

 **FOR SALE**  
175 MEHLER LN | MARTINSVILLE VA



 **POE & CRONK REAL ESTATE GROUP**  
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

# **SALE OFFERING MEMORANDUM:**

## **175 MEHLER LN, MARTINSVILLE, VA**

### **PRESENTED BY:**

**JACOB QUESINBERRY** | Vice President

**MATT HUFF, CCIM** | President





## ABOUT 175 MEHLER LN, MARTINSVILLE, VA

Poe & Cronk Real Estate Group is pleased to present for sale 175 Mehler Lane in Martinsville, VA. This 153,500 square foot manufacturing / distribution facility includes 29.6 acres with expansion capabilities, high ceiling storage and warehouse space, and plenty of on-site parking.

The industrial market in Martinsville and throughout southwest Virginia is extremely tight with a limited supply of quality properties. This property presents a rare opportunity for a ready-to-go manufacturing and distribution facility offered at an attractive price less than the cost of new construction.

Martinsville, Virginia offers numerous advantages for locating your industrial facility, including its strategic location with access to nearby major transportation routes I-73 and I-81, which facilitate efficient distribution and logistics. The area boasts a favorable business climate with competitive utility rates and a supportive local government, enhancing operational cost-effectiveness. Martinsville's skilled workforce, nurtured by local educational institutions and workforce development programs, provides a plentiful talent pool. Additionally, the region benefits from lower cost of living compared to larger city centers, translating into reduced overhead costs for businesses. This combination of logistical advantages, cost efficiency, and workforce readiness makes Martinsville an attractive option for manufacturing operations.







## 175 MEHLER LN, MARTINSVILLE, VA

**Asking Price:** \$9,500,000

**Price Per SF:** \$62

**Parcel Area:** 29.602± Acres

**Topography:** Level and Cleared

**Zoning:** I-1, Industrial

**Market:** Martinsville - Henry County

**Total Building SF:** ±153,500

**Office:** ±10,800 (*Heated & Air Conditioned*)

**Production:** ±78,200 (*Heated & Air Conditioned*)

**Receiving/Shipping:** ±64,500 (*Heated*)

**Utilities:** **Water** – Henry County PSA

**Sewer** – Henry County PSA

**Electricity** – APCO

**Natural Gas** – Southwest Virginia Gas

## PROPERTY SPECIFICATIONS - 175 MEHLER LN, MARTINSVILLE, VA

---

### Power Service:

- *Amperage:* 4000A
- *Voltages Available:* 277/480V, 380V, 110V, 208V, 240V, 277V, 380V, 400V, 480V

**Column Spacing:** 40' x 50'

### Ceiling Height:

- *Clear Height at Eaves:* 24' 6" (±3") to bottom of support beam
- *Height at Center:* 37' to bottom of support beam

### Doors:

- *Dock Height Doors:* 4
- *Drive-in/Grade Level Doors:* 2

**Parking Spaces:** 103

### Fiber & Internet:

- *Fiber:* Available
- *Telephone/Internet Provider:* Available

### Water:

- *Provider:* Henry County PSA
- *Domestic Line Size:* 2"
- *Fire Line Size:* 8"

### Sewer:

- *Provider:* Henry County PSA
- *Domestic Line Size:* 8" to property, 6" to building

### Natural Gas:

- *Provider:* Southwest Virginia Gas
- *Service Line Size:* 2 ½"

### Generator Specifications:

- *Power Output:* 100kW standby, 90kW continuous (G100F1 Caterpillar)
- *Fuel Type:* Natural Gas

