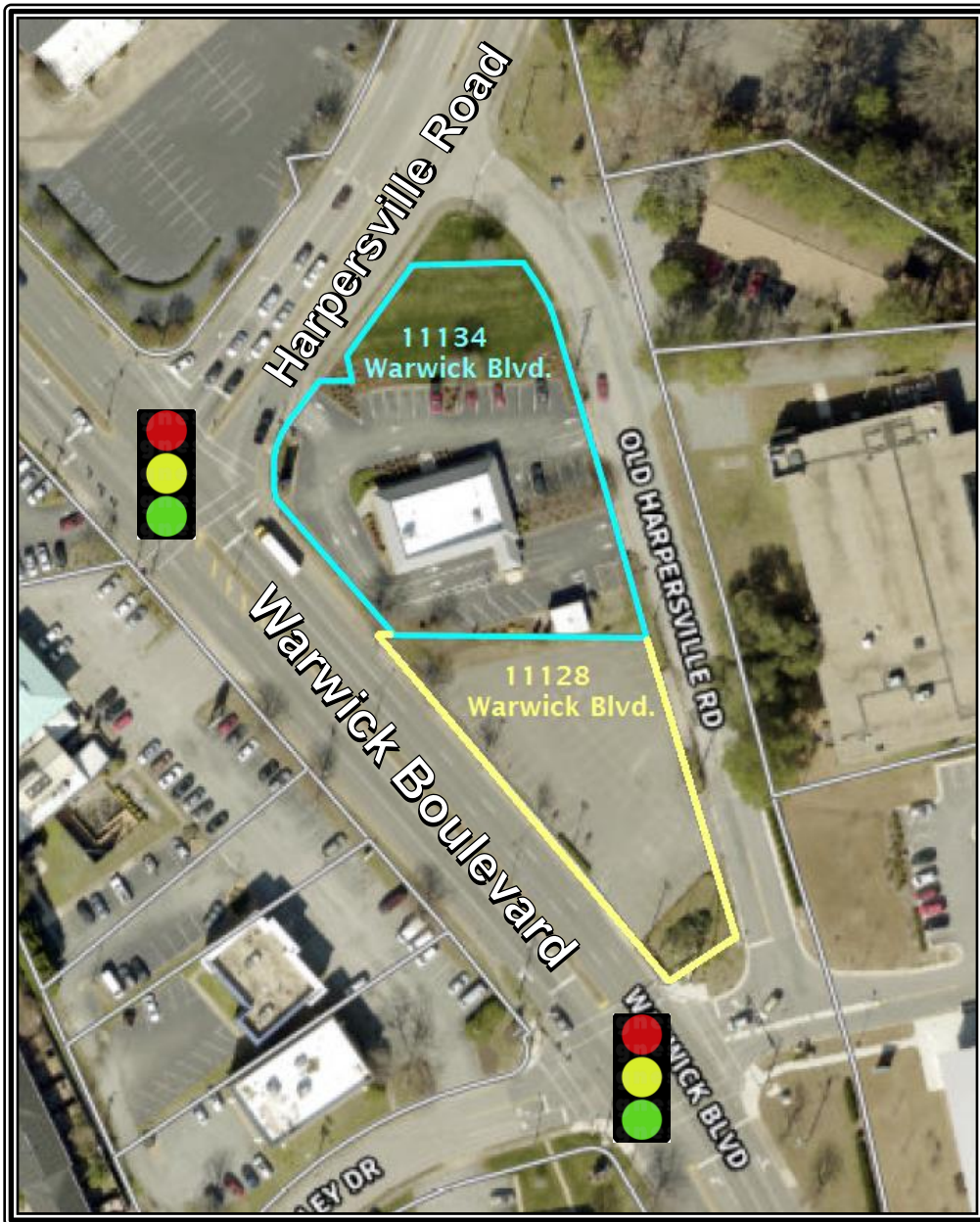


For Sale

11128 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

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
11128 Warwick Boulevard
Newport News, Virginia 23601

Address: 11128 Warwick Boulevard Newport News, Virginia 23601

Description: This property is a highly visible parcel of land located between Hilton Village and Christopher Newport University in Newport News. The site is asphalted and previously used as an overflow parking lot for Bowditch Ford. The former Bowditch Ford Dealership has been redeveloped to a Lidl Grocery Store. This site is one of the last signalized corner lots in Newport News!

Size: .51 Acres

Zoning: Property is zoned C-2 (General Commercial)

Utilities: Public utilities service the site.

