

AVAILABLE

4731 Eubank Road, Richmond, VA 23231
Henrico County: RIC International Airport Area!

**FOOD GRADE
FREEZER & COOLER
UNITS IN PLACE**



Exclusive Agent:

Richard W. Porter, CCIM, SIOR

4801 Radford Avenue

P.O. Box 6482

Richmond, VA 23230

(804) 521-1443 Direct

(804) 355-7950 Fax

dick@porterinc.com

www.porterinc.com

PORTER
REALTY

Working Hard, Working Smart...For Our Customers

- **50,560 SF +/- Industrial Facility**
 - **EXPANDABLE**
 - **Includes ~7,904 SF Office/Breakroom**
- 6.438 Acres +/- Site... Fenced Lot
- Zoned M-1 Industrial
- 4 Ea. Dock Doors + 1 Ea. Drive-In
- Active Rail Spur to Building (CSX)
- 277/480 Volt 4,000 Amp Electrical Service
- Sprinklered
- Food Grade Freezer & Cooler Units
- Located off Laburnum Avenue
- *For Lease: Call for Information*
- *Purchase Offers Considered*

CORFAC
International

SIOR
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS

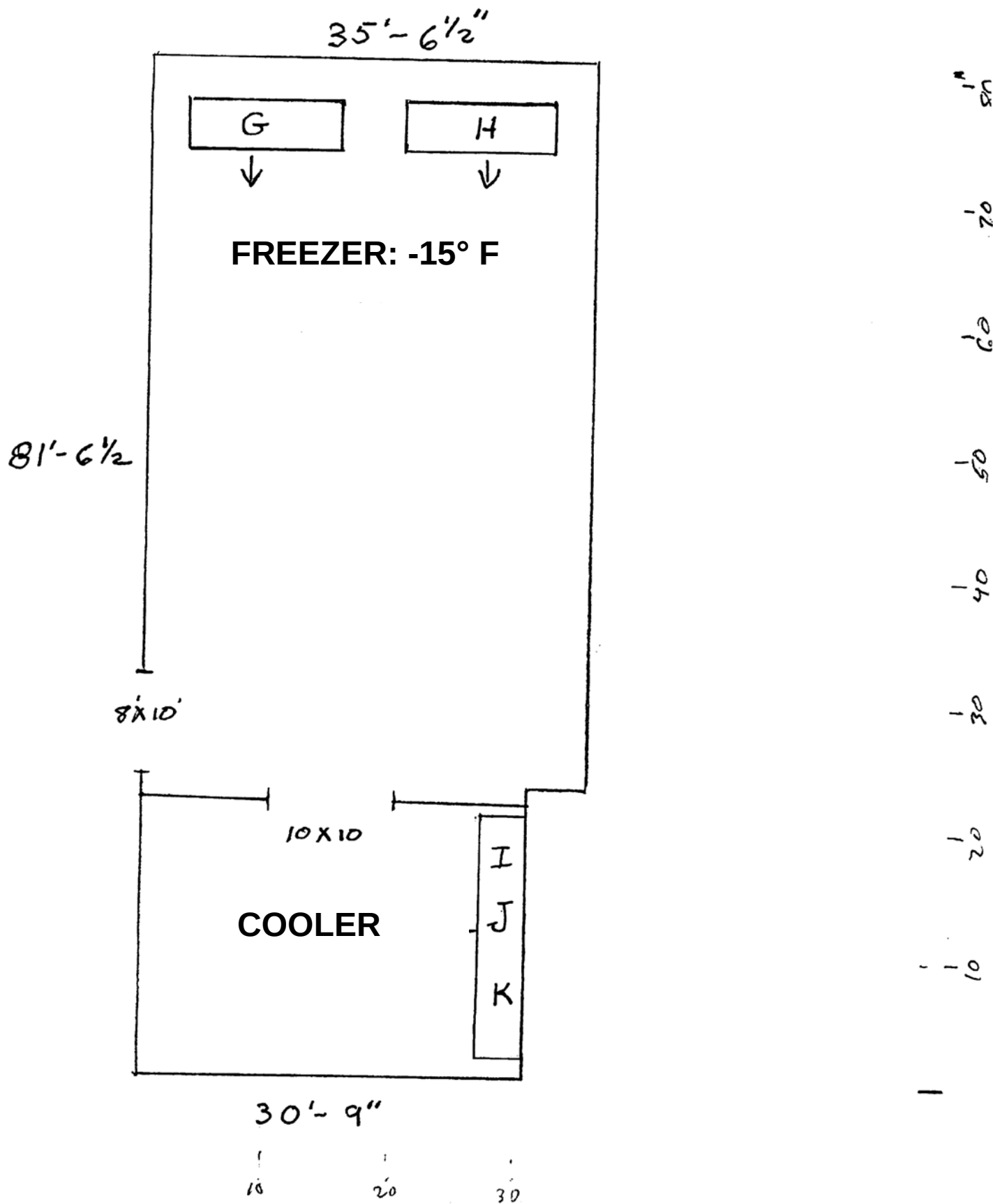
CCIM
CERTIFIED COMMERCIAL
INVESTMENT MEMBER

