

For SALE

12670 Patrick Henry Drive
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Thomas P. Waltz

11832 Fishing Point Drive, Suite 400

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*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



FOR SALE
12670 Patrick Henry Drive
Newport News, Virginia

- Location:** Patrick Henry Commerce Center, Newport News / Williamsburg Airport
- Description:** Single story office / warehouse flex building. Built in 2001, the building was converted to solar power for heating and cooling. Dominion Energy bill is \$10.00 per month!! Nice office finishes – warehouse has a portable clean room, as well as a grade level door with automatic opener.
- Size:** Approximately 5,700 square feet. 4,400 SF office area and 1,300 SF warehouse. 3 executive offices, 9 standard offices, 2 conference rooms, kitchen/breakroom and large workstation / open area.
- Land Area:** 2.21 acres, a portion of the yard area is fenced and paved.
- Sale Price:** \$799,000.00
- Parking:** 18 spaces
- Zoning:** M1 – Light Industrial District. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare find – freestanding single-story office / warehouse building
- City Assessment \$743,100.00
- Great owner / occupant building

Also included:

- Aerial Maps
- Location Map
- Site Plan

For Additional Information, Please Contact:

Thomas P. Waltz

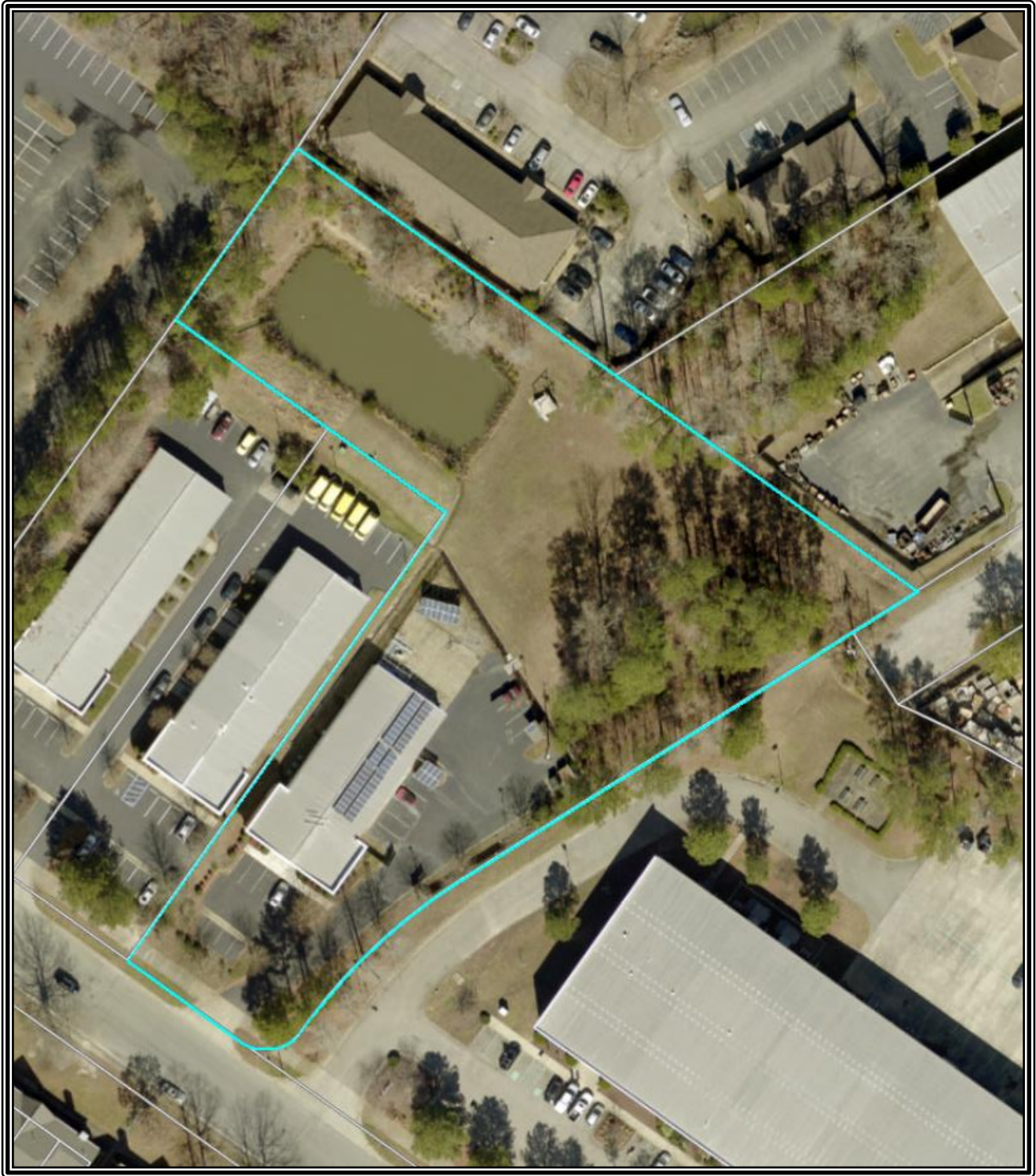
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The property is outlined in blue.
For illustration purposes only.