Sales Price: **\$299,000.00**

Traffic Count: 26,000 vehicles per day

General Information: **Adjoining site is also for sale – see attached aerial.**

Additional Information:

- Demographics
- Maps
- Aerials
- Traffic Counts

For Additional Information, Please Contact:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

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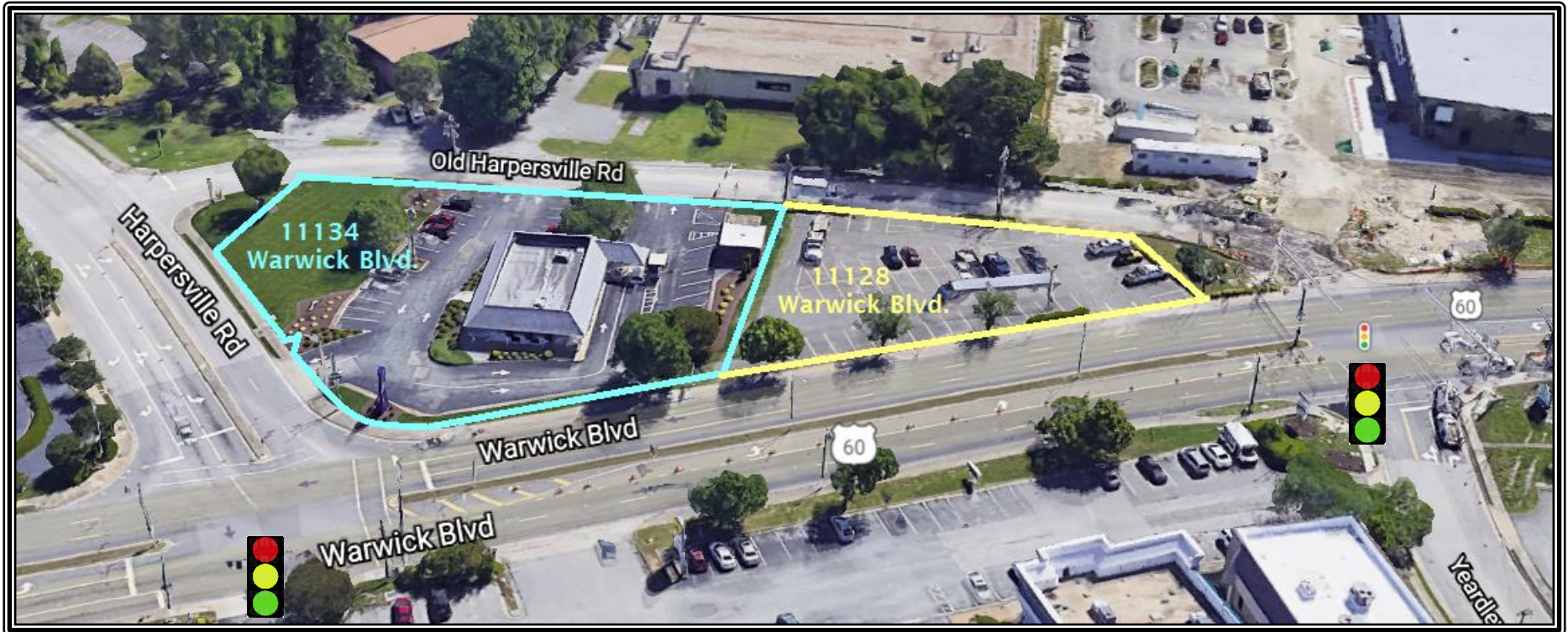
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11128 & 11134 Warwick Boulevard Newport News, Virginia