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.



4731 Eubank Road, Richmond, VA 23231
Henrico County





COUNTY OF HENRICO
OFFICE OF BUILDING CONSTRUCTION
AND INSPECTIONS

These plans have been reviewed for compliance with applicable codes and are Approved ☒ Approved as Noted ☐ This approval shall not be construed as authority to violate, cancel or set aside any of the provisions of the applicable codes, except as specially stipulated by modification or legally granted variances.
These plans shall be kept at the building site, open to inspection of the building official or his authorized representative at all reasonable times.

1/5/76
Date
SEE SHEETS A1 & E1
ATTIC VENTILATION & AUTO
SMOKE VENTING TO FOLLOW

GENERAL NOTES

Owner: MEDIA GENERAL, INC.
333 E. GRACE STREET
RICHMOND, VA. 23219
Telephone: 644-6000

- Developer: OWNER
- Zoning: M-1
- Site Area: 6.508 ACRES
- Building Area: 51,670 SQ. FT.
- Parking: 59 SPACES, 45 REQUIRED
- Contours Shown:

160 EXISTING
160 PROPOSED

- Spot Elevation Shown:
- (160) EXISTING
+160 PROPOSED

- Denotes "NO PARKING AREAS" To Be Marked With Yellow Traffic Point On Curb, Signed, Maintained, And Enforced In Accordance With Fire Code 28.16.
- Trash Disposal To Be Handled Within Building

CONSTRUCTION NOTES

- Contractor shall obtain all required permits from the county prior to the beginning of construction.
- Henrico County Drainage Engineer is to be notified 24 hrs. prior to the beginning of construction.
- Curb and gutter in parking lot and driveway to be Henrico Co. std. Reverse slope of gutter where noted.
- All storm drainage structures to be V.D.H. std., precast or cast in place concrete, as specified in the latest edition of the V.D.H. road and bridge specifications.
- Parking lot paving:

- 2 inches S-5
- 4 inches Crushed Stone
- V.D.H. Type I, Nos. 19, 20 or 21A

- 1 1/2 inches S-5
- 1 1/2 inches Base Asphalt
- 6 inches Crushed Stone, V.D.H. Type I, Nos. 19, 20 or 21-A

- Compaction for driveway and parking lot subgrade to be Min. 90 % std. Proctor Density in accordance with ASSHTO Test T99-57.
- Concrete loading ramp to be 3000 lbs. air-entrained concrete, 8 inches thick with 6x6x6 W.W.M. reinforcement. Provide expansion joints as required.
- All storm sewer pipe to be reinforced concrete (RCP), class as noted.

EROSION - SILTATION CONTROL NOTES

- No disturbed area will be denuded for more than 90 calendar days.
- All erosion and siltation control measures are to be placed prior to or as the first step in grading.
- During construction, all storm sewer inlets will be protected by silt traps, maintained and modified as required by construction progress.
- Any disturbed area not sodded or built upon by 1 November is to be seeded on that date with oats, abuzzi rye, or equivalent and mulched with hay or straw mulched. Modify as applicable depending on proposed time of construction.
- Reference: Henrico Co. Erosion and Sediment Control Handbook (H.E.S.C.H.) for details and information concerning erosion control devices, practices, etc.

Approved by the
HENRICO
COUNTY PLANNING COMMISSION
AUG 26 1975
Date
Secretary

INDUSTRIAL DEVELOPMENT APPROVED
AUTHORITY OF THE COUNTY
OF HENRICO
M-1
B. V. D.

9-12-75
DATE
COUNTY ENGINEER
AUG 28 1975
PLANNING OFFICE
COUNTY OF HENRICO

L.A. PRIDE BROS.
CIVIL ENGINEER & SURVEYORS
RICHMOND, VA.