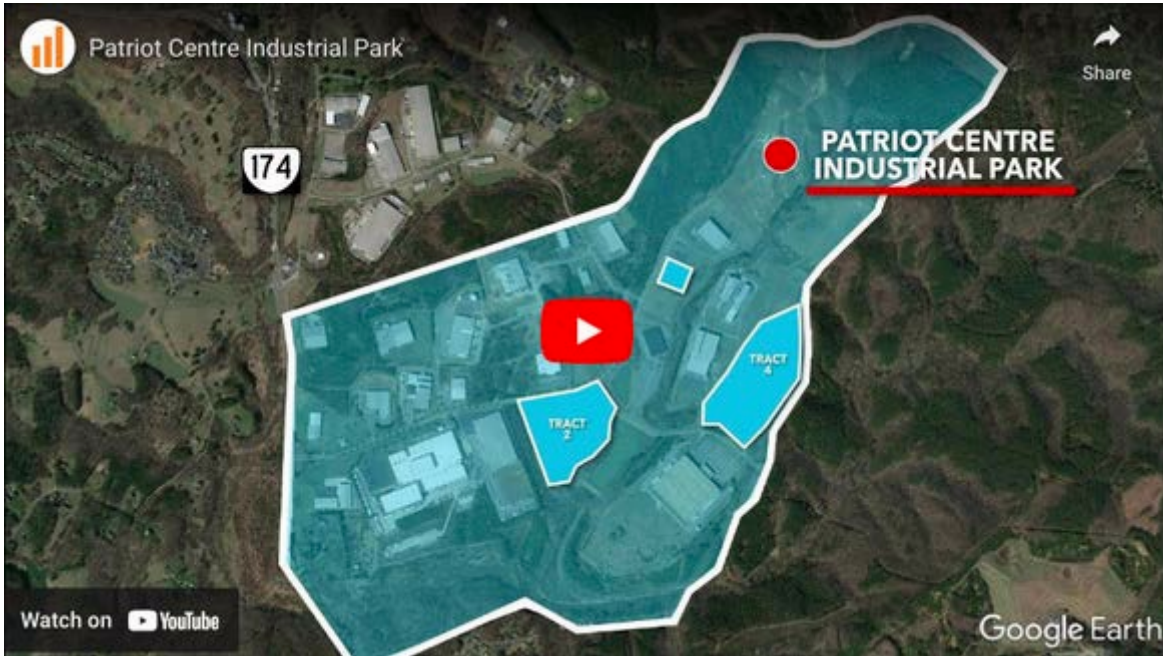
### Fire Suppression System:

