



D'Marie's Furniture

Warehouse for Sale



Presented by:

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Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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D'Maries

6136 Jefferson Davis Highway

Project:

After more than 40 years in business, D'Marie's Furniture has closed its doors. The property is comprised of a commercial building with approximately 27,205 square feet of warehouse in two buildings, along with an additional residential house of approximately 1,800 square feet, and a maintenance building of 600 square feet.

Location:

The building is located at 6136 Jefferson Davis Highway in Thornburg, Virginia. It is .75 miles South of the intersection of Route 606 (Mud Tavern Road) and I-95, on the west side of Route 1.

Property Description:

The property contains two large commercial warehouses, a maintenance building and one residential house on 4.0 acres.

Building "A": is approximately 10,000 square feet of building area being 240 feet long and 42 feet wide. The space in Building A is approximately 9' clear of joists. Roof is standing seam metal roof with blown-on insulation on one half and batt insulation on the second half. The building has an 10 x 10' foot wide roll up door on the southwest side of the building with an area that can be used for a dock and an at-grade 10 x 10 roll up door at the north end of the building.

There are two pedestrian doors on the east side of the building, one 6' x 6' 8" wide opening and one 3.0' door. There is also a passage way on the back half of the front building that connects buildings A & B together. The front half of Building A, approximately 4,000 square feet is heated with oil heat. The furnace was installed in 2013 and is currently set for 120,000 BTU with max capacity of 151,000 BTU.

Building "B": is approximately 10,000 square feet of building area being 100 feet wide and 100 feet long. That space in Building B is currently 9' clear with a second floor for storage and two stair cases for access of approximately 7,205 square feet. If the second floor is removed, the space can be 15' foot clear of the joists. There is no insulation in Building B. This building has one 10 x 10 roll up door and a pedestrian door that leads to a 20 foot wide dock area on the south side of the building. There is also an at-grade 10 x 10 roll up door and pedestrian door on the north side of the building. The pedestrian door on the north side leads to the maintenance building. Air flow for building B is through an attic fan at the apex of the roof on the east side of the building.

Building “C”: a (Maintenance Building) and has a building area of 600 square feet being 40’ long and 15’ wide. The building has one pedestrian door on the south side of the building and a barn style 10 foot wide sliding door on the east side of the building.

Each of these three buildings consist of a poured concrete slab, wood framed walls with metal panels and roof trusses and a standing seam metal roof. The slab is a minimum 4” thick.

House: Currently used as a residence. This approximately 1,800 square foot house sits on a crawl space. It has three bedrooms with one and one-half baths. There are also two closed-in screen porches, one on the front (east side) and one on the back (west side). Being a one story house, it could be converted for office use. The house is heated with propane and cooled with window mounted air conditioning units.

Utilities: All utilities are available to the building, excluding natural gas.

Parking: Adequate parking both in front and in the rear of the building.

Loading: One loading dock in each building and one drive up door in each building.

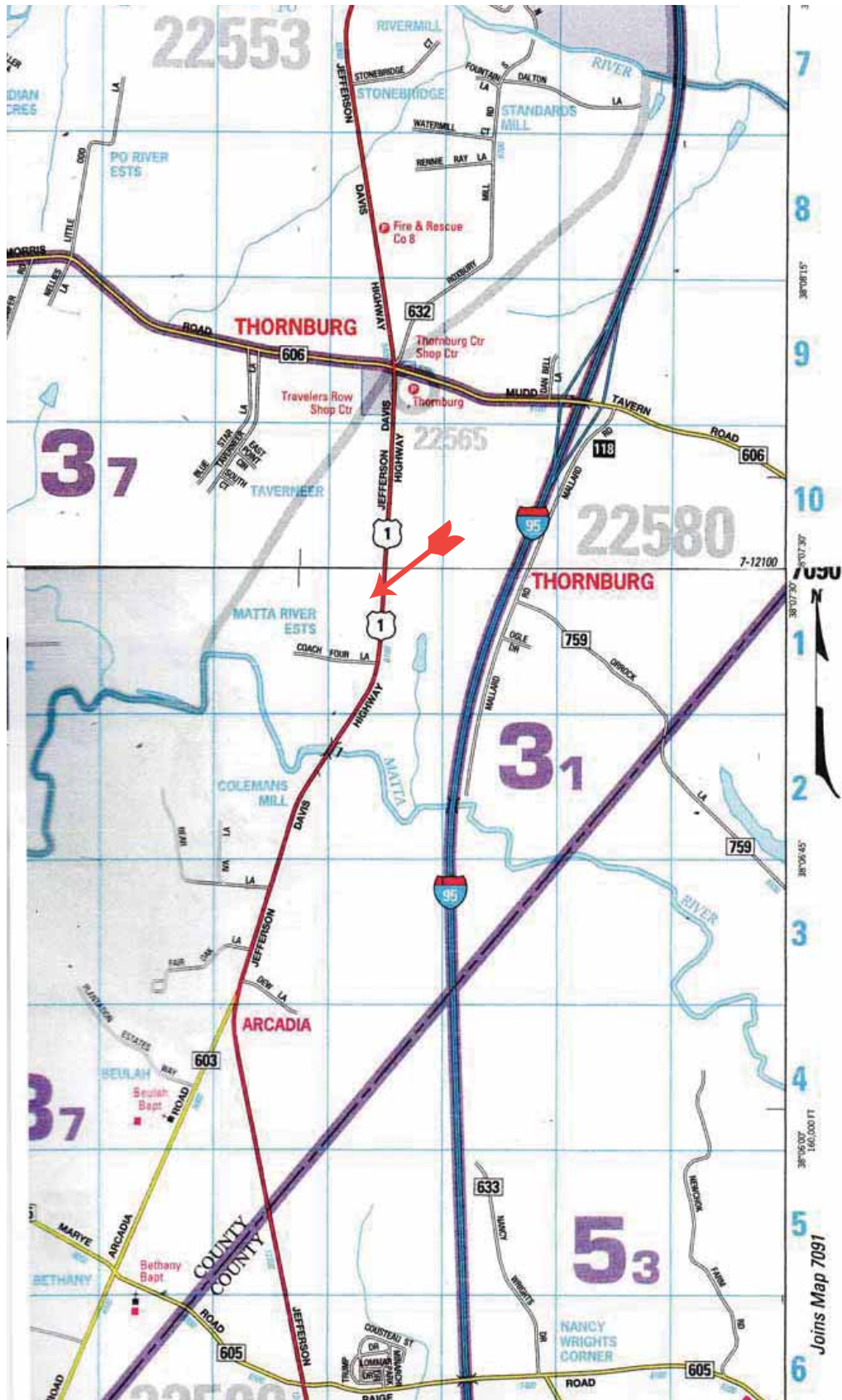
Zoned: C-3 Heavy Commercial (see attached zoning sheet)