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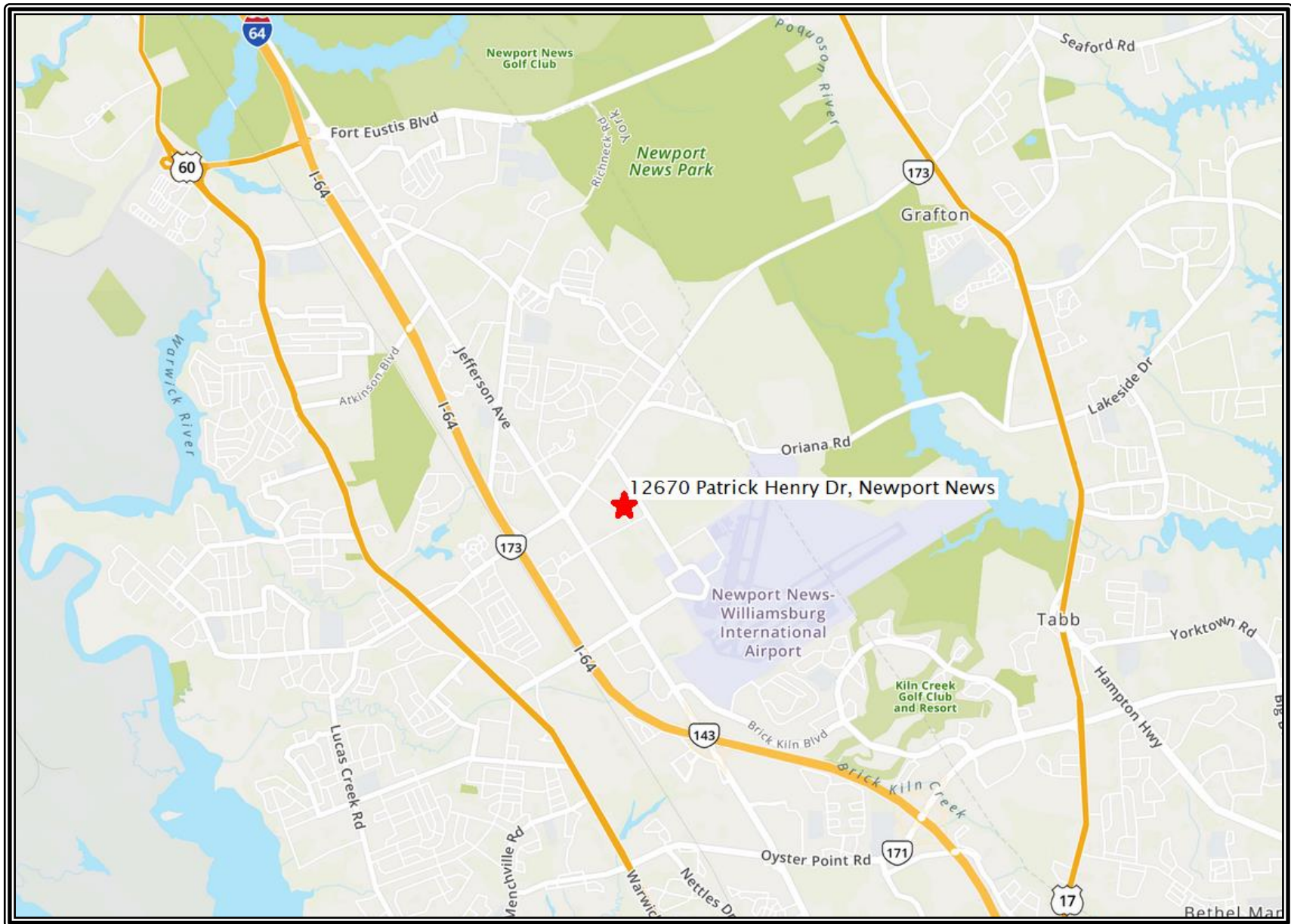
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Portable clean room

