

40,000^{SF}



Cahill 40,000

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

81 Fifth Avenue
Collinsville, VA
24078



- 40,000 SF Building
- 38,150 SF Manufacturing Space
- 20' Ceiling Height (16' at eaves)
- 5 Dock High Doors
- 1 Drive in Door (12' x 12')
- Building is located in an Enterprise Zone

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BUILDING SPECIFICATIONS

Total Space:	40,000 SF
Office Space:	1,850 SF
Year Built:	1990
Column Spacing:	25' x 50'
Height at Center:	20'
Height at Eaves:	16'
Exterior:	Metal
Roof:	Metal
Floor:	5" Reinforced Conc.
Insulation:	Yes
Sprinklered:	Yes (Wet)
Dock High Doors:	5
Drive In Doors:	1 (12' x 12')

- Located just off US-220 Business in the town of Collinsville
- Great location for a warehouse/distribution facility

SITE SPECIFICATIONS

Site Acreage:	2
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	100
Zoning:	Industrial (I)
Industrial Park:	No
Rail Available:	No



UTILITIES

Water:	Henry County PSA
Line Size:	12"
Waste Water:	Henry County PSA
Line Size:	8"
Electric:	Appalachian Power
Phase:	Three
Natural Gas:	SW Virginia Gas
Line Size:	2"
Telecom:	Century Link

TRANSPORTATION

To US-220:	0.1 mile
To US-58:	3 miles
To Interstate 40:	50 miles
To Interstate 85:	55 miles
To Interstate 81:	55 miles
To Interstate 77:	62 miles
To Blue Ridge Regional Airport	14 miles
To Piedmont Triad Int'l Airport:	50 miles