- *Type:* Water Sprinkler



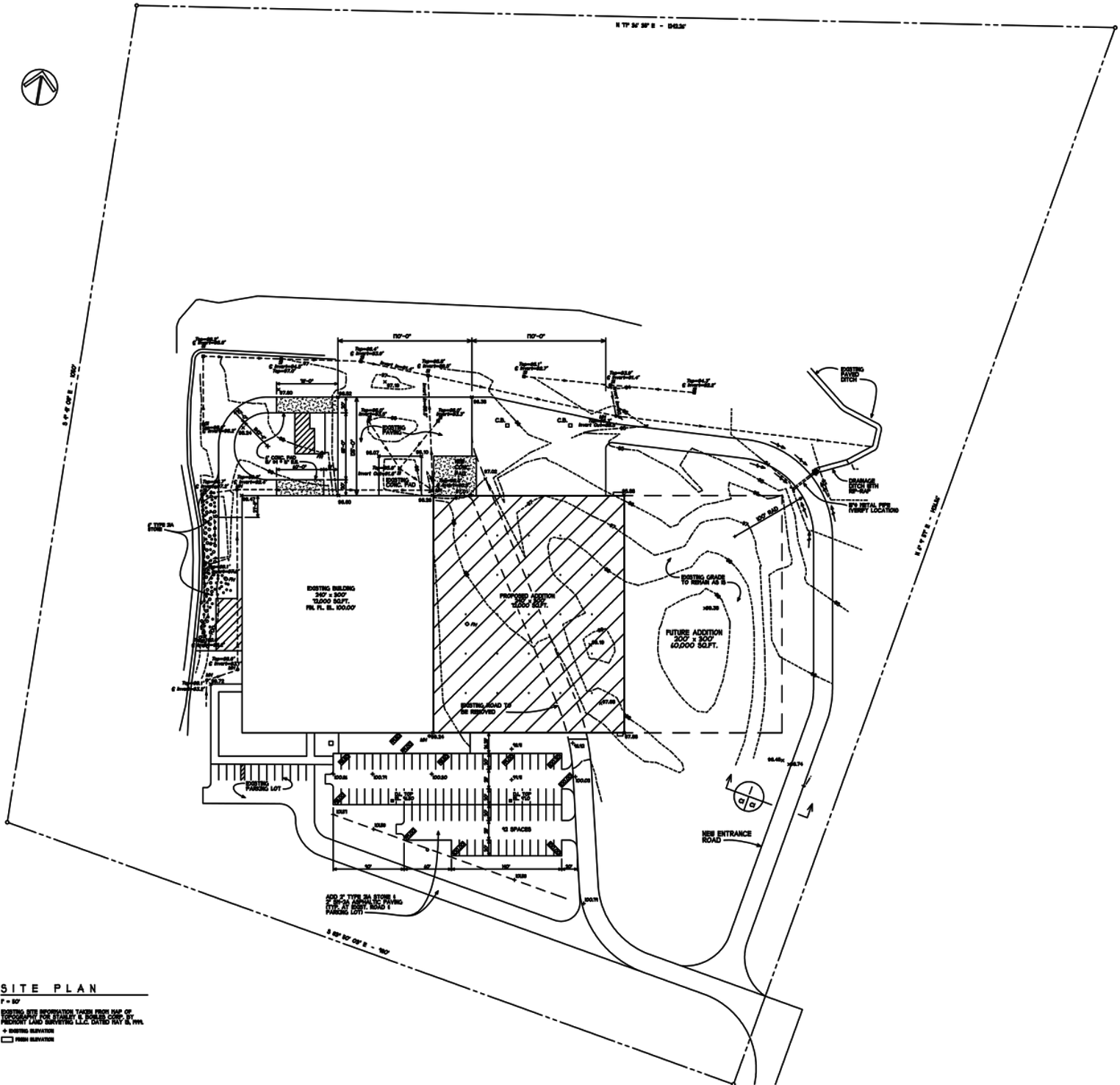


LOCATED IN PATRIOT CENTRE INDUSTRIAL PARK - MARTINSVILLE, VIRGINIA



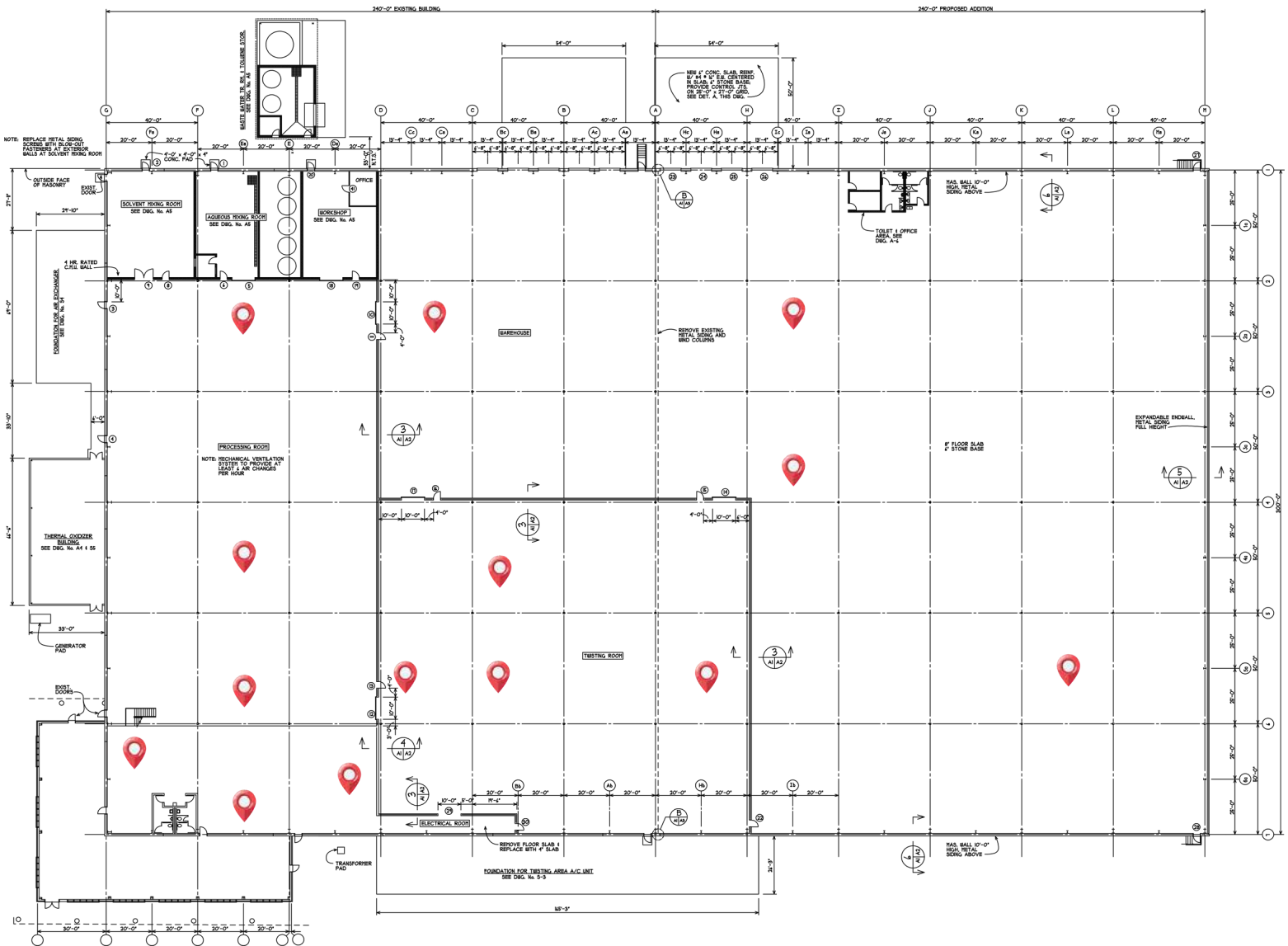


# SITE PLAN - 175 MEHLER LN



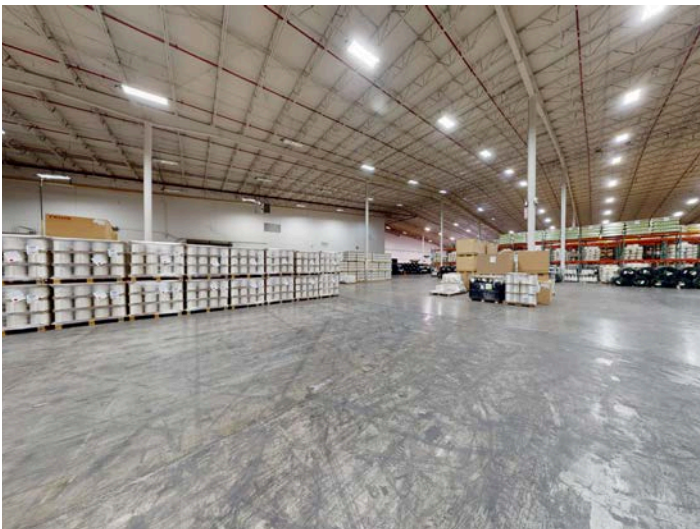
# Interactive Tour

Click Locators to View





# INTERIOR PHOTOS





## MARTINSVILLE, VA ADVANTAGES

- Martinsville, VA is a key economic and manufacturing hub in southern Virginia's Henry County.
- The city boasts a strong manufacturing heritage, specializing in textiles, furniture, and automotive parts, while also diversifying into healthcare and technology sectors.
- Conveniently located near US 58 and US 220, Martinsville is within easy reach of larger cities like Roanoke, Greensboro, and Winston-Salem.
- Home to the famous Martinsville Speedway, the city hosts two annual NASCAR Cup Series races, contributing to its rich motorsports culture.
- Educational opportunities include Patrick & Henry Community College and the New College Institute, which partners with universities to offer various degree programs.
- The area's economy balances traditional manufacturing with healthcare, as exemplified by major employer Sovah Health-Martinsville.
- Martinsville offers a high quality of life with access to outdoor recreation, including the Smith River for fishing and kayaking, nearby Philpott Lake for water sports, and proximity to the scenic Blue Ridge Mountains.