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Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in section 45-402, according to the following system:

CODE	INTERPRETATION
P	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
C	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

Sec. 45-402. - Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																						
	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANECT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES	
																					ART.	SEC.
PERMITTED USES A. AGRICULTURAL																						
1. AGRICULTURE, FARM	C									P												
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																						
PERMITTED USES B. RESIDENTIAL																						
1. SINGLE-FAMILY	P	P	P	P	P						P											
2. TWO-FAMILY					P		P	P								P						
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C					P						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C		P	C					
3. MULTIPLE-FAMILY					P		P	P	P		C					P	C					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C		P	C					
4. HIGH RISE APARTMENT									P							P	p					

5. MANUFACTURED HOME & MANFCT. HOME PARK						P														C. CODE XIII	
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P							P					
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C			P					
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
9. HALFWAY HOUSE					C		C	C	C					C	C	C					
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P										X		45-518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P					
12. BOARDING HOUSE							C	C								C					
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P										
14. CUSTODIAN APARTMENT														P	P	P	P	P	P		
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																
17. HOMELESS SHELTERS							C	C													
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C						
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P										
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C						
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					

PERMITTED USES C. HEALTH																			
1. HOSPICE											P		P	P					
2. MEDICAL CENTER COMPLEX											P		P	P					
3. HOSPITAL							C	C	C			P		P	P	P	P		V
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P	P	
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C		V
6. OPTICIAN									P		P	P	P	P	P	P	P		
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P	P	P	P	P		
8. PHARMACY/DRUG STORE									P			P		P	P	P	P		
9. PHYSICAL THERAPY							C	C	P		P	P	P	P	P	P	P		
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							C	C	P		P	P	P	P	P	P	P		
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS											C			C	C	C			
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P		P			P	P	P			
13. ADULT DAY CARE FACILITY									P		P	P		P	P	P	C		
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P		P								
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P		P	P	P	C		

PERMITTED USES D. UTILITIES																					
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P												
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C												
3. COMMERCIAL RADIO OR TV STATION									C		P	P		P	P	P	P	P	C		
4. ELECTRICAL GENERATING PLANT																			C	C	
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P	
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									C	C	C	C	C	C	C	C	C	C	C	C	
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									P	P	P	P	P	P	P	P	P	P	P	P	
10. SANITARY LANDFILL										C									C	C	
11. SEWAGE TREATMENT PLANT										C									C	C	
12. SOLID WASTE TRANSFER STATION										C									C	C	
13. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
14. WATER RESERVOIR		P								P											

15. WATER TREATMENT PLANT										C									C	C		
16. ELECTRICAL GENERATION FROM LANDFILL GASES										C												
PERMITTED USES E. EDUCATIONAL SERVICES																						
1. CHILD CARE CENTER					C	C	C	C	P		C	P	C	P	P	P	P	P	C	C		
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P			P	P	C			V	<u>45-520</u>
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V	<u>45-523</u>
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C	C				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P		P	P	P	P					
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	<u>45-520</u>
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	<u>45-520</u>
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C				
PERMITTED USES F. COMMUNITY FACILITIES																						
1. CEMETERY	C	C	C	C	C	C	C	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	<u>45-520</u>

2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C						C										V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520
4. CORRECTION FACILITIES										P						P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME														P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P									P	P	V	45-535
11. POST OFFICE/PARCEL PICK UP STATION									P		P	P	P	P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	45-520
PERMITTED USES G. BUSINESS SERVICES																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P			

2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	P	C	C		
3. BUSINESS ADMIN. OFFICES									C		P	P	P	P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P	P		
5. PROFESSIONAL OFFICE									P		P	P	P	P	P	P	P	P	C			
6. OFFICE AND TWO- FAMILY RESIDENTIAL USE WITHIN ONE BUILDING											P											
PERMITTED USES H. PERSONAL SERVICES																						
1. ARTIST OR PHOTOGRAPHY STUDIO									P		P			P	P	P	P	P				
2. BARBER/BEAUTY SHOP									P			P		P	P	P	P					
3. CARPET/UPHOLSTERY CLEANING															P	P	C	P	P	C		
4. COIN-OPERATED COMMERCIAL LAUNDRY									P					P	P	P						
4.1. DAY SERVICES CENTER											C			C	C	C	C					
5. DIAPER SERVICE/LINEN SUPPLY															P	P	C	P	P	P		
6. DRY CLEANING PICKUP									P					P	P	P	P	P				
7. DRY CLEANING PLANT														P	P	P	C	P	P	P		
8. RECORDING STUDIO									P		C			P	P	P	P	P	P			
9. SHOE REPAIR									P					P	P	P	P					
10. TAILOR SHOP									P					P	P	P	P					

