

189,200<sup>SF</sup>



# Cloverleaf Building

101 Yale Street  
Martinsville, VA  
24112



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 189,200 SF Building located in Henry County, Virginia
- 185,600 SF Manufacturing Space
- 3,600 SF Office Space
- 20' Ceiling Height at Center
- 12 Dock High Doors
- Located in an Enterprise Zone

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## BUILDING SPECIFICATIONS

Manufacturing Space	185,600 SF
Office Space:	3,600 SF
Year Built:	1981
Column Spacing	30" x 40'
Height at Center:	20' (19' at eaves)
Exterior:	Brick/Block
Roof:	Rubber Membrane
Floor:	6" Reinforced Concrete
Insulation:	No
Sprinklered:	Yes (100% Wet)
Dock High Doors	12
Drive In Doors:	2 (12' x 12')

## SITE SPECIFICATIONS

Site Acreage:	12.3
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	200
Zoning:	Industrial
Industrial Park:	No
Rail Available:	No

## UTILITIES

<b>Water:</b>	City of Martinsville
Line Size:	8"
<b>Waste Water:</b>	City of Martinsville
Line Size:	6"
<b>Electric:</b>	Appalachian Power
Voltage:	480/277
Phase:	3 Phase; 4 Wire
Amps:	6,000
<b>Natural Gas:</b>	SW Virginia Gas
<b>Telecom:</b>	Century Link, MBC

## TRANSPORTATION

To US-220:	1/2 mile
To US-58:	1 mile
To Interstate 73:	28 miles
To Interstate 40:	44 miles
To Interstate 85:	48 miles
To Interstate 81:	60 miles
To Interstate 77:	64 miles
To Blue Ridge Regional Airport	10 miles
To Piedmont Triad Int'l Airport:	46 miles

- Property is completely encircled with a 6' chain link fence topped with barbed wire
- ADT Fire and burglar alarm system
- Building is comprised of four bays ranging from 44,000 SF to 49,200 SF

