



PARAGON
— GYM FOR KIDS —



Paragon Gymnastics Inc.

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Paragon Gym for Kids Inc.

PGK

Properties LLC

COMMONWEALTH CENTER

PROPERTY INFO

5117 Commonwealth Drive, Fredericksburg, VA 22407



Parcel Name: Commonwealth Center LOT 13R SEC 1

Property Specifications

- Property Type: Commercial/Industrial
- Current Use: Shipping, Industrial Warehouse/Distribution, Manufacturing
- Parcel ID: 35K1-13R
- Zoning: C-3, Miscellaneous Commercial
- Parcel Size : 114,988.40 SF / 2.64 Acres
- Building Size: 20,000 SF
- Building is sub dividable into 8 units (pre-plumbed)
- Ceiling Height: 17'
- Flooring: 6" reinforced concrete
- Electric: Two (2) Panels rated at 225 amps at 120/208 VAC
- Sprinkler System: Fire Lite MS905-ODU, VA Sprinkler



Features:

- 4 Truck Loading Docks in Rear of Building
- 2 Roll-Up Drive in Doors in Front & one on side
- High Ceilings and large floor space for storage
- Gated security fence
- Full fire safety and sprinkler system

Commonwealth Center



Building Number 1 Team Gym

For Purchase	\$1,475,000
<u>Build Out</u>	<u>\$ 125,000</u>
Total	\$ 1,600,000

Total Investment \$160,000

Total Loan \$1,440,000

COMMONWEALTH CENTER

Property Info

5113 Commonwealth Drive, Fredericksburg, VA 22407



Commonwealth Center

Parcel Name: Commonwealth Center LOT 12R SEC 1

Property Specifications

- Property Type: Commercial/Industrial
- Current Use: Industrial Warehouse/Production Floor
- Parcel ID: 35K1-12R
- Zoning: C-3, Miscellaneous Commercial
- Parcel Size : 58,806 SF / 1.35 Acres
- Building Size: 17,271 SF
- Electric: 1 panel 600 amps at 480/3/60 VAC
2 switches rated at 200 amps at 240/3/60 VAC
- Ceiling Height: 13' 4"
- Sprinkler System: Silent Knight model 5207, VA Sprinkler

Features:

- 1 Truck Loading Dock on side of Building
- 2 Roll-Up Drive in Doors
 - 1 Door in Rear of Building
 - 1 Door on side of building providing access to adjacent building
- Building currently used as a production floor with treated concrete flooring
- Full fire safety and sprinkler system

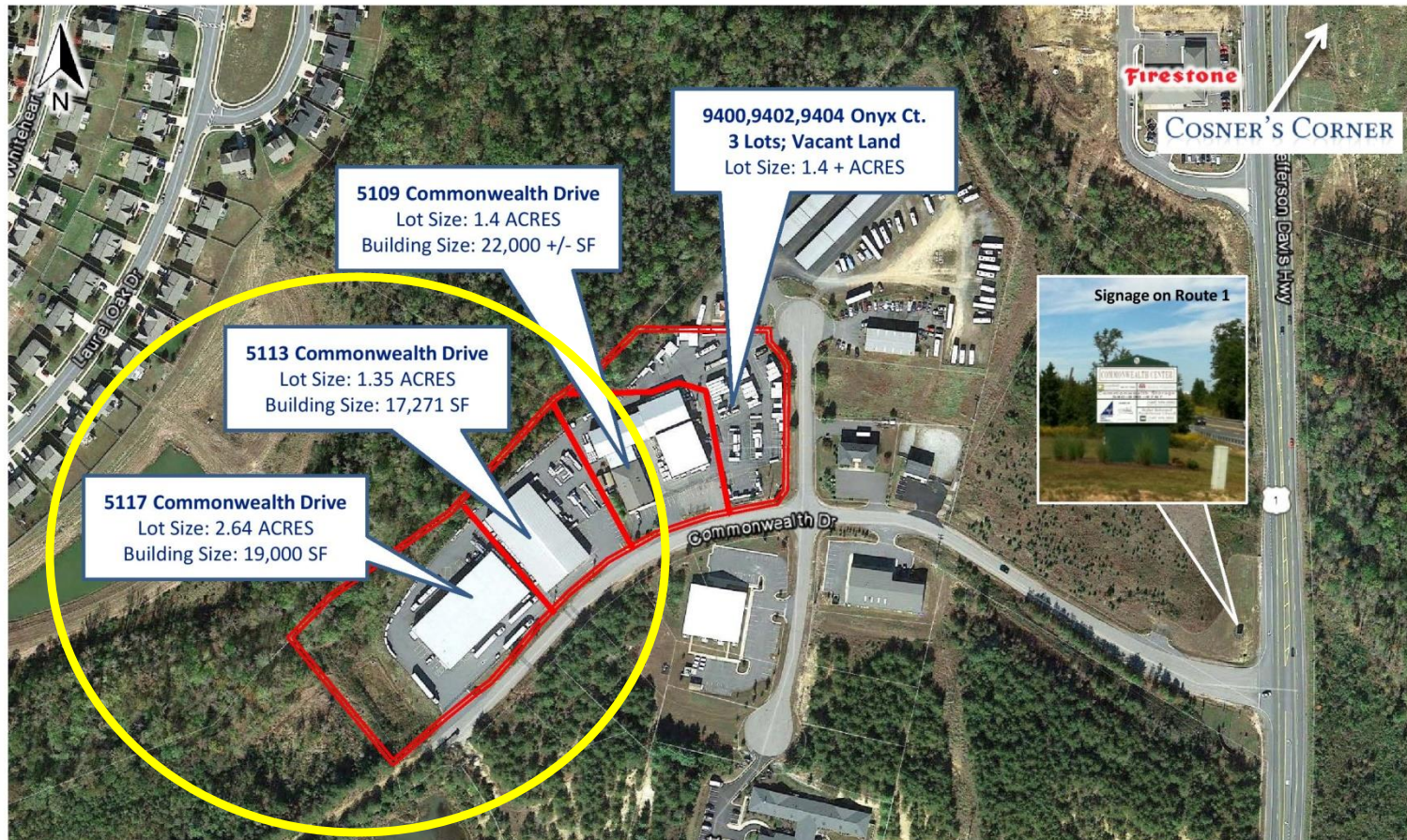


Building Number 2 Recreational Gym

Lease with an option
to purchase at
@ \$6000 month

COMMONWEALTH CENTER

Aerial Exhibit of Subject Area



Commonwealth Center

Company Structure



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Membership

**\$50,000 for
10% stake in
the buildings**



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