

32 Acre Site

# Patriot Centre Industrial Park Tract 2

Beaver Creek Drive  
Martinsville, VA  
24112

- 32 acre site with a 25.8 acre graded pad
- Can support building size up to 500,000 SF
- The Patriot Centre Industrial Park offers an abundance of water, an electric substation, redundant fiber, and its own fire station
- Occupied by companies such as Eastman, Howmet Aerospace, Monogram Food Solutions, and Nautica
- Located in an Opportunity Zone (OZ) and a New Markets Tax Credit Zone (NMTC)



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

# Tract 2

## SITE SPECIFICATIONS

Site Acreage:	32 acres
Pad Acreage:	25.8 acres
Location:	Henry County
Owned by:	Henry County IDA
Enterprise Zone:	Yes
Zoning:	I-1 Industrial
Industrial Park:	Yes (Patriot Centre)
Rail Available:	No

## UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in the park)
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband, nTelos, Century Link

## TRANSPORTATION

To VA-174:	½ mile
To US-58:	4 miles
To US-220:	5 miles
To Interstate 73:	34 miles
To Interstate 40:	50 miles
To Interstate 85:	55 miles
To Interstate 81:	55 miles
To Interstate 77:	70 miles
To Blue Ridge Regional Airport	15 miles
To Piedmont Triad Int'l Airport:	50 miles