Price: Seven hundred ninety-nine thousand dollars (\$799,000.00)

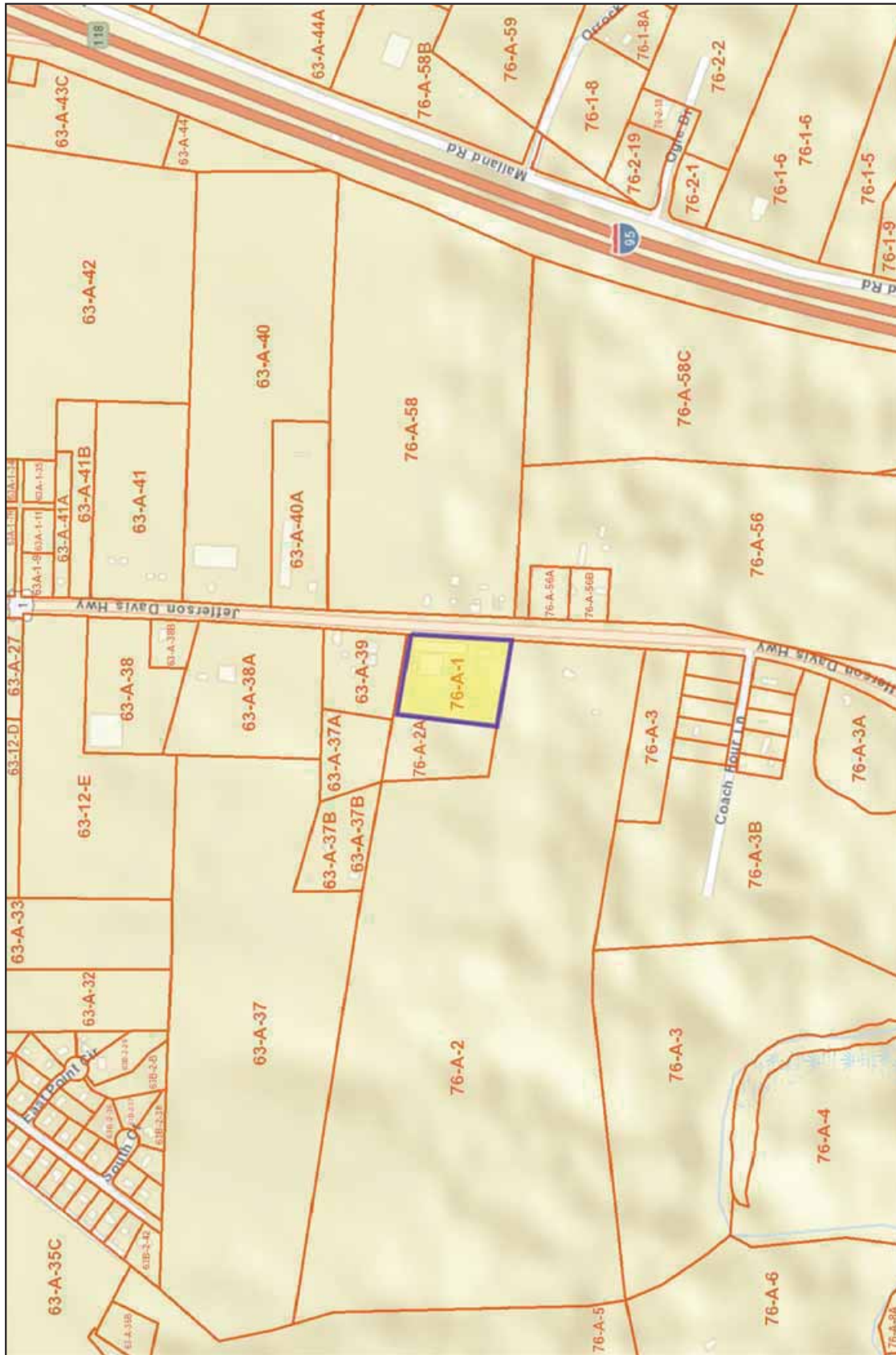
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Area Map Location

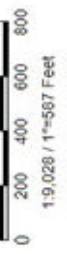


Map Location



Title:

DISCLAIMER: The geographic data you are about to access are electronic public records as defined by the Code of Virginia, § 2.2-3704. This information is made available as a public service. Spotsylvania County assumes no responsibility for any action or actions taken by users of this information. Spotsylvania County shall not be liable to the user or to any other person for the use or misuse of this data. This information 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. If you believe any data provided is inaccurate, please inform the GIS Division by e-mail at gis@spotsylvania.va.us



Tax Map

Exhibit A



"JEFFERSON DAVIS"
"HIGHWAY"
"U.S. ROUTE 1"
(NO RIGHT OF WAY)



DEED BOOK 1316, PAGE 500

TAX MAP 76-A-1
400 ACRES (PER PLAT)

LEGEND
IRON ROD FOUND
BUILDING RESTRICTION LINE
DE
BR

- NOTES:**
1. NO TITLE REPORT FURNISHED.
 2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
 3. LOTS ZONED C-3 (COMMERCIAL-3, HIGHWAY DISTRICT).
 4. LOT SHOWN IS BASED ON A CURRENT FIELD SURVEY AND PLATS OF RECORD.
 5. BUILDING RESTRICTION LIMITS ARE BASED ON C-3 ZONING: FRONT 30' REAR 20'
 6. PROPERTY SHOWN ON SPOTSVANIA COUNTY TAX MAP 76-A-1.
 7. PROPERTY APPEARS TO BE WITHIN F.E.M.A. DETERMINED FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 50039 0175 C, EFFECTIVE DATE: FEBRUARY 18, 1998.
 8. CURRENT OWNERS: THE DONNIS M. RANKIN LTD., PARTNERSHIP C/O BARBARA GATTEWOOD, EXECUTOR DEED BOOK 1316, PAGE 500 PLAT DEED BOOK 137, PAGE 440

EXISTING PRIMARY DRAINFIELD LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65° 42' 54" W	132.98'
L2	N 80° 56' 48" W	17.82'
L3	N 1° 15' 32" E	55.94'
L4	S 78° 20' 46" E	17.08'
L5	S 17° 31' 02" W	55.31'

EXISTING 100% RESERVE DRAINFIELD LINE TABLE		
LINE	BEARING	DISTANCE
L6	S 87° 18' 24" E	252.34'
L7	N 04° 20' 27" E	22.35'
L8	S 87° 13' 54" E	35.46'
L9	S 00° 58' 54" W	27.99'
L10	N 87° 10' 17" W	38.04'

PROPOSED PRIMARY DRAINFIELD FOR COMK BUILDING LINE TABLE		
LINE	BEARING	DISTANCE
L11	N 75° 46' 35" E	234.75'
L12	S 84° 10' 12" E	21.75'
L13	S 07° 11' 59" W	78.82'
L14	N 87° 07' 59" W	24.34'
L15	N 09° 20' 59" E	79.83'

PROPOSED 100% RESERVE DRAINFIELD FOR COMK BUILDING LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 09° 41' 38" E	129.82'
L17	S 63° 12' 58" E	24.12'
L18	S 09° 03' 14" W	39.10'
L19	N 68° 28' 48" W	38.22'
L20	N 11° 01' 04" E	40.12'

PLAT SHOWING DRAINFIELD LOCATION
TAX MAP 76-A-1
RANKIN PROPERTY
BERKELEY MAGISTERIAL DISTRICT
SPOTSVANIA COUNTY, VIRGINIA

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PAGE 1 OF 1	
DATE: 4-22-19	REVISIONS
DRAWN BY: MOF	REVISED DATE:
CHECKED BY: RLO	REVISED DATE:
FILE No: 18-204	REVISED DATE:

SCALE
0' 30' 60' 120' 180'
1" = 60'



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

