

Patriot Centre Tract 2

Shell Building

Martinsville HENRY COUNTY VIRGINIA

Growing Your Business is Our Business."



740 Beaver Creek Drive Martinsville, VA 24112

- 100,440 SF Facility
- Expandable to 200,880 SF
- Potential further expansion to 400,000+ SF
- 17.5 Acre Pad
- 32' 6" Clear Ceiling Height
- Municipal Water/Sewer/Nat. Gas
- Electric substation inside the park

Martinsville-Henry County Economic Development Corporation • www.YesMartinsville.com • 276-403-5940 • PO Box 631 Martinsville, VA 24114

SITE SPECIFICATIONS

17.5 acre pad

Henry County

I-1 Industrial

Yes (Patriot Centre)

4 miles

5 miles

34 miles

50 miles

55 miles

55 miles

70 miles

15 miles

50 miles

at Beaver Creek

2000'

Yes

100+

No

III TRANSPORTATION

Site Acreage:

Enterprise Zone:

Parking Spaces:

Industrial Park:

Rail Available:

To US-58:

To US-220:

To Interstate 73:

To Interstate 40:

To Interstate 85:

To Interstate 81:

To Interstate 77:

To Blue Ridge Regional Airport

To Piedmont Triad Int'l Airport:

Location:

Zoning:

Patriot Centre Tract 2

Shell Building

BUILDING SPECIFICATIONS

Building Size: 100,440 SF (324' x 310')

Office Size: To Suit Tenant Year Built: 2025 (under const.) Yes (to 200,880 SF with Expandable:

potential for 400k+ SF)

Column Spacing: 50' x 54' (interior bays)

60' x 54' (loading bay)

Ceiling Height: 32' 6" clear

Exterior: Pre-Cast Concrete Roof: TPO Membrane 6" 4000 PSI Concrete Floor: Dock High Doors: 4 (9' x 10') w/ levelers

Drive In Doors: 1 (12' x 14')

UTILITIES

Water: Henry County PSA Waste Water: Henry County PSA Electric: Appalachian Power

(substation in park)

Monogram Food Solutions

Trinity Packaging

Hanesbrands

JG Edelen

Bassett Furniture

Tract 2

Keeco (Springs Industries) Tract 1-A2

Nautica/VF

Voltage: To Suit Tenant

Phase: Three

(220)

Amps: 1600 / LED Lighting Natural Gas: SW Virginia Gas Telecom: Mid Atlantic

Mehler, Inc.

Signode (Multiwall

Packaging)

Collinsville

M.E.T. Training Center (P&HCC) Broadband, Comcast,

Tract 15 Tract 18 Tract 17C Tract 14 Tract Tract Tract 11 Eastman Tract 9N Applied Felts **Occupied Tracts** Available Areas Pre-graded Pads on Available Tracts Howmet Aerospace Fire & Rescue Services Tract 4 **Electric Substation** ICF