# Falling Branch Shell Building

**Corporate Drive, Christiansburg, VA**



# 105,000 SF to 315,000 SF Build-to-Suite Facility Along Interstate 81 in Virginia

## PROPERTY HIGHLIGHTS:

- Facilities Corporation of America, the developer, has build-to-suite for lease or purchase options ranging from 105,000 SF to 315,000 SF
- Fast Track Option: Civil and architectural plans for a 105,000 SF building, expandable to 205,000 SF, are complete. Facility can be constructed within 6 months of executing a construction contract (see reverse side).
- Falling Branch Corporate Park has direct access to I-81 - a major East Coast trucking route, via Exit 118A and is within 30 miles of I-81/I-77 Interchange
- Virginia Tech, a top 50 research university, is located within five miles
- Building will have excellent visibility from I-81 (40,000+ vehicles per day)
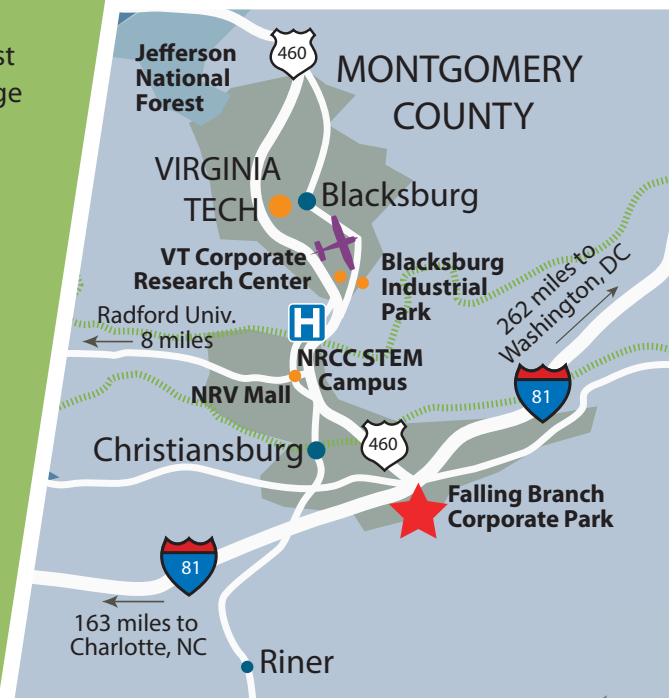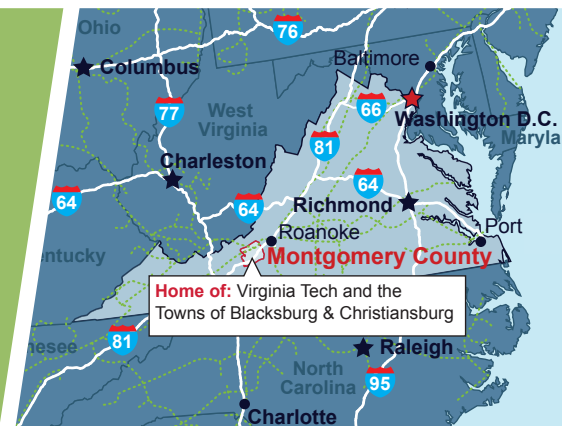
## FAST TRACK BUILDING SPECS:

- Building Size: 105,000 SF
- Expansion Pad: 100,000 SF
- Dimensions: 350' x 285'
- Walls: 12' Precast Panels on Pre-Engineered Metal Building
- Floors - 6" Reinforced Concrete
- Roof: 24 Gauge Standing Seam
- Ceiling: 24' clear, exposed Steel with 4" Insulation
- Bay Size: 50' x 50'
- Dock Doors: Five 8' x 10'
- Overhead Door: One 12' x 16'

## SITE SPECIFICATIONS:

- Lot 2/2A - 20.7 Acres (Graded Pads)
- Zoning - I-2, General Industrial
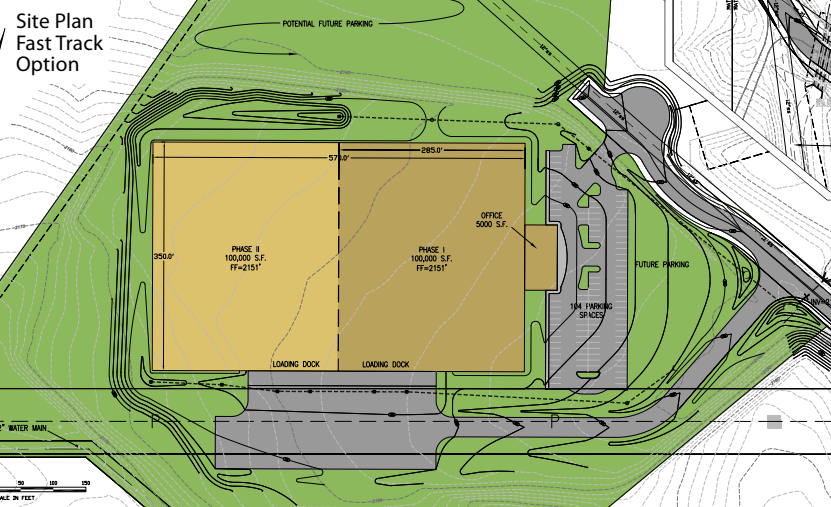
## PARK INFRASTRUCTURE:

- Electric: Redundant 138 Kv Transmission Line with Substation (20 MVA Expandable to 100 MW)
- Water: 12" water line with 1 million gallon water tank (500,000 GPD)
- Waste Water: 12" line (1.2 M GPD)
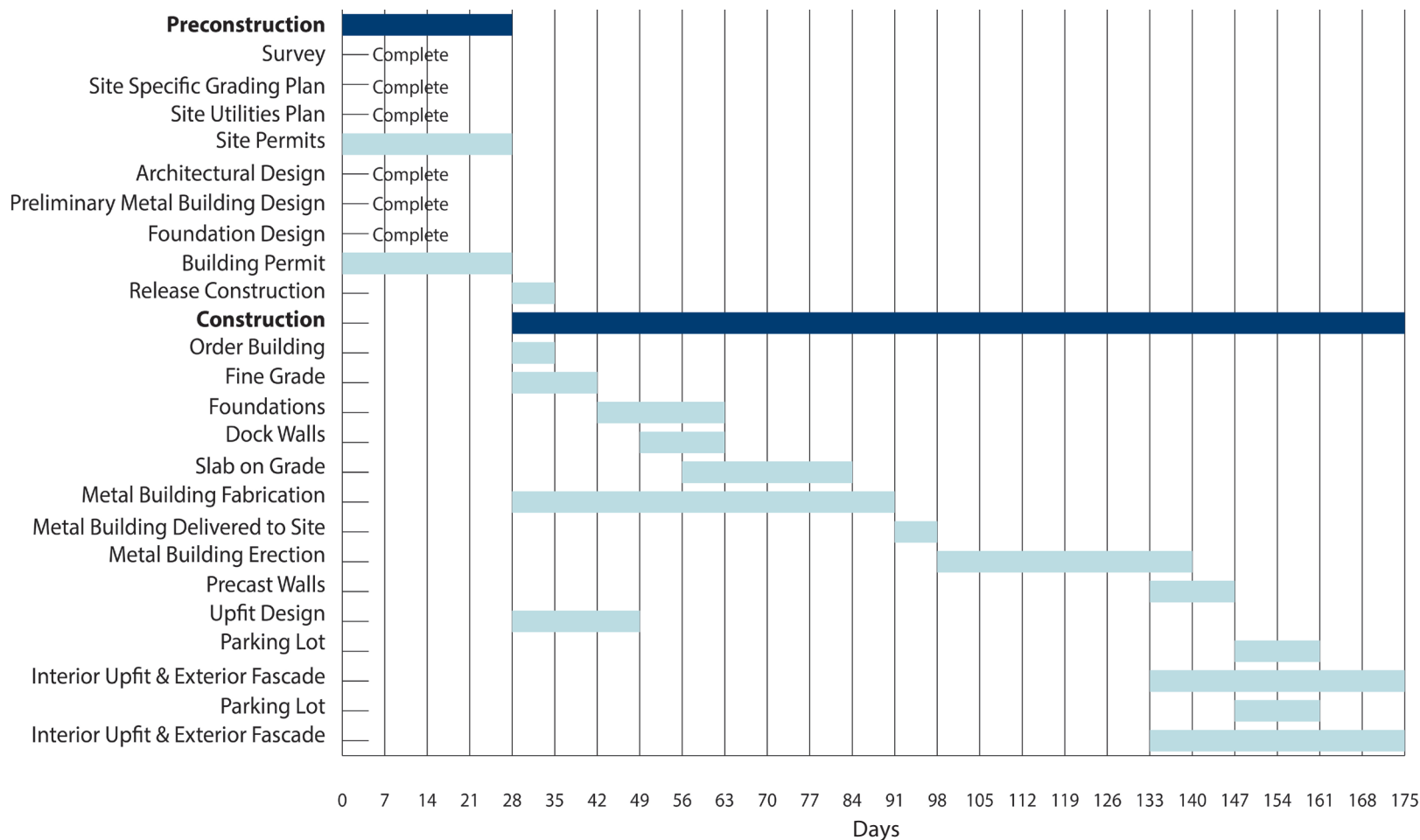- Natural Gas: Energy, 4" line
- Broadband: Redundant Fiber

**Home of:** Virginia Tech and the Towns of Blacksburg & Christiansburg

Site Plan Fast Track Option


Falling Branch Corporate Park Aerial


Side Rendering: Fast Track Option


Interior Rendering: Fast Track Option


Expansion Pad: Fast Track Option

# Six-Month Development Schedule - 105,000 SF Fast Track Option

| Task | Status |
|---|---|
| **Preconstruction** | |
| Survey | Complete |
| Site Specific Grading Plan | Complete |
| Site Utilities Plan | Complete |
| Site Permits | |
| Architectural Design | Complete |
| Preliminary Metal Building Design | Complete |
| Foundation Design | Complete |
| Building Permit | |
| Release Construction | |
| **Construction** | |
| Order Building | |
| Fine Grade | |
| Foundations | |
| Dock Walls | |
| Slab on Grade | |
| Metal Building Fabrication | |
| Metal Building Delivered to Site | |
| Metal Building Erection | |
| Precast Walls | |
| Upfit Design | |
| Parking Lot | |
| Interior Upfit & Exterior Fascade | |
| Parking Lot | |
| Interior Upfit & Exterior Fascade | |

Days: 0 7 14 21 28 35 42 49 56 63 70 77 84 91 98 105 112 119 126 133 140 147 154 161 168 175