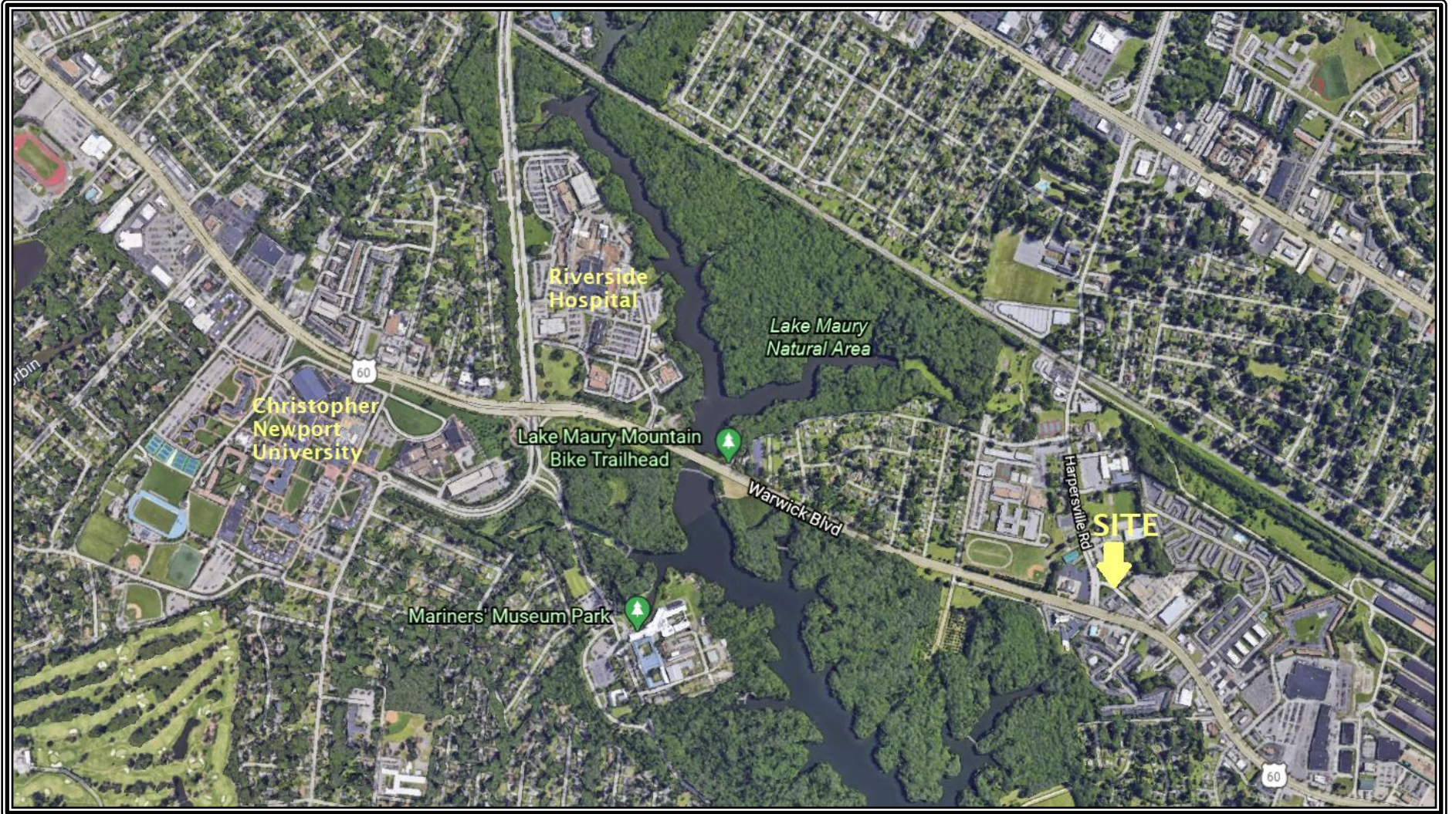
11134 Warwick Blvd.
.94 acres former bank branch
Zoning: C-1
Price: \$1,175,000.00

11128 Warwick Blvd.
.51 Acres vacant lot
Zoning: C-2
Price \$299,000.00

For illustration purposes only.