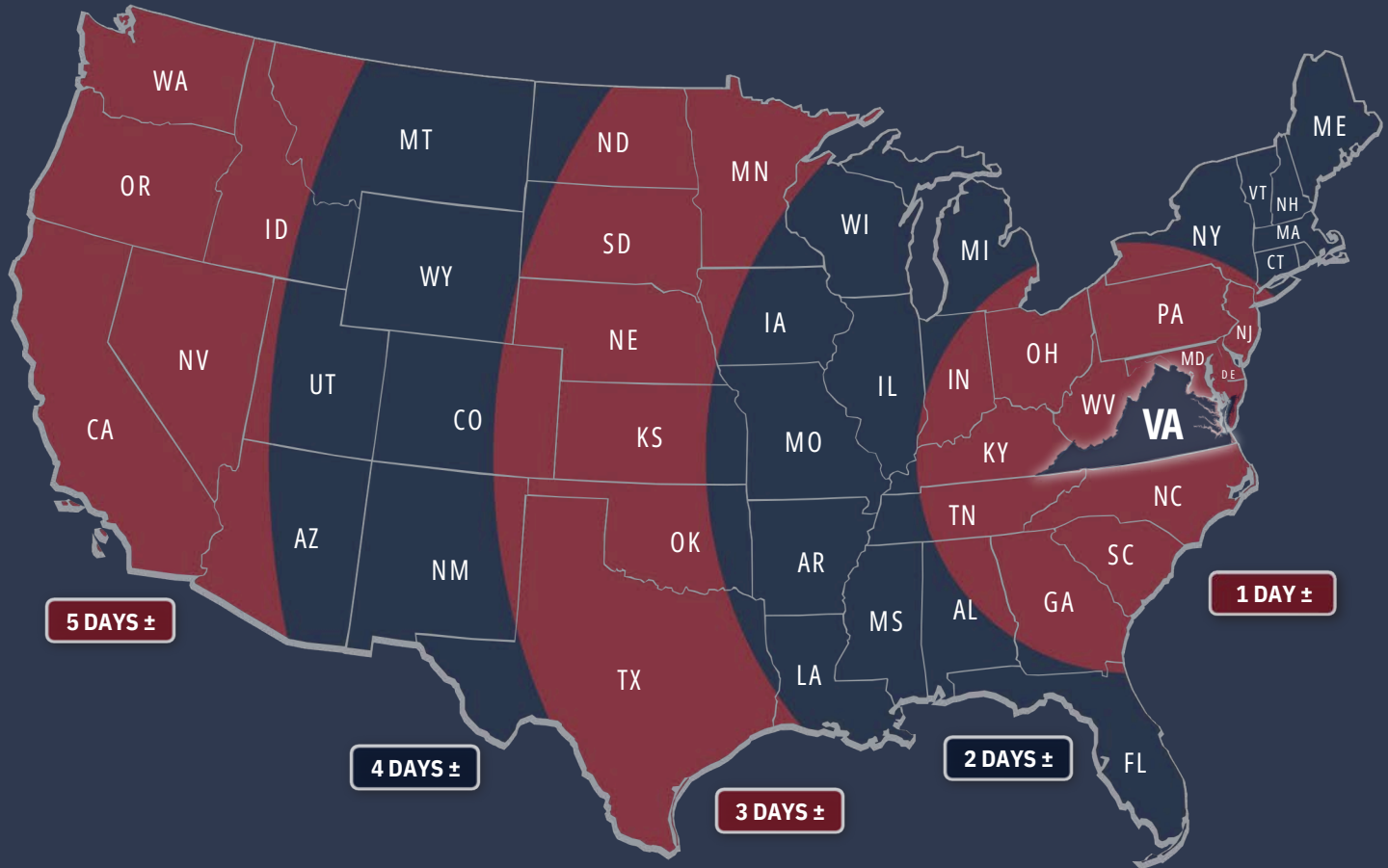
## Virginia Ranked America's #1 State for Business in 2024

To rank America's Top States for Business in 2024, CNBC scored all 50 states on 128 metrics in 10 broad categories of competitiveness. Each category is weighted based on how frequently states use them as a selling point in economic development marketing materials. That way, our study ranks the states based on the attributes they use to sell themselves. We developed our criteria and metrics in consultation with a diverse array of business and policy experts, and the states. Our study is not an opinion survey. We use data from a variety of sources to measure the states' performance. Under our [methodology](#), states can earn a maximum of 2,500 points. The states with the most are [America's Top States for Business](#).



# DRIVE TIMES MARTINSVILLE, VA

1 DAY DRIVE TO 2/3 OF POPULATION



## CENTRAL EASTERN LOCATION

Centrally located and close to major ports on the east coast including the Port of Virginia and Port of Baltimore.



