

**Cleve Industrial** 15240 Cleve Drive, King George, VA 22485

**Priced for quick sale at \$875,000**

**25 acres zoned industrial, with proffers**

Large paved employee parking outside fenced perimeter w/ guard station

**Approximately 75,000 sq. ft. under roof**

- 4,000 sq. ft. office space;
- 10,000 sq. ft. building with both drive-in and trailer height docks;
- About 50,000 sq. ft. in main building including about 30,000 sq. ft. refrigerated;
- About 10,000 sq. ft. in sheds



**Mr. Alex Long, CCIM**

Weichert Realtors; 1955 Jefferson Davis Hwy, Fredericksburg, VA 22401

Please note: Information contained herein is not guaranteed in terms of accuracy and/or scope.  
**Alex Long, Weichert Realtors**; licensed in Virginia. 1955 Jefferson Davis Hwy., Suite 201;  
Fredericksburg, Va. 22401. **540.371.8700**

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**10,000 sq. ft. metal building has Both Drive-In and dock height doors.**



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**About 4,000 sq. ft. of office space**



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**About 50,000 +/- sq. ft. of storage**

<b>WHITE PACKING CO., INC.-VA.</b> 15240 CLEVE DRIVE KING GEORGE, VA 22485	
<b>ACREAGE</b>	21.0448 Acres
<b>MAIN BUILDING</b>	65,000 Square Feet
- Executive Offices	4,125 Square Feet
- Refrigerated Rooms	35,000 Square Feet
- Non-Refrigerated Rooms	25,875 Square Feet
<b>DRY STORAGE WAREHOUSE</b> (Connected to Main Bldg.)	10,000 Square Feet
<b>3 STORAGE BUILDINGS</b> (Separate from Main Bldg.)	14,000 Square Feet (Combined Total)
<b>WASTE WATER BUILDING</b>	1,680 Square Feet

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**ELECTRIC:**

1. **(1) Sub Station / Power locker at Engine Room; 120 / 208 Volts, 3 Phase, 4 Wire, 60 Hertz, 10,000 Ampere Supply**
  2. **(1) Sub Station at Booster Room; 120 / 208 Volts, 3 phase, 4 Wire, 60 Hertz, 1,600 Ampere Supply**
  3. **(1) Sub Station / Power Locker by Booster Room, 277 / 480 Volts, 3 Phase, 4 Wire, 60 Hertz, 4,000 Ampere Supply**
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**WATER:**

1. **A 400 foot deep well, 8"; 30 hp, about 350 gpm;**
2. **A 380 foot deep well, 8"; 20 hp, about 300 gpm;**
3. **Water storage tanks near wells; (1) 70,000 Gallon Storage Tank; (2) 25 HP Centrifugal Booster Pumps, 120 PSI**