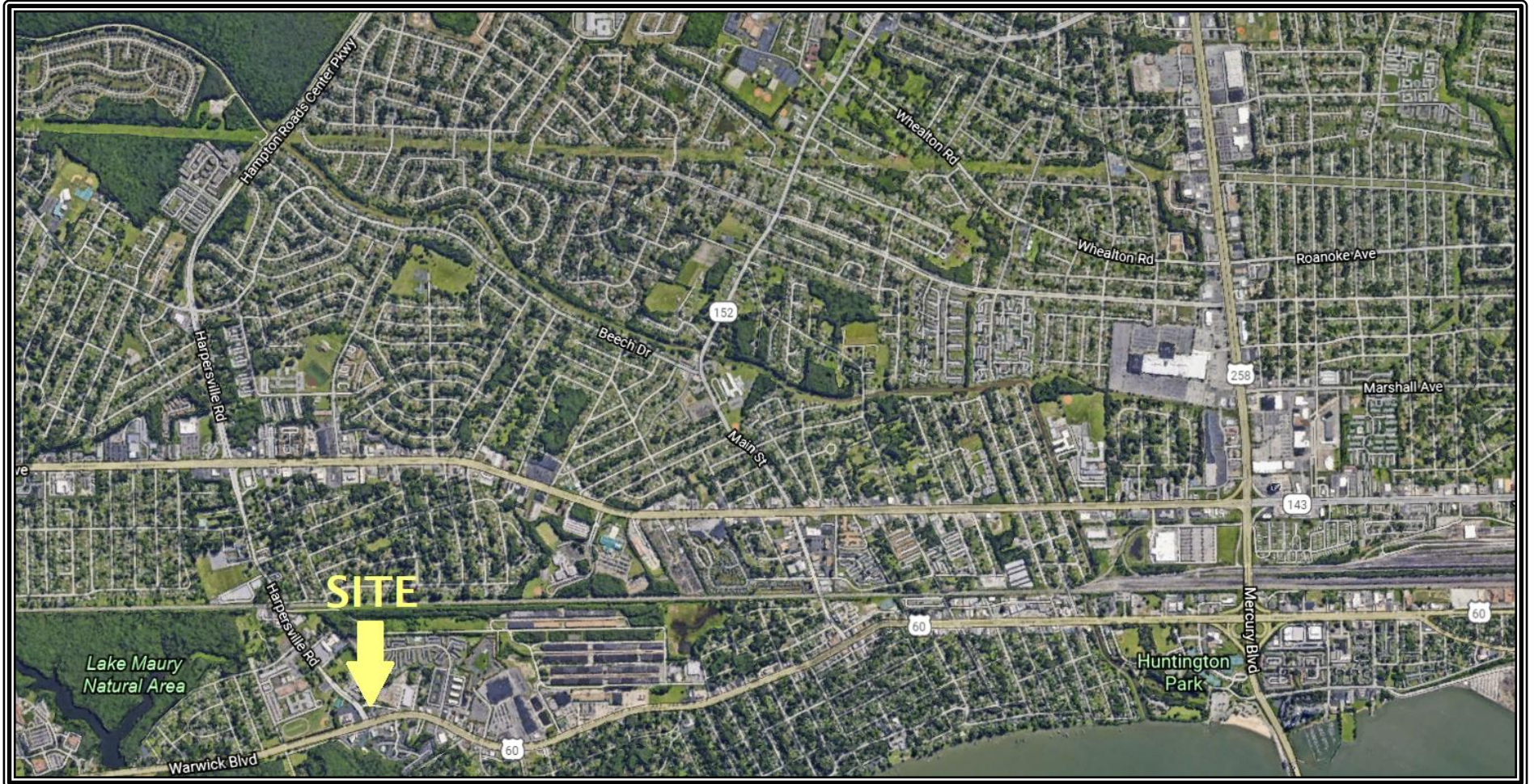
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11128 & 11134 Warwick Boulevard Newport News, Virginia



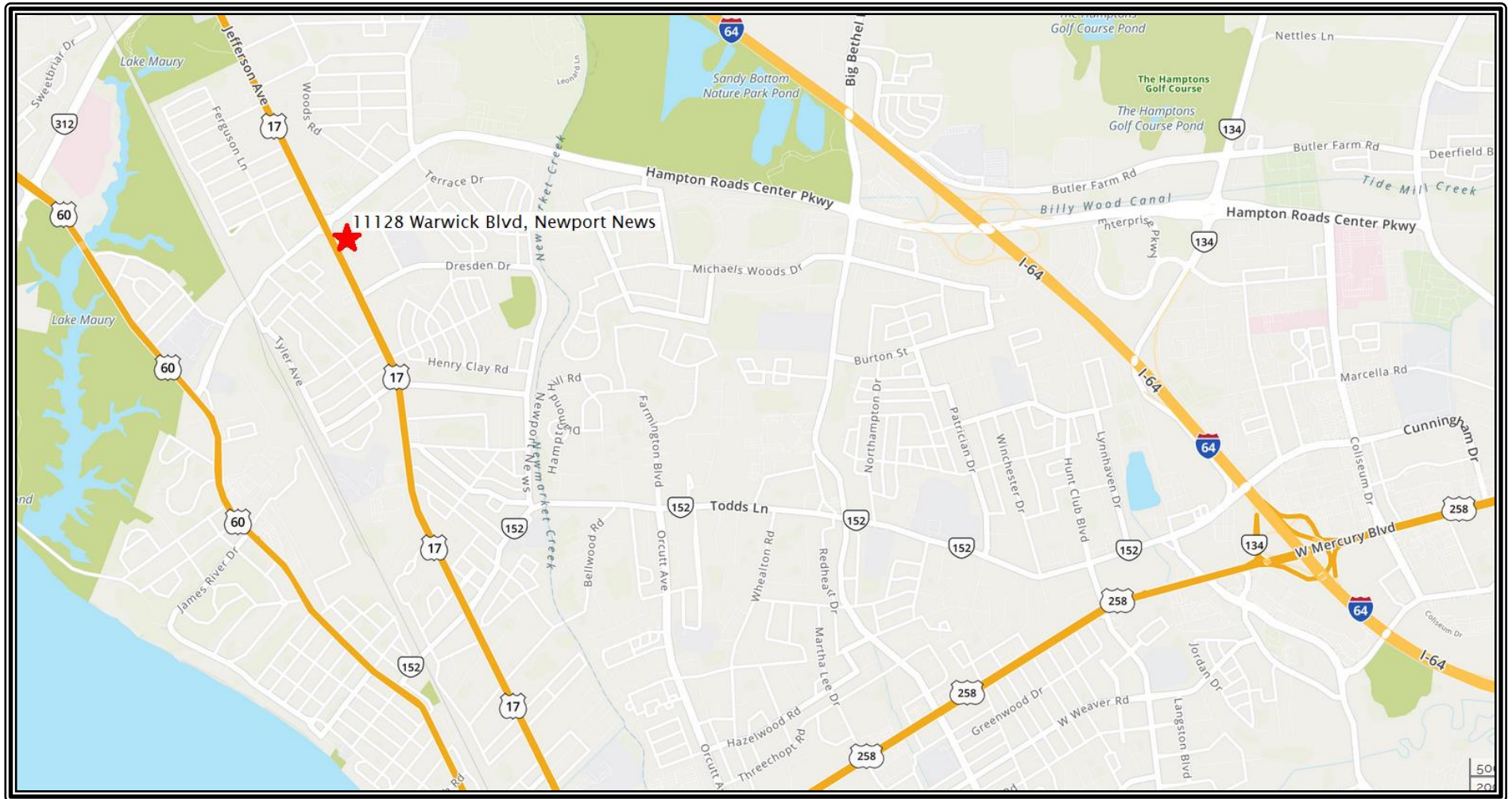
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11128 Warwick Boulevard
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11128 Warwick Boulevard Newport News, Virginia



