

95,500^{SF}



Patriot Centre Tract 8

Shell Building

1320 Beaver Creek Drive
Martinsville, VA
24112

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 90,000 SF Manufacturing Space
- 5,500 SF Office Space
- Expandable to 200,000 SF
- Located on Tract 8 in the Patriot Centre Industrial Park
- 15 Acre Site (11 Acre Graded Pad)
- Ceiling Height: 30' min / 37' max
- Municipal Water/Sewer/Nat.Gas

Patriot Centre Tract 8 Shell Building

1320 Beaver Creek Drive
Martinsville, VA
24112

BUILDING SPECIFICATIONS

| | |
|----------------------|---------------------|
| Manufacturing Space: | 90,000 SF |
| Office Space: | 5,500 |
| Year Built: | 2014 |
| Expandable: | Yes (to 200,000 SF) |
| Column Spacing: | 50' x 50' |
| Min. Ceiling Height: | 30' |
| Max. Ceiling Height: | 37' |
| Exterior: | Pre-Cast Concrete |
| Roof: | Standing Seam Metal |
| Floor: | Unfinished (gravel) |
| Dock High Doors: | 5 (9' x 10') |
| Drive In Doors: | 1 (14' x 16') |

UTILITIES

| | |
|---------------------|--|
| Water: | Henry County PSA |
| Waste Water: | Henry County PSA |
| Electric: | Appalachian Power (substation in park) |
| Voltage: | n/a |
| Phase: | Three |
| Amps: | n/a |
| Natural Gas: | SW Virginia Gas |
| Telecom: | Mid Atlantic Broadband, Comcast, Brightspeed |

SITE SPECIFICATIONS

| | |
|------------------|----------------------|
| Site Acreage: | 14.7 (11.2 acre pad) |
| Location: | Henry County |
| Enterprise Zone: | Yes |
| Parking Spaces: | 70+ |
| Zoning: | I-1 Industrial |
| Industrial Park: | Yes (Patriot Centre) |
| Rail Available: | No |

TRANSPORTATION

| | |
|----------------------------------|----------|
| 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 |

