

114,412^{SF}



Walker Building Bays 6, 8, 9 & 10

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

1 Walker Road
Martinsville, VA
24112



- 114,412 SF Total Space Available
- 110,635 SF Manufacturing/
Distribution Space
- 3,777 SF Office Space
- 17' Ceiling Height in Bays 6, 8, 10
- 15' Ceiling Height in Bay 9
- All utilities in place
- Parking for 100+



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BUILDING SPECIFICATIONS

Bay 6 Space:	17,980 SF
Bay 8 Space:	45,395 SF
Bay 9 Space:	12,737 SF
Bay 10 Space:	38,300 SF
Year Built:	1970
Ceiling Height:	17' (Bay 6, 8, 10); 15' (Bay 9)
Exterior:	Brick/Block
Roof:	Single Ply EPDM
Floor:	4" Concrete
Insulation:	No
Sprinklered:	Yes (Wet)
Dock High Doors:	3
Drive In Doors:	1 (12' x 14')

SITE SPECIFICATIONS

Site Acreage:	53 (shared)
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	100+
Zoning:	I-1 (Industrial)
Industrial Park:	No
Rail Available:	No

UTILITIES

Water (potable):	Henry County PSA
Water (non-potable):	23 wells onsite
Waste Water:	Henry County PSA
Electric:	Appalachian Power
Voltage:	480/277
Phase/Amps:	Three
Amps:	1,200
Natural Gas:	SW Virginia Gas
Telecom:	Mid-Atlantic Broadband

TRANSPORTATION

To US-220:	1/2 mile
To US-58:	3 miles
To Interstate 73:	28 miles
To Interstate 40:	44 miles
To Interstate 85:	49 miles
To Interstate 81:	63 miles
To Interstate 77:	65 miles
To Blue Ridge Regional Airport	11 miles
To Piedmont Triad Int'l Airport:	43 miles

- Additional bays available – over 200,000 SF of total warehouse/manufacturing space available for immediate lease
- Site of the former Bassett Walker Textile complex
- Owned by Resurgence Properties LLC