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ZONING DISTRICTS																						
	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW MULTI- FAMILY	R6 MANFCT. 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	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	45-520
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P	P	P			
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C				V	45-520
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					

ZONING DISTRICTS																							
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES		
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.	
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			
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	45-520	
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V	45-523	
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	45-520	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520	
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					

ZONING DISTRICTS																						
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES	
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.
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	45-520
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	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	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																						

ZONING DISTRICTS																						
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES	
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.
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	45-511
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	45-2502
2. APPLIANCE SALES									P					P	P	P					V	45-522
3. APPLIANCES SERVICES									P					P	P	P					V	45-522
4. BAKERY (RETAIL)									P					P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P					P	P	P					V	45-522
6. BOOK STORE									P					P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL														C	C	C			P	P		
8. CAMERA STORE									P					P	P	P	P	P				
9. CEMETERY MONUMENT SALES														P	P	P					V	45-522
10. COMPUTER SALES & SERVICE									P			P		P	P	P	P	P				
11. CONCESSION STAND									P	P				P	P	P	C	C				
12. CONVENIENCE STORE WITHOUT GASOLINE									P					P	P	P	C	C				
13. CRAFT STORE														P	P	P	P					
14. DEPARTMENT STORE									P					P	P	P					V	45-522
15. DUPLICATING STORE									P			P	C	P	P	P	P	P				
16. EXTENDED STAY MOTEL									P					P	P	P	C	C				
17. FLORIST, HORTICULTURAL & NURSERY									P			P		P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE									P					P	P	P	P				V	45-522
19. GARDEN SUPPLY STORE									P					P	P	P					V	45-522
20. GOLF PRO SHOP/CLUBHOUSE									P	C				P	P	P	P					
21. GROCERY STORE									P					P	P	P					V	45-522
22. HARDWARE STORE									P					P	P	P					V	45-522
23. HOME ACCESSORY STORE									P					P	P	P					V	45-522
24. ICE CREAM/CANDY STORE									P					P	P	P	P					
25. INTERIOR DECORATING STORE									P					P	P	P	P					

ZONING DISTRICTS																							
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES		
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.	
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	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	45-522	
7. AUTOMOBILE SALES, USED CAR DEALERSHIP															C	C					V	45-522	
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	45-522	
11. BOAT & YACHT SALES									C					C	C	P					V	45-522	
12. BOAT BASIN	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	45-522	
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	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	P	C	P	P	P			

ZONING DISTRICTS																						
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES	
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.
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		

ZONING DISTRICTS																							
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES		
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.	
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.																							

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