11. TRAVEL AGENCY													P	P		P	P	P	P						
12. TATTOO ESTABLISHMENT																	C								
PERMITTED USES I. RECREATIONAL USES																									
1. AMUSEMENT PARK OR THEME PARK																	P				C	C			
2. BILLIARD PARLOR									P							C	P	P							
3. BINGO PARLOR																C	P						C		
4. BOWLING ALLEY									P							C	P	P							
5. AMUSEMENT ESTABLISHMENT									C							C	P	P							
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		P		P		P	C								
7. GOLF DRIVING RANGE										P						P					C	C			
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P			P	C	P	P	P	P	P	C						
9. MINIATURE GOLF COURSE										C						P	P								
10. PUBLIC CAMPGROUND										C															
11. SKATEBOARD RAMP										P						C	C	C			C	C	V		<u>45-511</u>
12. SKATING RINK									P	P						C	P	P							
13. STADIUM, ARENA OR AMPHITHEATRE										C								P	C	C	C	C			
14. THEATRE OR STAGE									P	P						P	P	P	C	C					
15. SHOOTING RANGE																					C				
PERMITTED USES J. RETAIL SERVICES																									
1. ADULT USE																C	C	C					V		<u>45-2502</u>

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20. GOLF PRO SHOP/CLUBHOUSE									P	C					P	P	P	P					
21. GROCERY STORE									P						P	P	P					V	<u>45-522</u>
22. HARDWARE STORE									P						P	P	P					V	<u>45-522</u>
23. HOME ACCESSORY STORE									P						P	P	P					V	<u>45-522</u>
24. ICE CREAM/CANDY STORE									P						P	P	P	P					
25. INTERIOR DECORATING STORE									P						P	P	P	P					
26. JEWELRY SALES, SERVICE & REPAIR									P						P	P	P	P					
27. KENNEL															C	C	C						
28. LIGHT EQUIPMENT RENTAL & LEASING															P	P	P	C	C	C		V	<u>45-522</u>
29. LIQUOR STORE									P						P	P	P	P					
30. MALL/MALL BUILDING (ENCLOSED)									P						P	P	P						
31. MEDICAL SUPPLY SALES															P	P	P	P	P				
32. MOTEL/HOTEL									P			C			P	P	P	C	C				
33. NEEDLEWORK & PIECE GOODS STORE									P						P	P	P	P					
<u>33.1.</u> NIGHTCLUB—TYPE 1															P	P	P	P					
33.2. NIGHTCLUB—TYPE 2															C	C	P	P					
34. NOVELTY & SOUVENIR STORE									P						P	P	P	P					

35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.									C						C	C	C	C						
36. PAWN SHOP															C	C	C							
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS									P						P	P	P							
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS															C	C	C							
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING									C						C	P	P	P	P	P				
39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY									P	C		P			P	P	P	P	P	C	C			
40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE									P	C	P	P			P	P	P	P	P	C	C			
<u>40.1.</u> RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY									C	C		C			C	C	C	C	C	C	C			
41. RETAIL SALES BY WHOLESALER OF SAME GOODS									C						P	P	P	P	P	P		V		<u>45-522</u>

41.1. SELF-SERVICE ICE VENDING UNIT														P	P				P	P		
42. SPORTING GOODS									P					P	P	P	P					
43. STATIONERY STORE									P					P	P	P	P					
44. TENNIS PRO SHOP/CLUBHOUSE									P	C	P			P	P	P	P					
45. TOY OR HOBBY STORE									P					P	P	P						
46. USED MERCHANDISE SALES														P	P	P				V		<u>45-522</u>
47. VARIETY STORE									P					P	P	P						
48. VIDEO RENTAL									P					P	P	P	P					
49. WEARING APPAREL/SHOE STORE									P					P	P	P	P					
51. BANQUET/FUNCTION HALL									C		C			C	C	C			C			
52. ANIMAL SHELTER																		P				
53. MICRO-DISTILLERY AND/OR MICRO-WINERY									P					P	P	P	P	P	P			
53. MICRO/CRAFT BREWERY									P					P	P	P	P	P	P			
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY									P	P	P	P	P	P	P	P	P	P	P			
PERMITTED USES K. AUTO & MARINE SERVICES																						
1. AUTO PARTS STORE (NO SERVICE)									P					P	P	P						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)									C					C	C	C						

