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978 Regional Park Road, Lebanon, VA 24266

$4,500,000 · MLS #9962506 · brphomes.com/mls/9962506



54,000	2003	14.68
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2003

Lot Acreage: 14.68

City Taxes: $0

County Taxes: $13,771.80

Description

Former AT&T call center building with 54,683 sq ft. Steel frame building on 14.683-acre lot. Parking lot with 442 paved and newly marked/ sealed spaces. Built in 2003, one level, concrete slab plus a mechanical attic. Permitted uses include, but not limited to retail, office, institutional, recreational, lodging, utility, and industrial. Full roof replacement between 5-7 years ago, pitched/standing seam metal. Acoustical ceiling tile, painted drywall, suspended LED and canned incandescent lights. 2 sets of men's and women's restrooms, one set has lockers and showers. Gas-fired rooftop heat

package units and electric ground-mounted heat pumps. Chiller system with 2 exterior units (104 and 170 ton)- 4 interior air handlers. Full building coverage wet sprinklers. Concrete curbing, gutters, dumpster pad, walkways, metal fencing, metal storage building, and landscaping. Large cafeteria with kitchen, fitness center, lounge, break rooms, reception area. 12' x 14' dock high loading door. Stormwater management pond along the road frontage. Separate structure off of the building houses a full-building generator with a 7,300-gallon fuel tank. Multiple conference rooms, storage rooms, 3 large open bullpen office areas and 4 large training rooms.12-foot ceilings throughout.

Features & Amenities

INTERIOR

Additional Building(s) • Electric Heating • Exterior Lights • Fire Alarm • Heat Pump • Inside Storage • Lighting-Incandescent • Loading Dock(s) • Natural Gas Heating

EXTERIOR

Block Exterior • City Street • Infrastructure In • Metal Roof • Metal Siding Exterior

OTHER

Aerial • Average Condition • Business Only • Phase 3 • Plat • Public Sewer • Public Water • Survey • Utility Easement Restrictions • Vacant

Listing courtesy of Homeland Real Estate

SCAN TO VIEW ONLINE
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