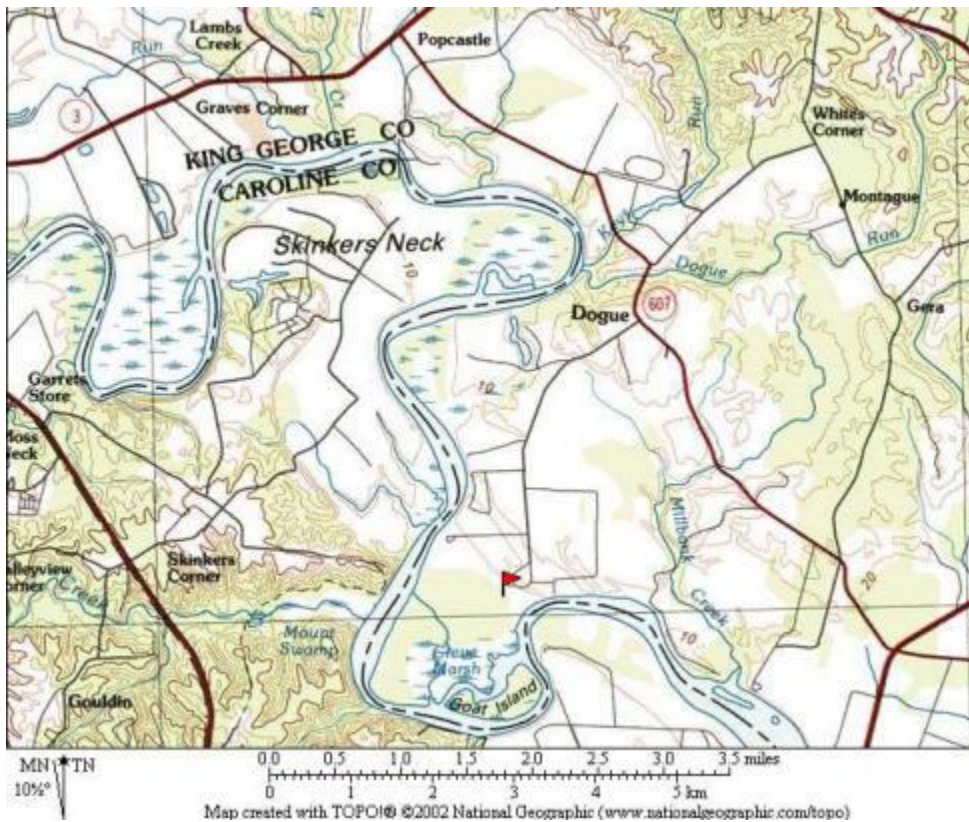
**WASTE WATER, SEWAGE:**

1. **Septic field is in place and has been used for sewage from toilets;**



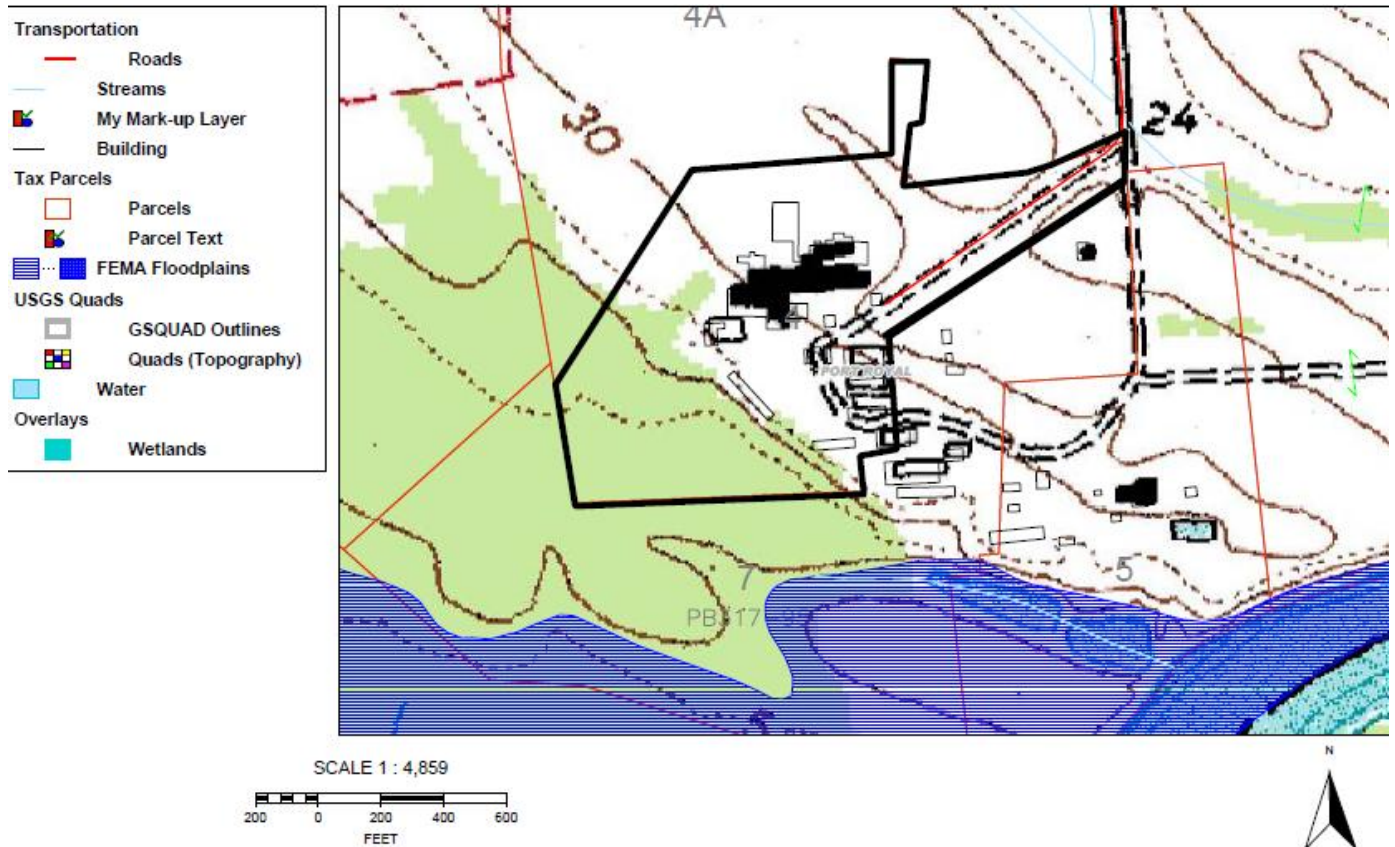
Security fence and guard house with employee parking outside the perimeter.

Below, Location is off Route 3 and in proximity to U.S. Rt. 301



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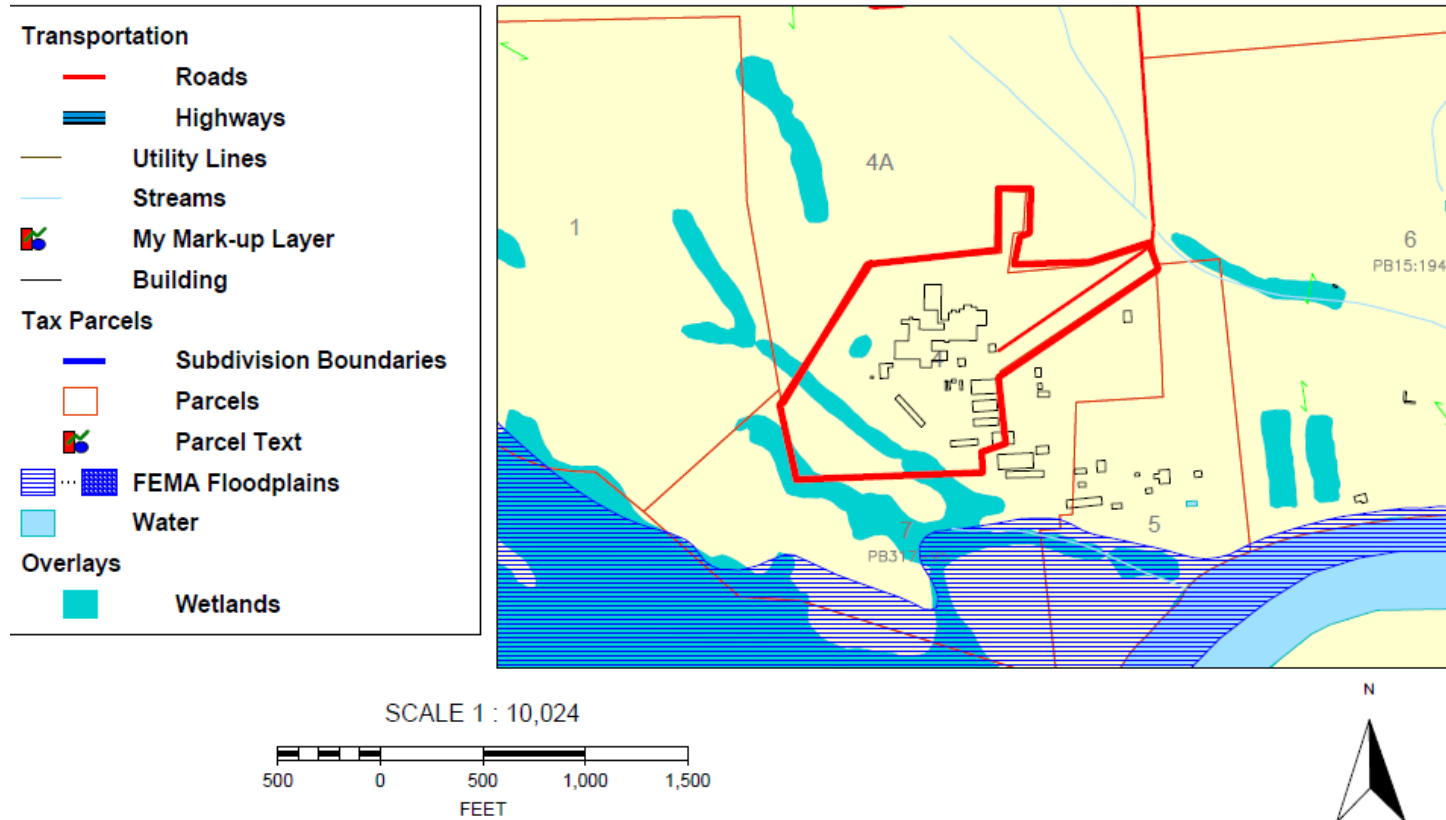
## Cleve: Topography



Source: <http://www.onlinegis.net/VaKingGeorge/>  
King George County GIS, retrieved December 07, 2010  
onlineGIS.net by MSAG Data Consultants, Inc.

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## Cleve: Wetlands, per King George County



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# Zoning

## Proffer Statement

REFERENCE: Zoning Map Amendment Application No. 05-01-Z01  
Tax 37, Parcel 4 (25.641 Acres)

APPLICANT: Steve DeBernard

DATE: January 18, 2005

Pursuant to Section 15.2-2298, Et. Seq. of the Code of Virginia as amended, the owner, hereinafter referred to as applicant, and its successors in title to the land subject to Zoning Map Amendment No. 05-01-Z01 do hereby proffer the following conditions contingent upon the approval by King George County of this proffer statement.

These proffers shall run with the land and shall be binding upon the applicant and the property, which is the subject of this application.

- a. The property shall be developed in accordance with the Rezoning Exhibit for Parcel 4 of the White Division by Farmer Surveys, Inc., Dated December 12, 2004.
- b. The property shall not be subdivided.
- c. All Local, State, and Federal requirements shall be met for any use of the property.
- d. The property shall only be used for the following uses per the requirements:
  1. Light manufacturing uses specifically listed below:
    - a. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic products;
    - b. Manufacture or assembly of bolts, nuts, screws and rivets, boilers, firearms, electrical appliances, tools, dies, machinery, and hardware products, sheet-metal products and enameled metal products which do not involve the use of a blast furnace;
    - c. Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, fruit, and vegetable processing and canning, but not distilling of beverages or processing of bulk storage of grain or feed for animals or poultry;
    - d. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods; and
    - e. Manufacture of boxes, furniture, cabinets, baskets, and other wood products of similar nature.
  2. Food processing plant, including meat packing not involving animal slaughter.
  3. Nursery for growing or propagation of plants, trees, and shrubs.
  4. Public use.
  5. Accessory uses and structures customarily incidental to permitted uses.
  6. Warehouse
  7. Telecommunication Facility only by Special Exception Permit per the requirements of the King George County Zoning Ordinance.

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Steve DeBernard

- 8. Heavy Equipment sales, rental, and, service.
- 9. Manufacturing, processing and assembly operations conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State regulated standards Only by Special Exception Permit per the requirements of the King George County Zoning Ordinance.

Permitted Accessory Uses.

- 1. Storage of goods used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.
- 2. The location of office or construction trailers for a period not to exceed one year.
- 3. Retail sales when connected with a manufacturing operation.
- 4. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for gas, sewer, or water service
- 5. Railroad spur tracks

Any proposed amendments to this proffer statement shall be considered in conformance with the same legal procedures as required for its initial acceptance. The applicant hereby proffers that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission. The applicant further represents that it is the owner of all the property included within this application and that the signatures below constitute all the necessary signatures of record owners of the property to subject the land within this application to these proffers. These proffers shall be binding upon the applicant, its successors and assigns.

By: Steve DeBernard  
Steve DeBernard, Owner

Given under my hand this 18 day of JANUARY, 2005.  
Commonwealth of Virginia, County of King George, To Wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that STEVE DEBERNARD whose name is signed to the foregoing bearing the date of JANUARY 18, 2005, has this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Notary Public: [Signature] My Commission Expires: DECEMBER 31, 2005  
Given under my hand this 18<sup>th</sup> day of JANUARY, 2005.