3. AUTOMOBILE GASOLINE SUPPLY STATION									C						C	C	C						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																			C	C			
4. AUTOMOBILE BODY & PAINT SHOP																C	C			C			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY																C	C			C			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP															C	C	P			P	C	V	<u>45-522</u>
7. AUTOMOBILE SALES, USED CAR DEALERSHIP																C	C					V	<u>45-522</u>
8. CAR WASH															C	C	C						
9. AUTOMOBILE UPHOLSTERY															C	C	P						
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL												C			C	C	C		P	P		V	<u>45-522</u>
11. BOAT & YACHT SALES									C						C	C	P					V	<u>45-522</u>
12. BOAT BASIN	C	C	C	C	C	C	C	C	C	P	P		P		P	P	P			P	P		
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE																C				C			
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING																C				C			
14. MARINA										C					C	C	P			P	P	V	<u>45-522</u>

15. SMALL BOAT REPAIR																C	P						
16. TOWING SERVICE																C	C			C			
PERMITTED USES L. TRANSPORTATION																							
1. AIRPORT																			P	P			
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
3. COMMERCIAL PARKING LOT OR GARAGE																P	P	C	C				
4. FREIGHT TERMINAL																	C		C	P	P		
5. HELISTOP OR HELIPORT									C			C	C	C	C	C	C	C	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE							C	C	P		C	P	C	P	P	P	C	C	P	P			
7. SEAPORT																	P			P	P		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE																C				P	P		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P		
PERMITTED USES M. WHOLESALE & WAREHOUSE																							
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION																C	P		C	P	P		
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER															C	C	P		P	P	P		
3. DISTRIBUTION WAREHOUSE															C	C	P		P	P	P		

4. DOCUMENT STORAGE WAREHOUSE																P		P	P	P		
5. FOOD PREPARATION, STORAGE & DISTRIBUTION																C	P		P	P	P	
6. HEATING OIL STORAGE & DISTRIBUTION																	P			C	C	
7. MINI-STORAGE WAREHOUSE																C	P		C	P		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE															C	C	P		C	P		
8. MOVING & STORAGE																	P		C	P		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION																C	P		C	P	P	
10. PROPANE STORAGE & DISTRIBUTION																			C			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING																C	P		P	P	P	
PERMITTED USES N. OFFICE/RESEARCH DEVELOP.																						
1. COMPUTER CENTERS													P	P			P	P	P	P		
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS													P	P			P	P	P	P		
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.													P	P			P	P	P	P		

4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE													P	P			P	P	P	P				
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES														P			P	C	P	P				
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES													P	P			P	P	P	P				
PERMITTED USES O. OPEN INDUSTRIAL																								
1. BRICK MFG./BRICKYARD LUMBER MILL																				C	C			
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT																				C	P			
3. HEAVY EQUIPMENT STORAGE																				C	P			
4. OUTSIDE COAL STORAGE																					C			
5. OUTSIDE COMPOST FACILITY																					C			
6. OUTSIDE STORAGE AS MAIN USE																					P			
7. SAND & GRAVEL PROCESSING OR STORAGE																				C	P			
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE															C	P	P		P	P	P			

9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																			P		
PERMITTED USES P. LIMITED INDUSTRIAL																					
1. BOTTLING PLANT															P		P	P	P		
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM								C							P	C			C	C	
3. INDOOR MANUFACTURING AND ASSEMBLY												P			P	C	P	P	P		
4. INDOOR COMPOST FACILITY																			C		
5. MACHINE SHOP																P		P	P	P	
6. BREWERY SHOP																			P		
PERMITTED USES Q. HEAVY INDUSTRIAL																					
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																		P	P	P	
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																			P		
3. CHEMICAL MANUFACTURING																			C		
4. DISTILLERY																			C		
5. GLUE, FERTILIZER MANUFACTURING																			C		
6. INDOOR RECYCLING CENTER																		C	P		

7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																			C		
8. PAPER PLANT																			C		
9. REFINERY																			C		
10. SEAFOOD PACKING & PROCESSING																			P		
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																			P		
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																			C		
13. TANNING OR CURING OF HIDES																			C		
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																					

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1)

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC