | |
| | Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks | | SUP |
| | Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors | | SUP |
| | Parking lots, structures or garages | P | |
| | Pawnshops | | SUP |
| | Payday/title loan establishments | | SUP |
| | Pet stores and pet supply sales | P | |
| | Photography, artist and sculptor stores and studios | P | |
| | Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property) | P | |
| | Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments | P | |
| | Private streets within "qualifying industrial parks" in accordance with section 24-62 | P | |
| | Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height | P | |
| | Research, development and design facilities or laboratories | P | |
| | Restaurants, tea rooms, coffee shops, and taverns, not to include fast food restaurants | P | |
| | Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods | P | |
| | Retail food stores | P | |
| | Security service offices | P | |
| | Small-scale alcohol production | P | |
| | Tattoo parlors | | SUP |
| | Taxi service | P | |
| | Theme parks greater than 10 acres in size | | SUP |
| | Truck stops; if fuel is sold, then in accordance with section 24-38 | | SUP |
| | Truck terminals; if fuel is sold, then in accordance with section 24-38 | | SUP |
| | Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by landscaping and fencing with a maximum height of 12 feet) | P | |
| | Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing with a maximum height of 12 feet) | P | |
| | Vehicle rentals | P | |
| | Vehicle service stations; if fuel is sold, then in accordance with section 24-38 | P | |
| | Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise) | P | |
| | Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property) | P | |
| | Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet | P | |
| | Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more | | SUP |
| | Water well drilling establishments | P | |
| | Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet) | P | |

PROPERTY FLYER

PERMITTED USES*

| Use Category | Use List | Permitted Uses | Specially Permitted Uses | |
|--|--|----------------|--------------------------|-----|
| Civic | Fire stations | P | | |
| | Governmental offices | P | | |
| | Libraries | P | | |
| | Nonemergency medical transport | P | | |
| | Places of public assembly | P | | |
| | Post offices | P | | |
| | Schools | | | SUP |
| Utility | Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi- antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter. | P | | |
| | Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter. | | SUP | |
| | Communications facilities (public or private), including, but not limited to, antennas, towers, and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter. | P | | |
| | Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more | | | SUP |
| | Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit | | | SUP |
| | Telephone exchanges and telephone switching stations | P | | |
| | Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit | | | SUP |
| | Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit: | | | SUP |
| | (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and | | | |
| | (b) Distribution lines and local facilities within a development, including pump stations | | | |
| Open | Timbering, in accordance with section 24-43 | P | | |
| Industrial | Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property) | P | | |
| | Industrial dry cleaners or laundries | P | | |
| | Industrial or technical training centers or schools | P | | |
| | Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps | P | | |
| | Manufacture and bottling of soft drinks, water and alcoholic beverages | P | | |
| | Manufacture and processing of textiles and textile products | P | | |
| | Manufacture and storage of ice, including dry ice | P | | |
| | Manufacture, assembly, or fabrication of sheet metal products | P | | |
| | Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone | P | | |
| | Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products | P | | |
| | Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals | | | SUP |
| | Manufacture of cans and other products from previously processed metals | P | | |
| | Manufacture of carpets and carpet yarns | P | | |
| | Manufacture of furniture | P | | |
| | Manufacture of glass and glass products | P | | |
| | Manufacture of pottery and ceramic products using kilns fired by gas or electricity | P | | |
| | Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment | P | | |
| | Manufacture or assembly of electronic instruments, electronic devices or electronic components | P | | |
| | Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment | P | | |
| | Manufactured home or mobile home sales | P | | |
| | Petroleum storage and retail distribution | | | SUP |
| | Processing, assembly and manufacture of light industrial products or components (with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect) | | | SUP |
| | Propane storage, distribution or sale | | | SUP |
| | Recycling center or plant | P | | |
| | Resource recovery facilities | | | SUP |
| Solid waste transfer stations and container sites, public or private | | | SUP | |
| Waste disposal facilities | | | SUP | |



PROPERTY FLYER

CONTACT INFORMATION

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Jim Kourmadas

Coldwell Banker Commercial/Brooks Real Estate

4071 Ironbound Road | Williamsburg, VA 23188

708-476-1995

jimk@cbwilliamsburg.com

<https://brooks-re.com/>