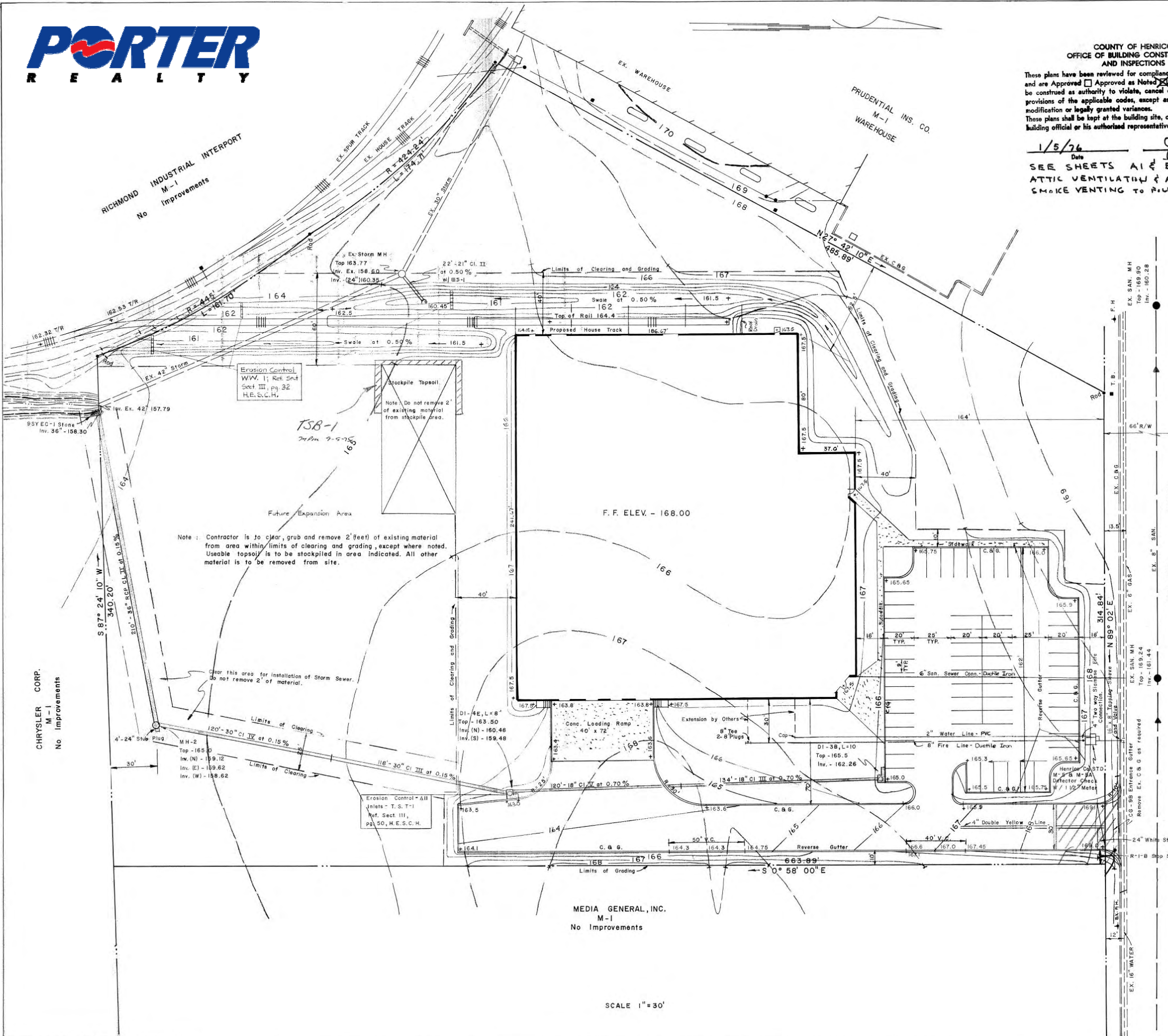


JOB

PROPOSED PRINTING PLANT
EUBANK ROAD
HENRICO COUNTY, VIRGINIA
BEACON PRESS - MEDIA GENERAL
JULY 15, 1975
POD 54-75

JULY 15, 1975

erie
3805 Cuthshaw Avenue
Richmond, Virginia 23230
Phone 358-5597



SCALE 1"=30'