## VA - NC REGIONAL MAP

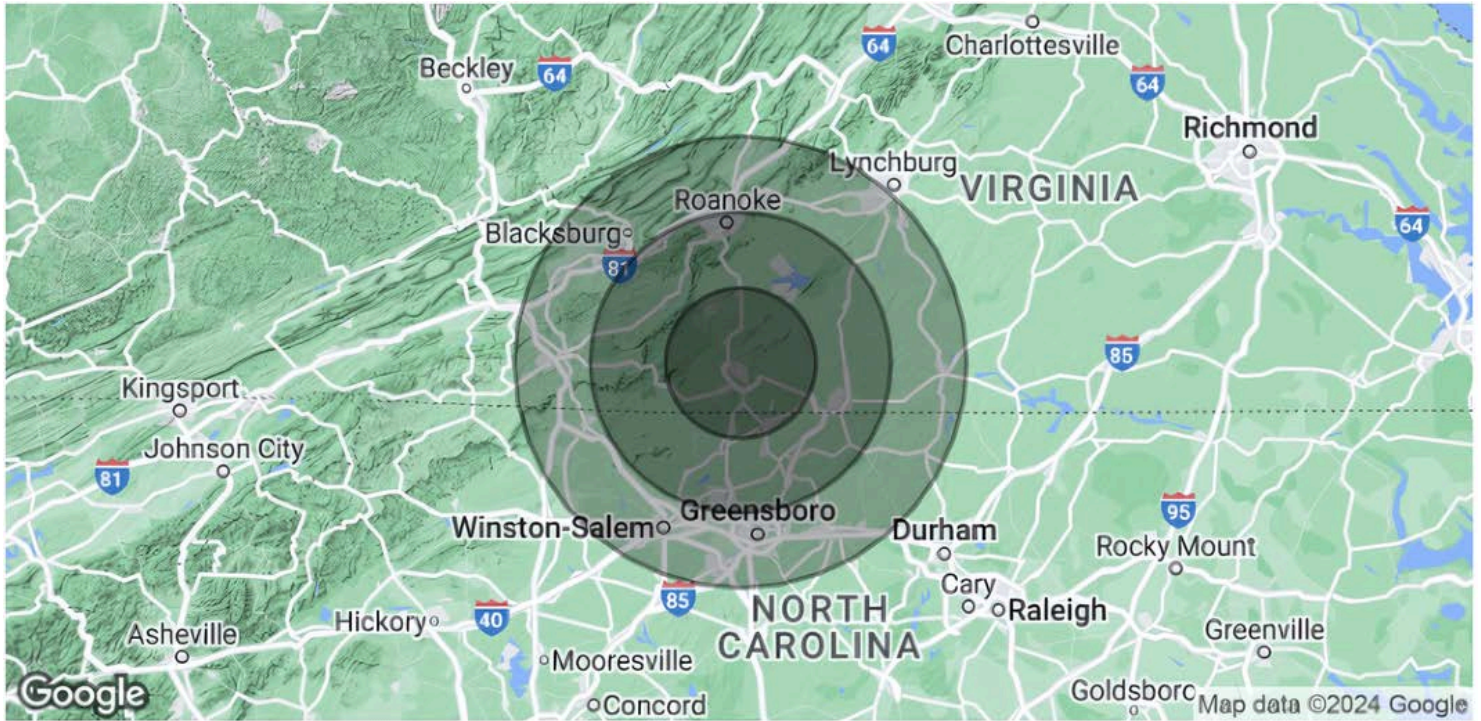


### DISTANCE TO KEY POINTS:

- Roanoke, VA:** 48 Miles
- Richmond, VA:** 178 Miles
- Greensboro, NC:** 57 Miles
- Raleigh, NC:** 112 Miles
- Port of VA:** 198 Miles
- Charlotte, NC:** 141 Miles



## 175 MEHLER LN - DEMOGRAPHICS



POPULATION	20 MILES	40 MILES	60 MILES
Total Population	130,628	621,658	2,305,789
Average Age	45	44	42
Average Age (Male)	43	43	41
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	20 MILES	40 MILES	60 MILES
Total Households	56,38	265,392	946,868
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$68,525	\$82,699	\$84,263
Average House Value	\$174,499	\$257,151	\$261,884

\*Demographic Data derived from AlphaMap

Neither Poe & Cronk Real Estate Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Poe & Cronk Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.



## ABOUT THE FIRM

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and more than \$1.5B in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 35 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



## CONTACTS



**JACOB QUESINBERRY**  
**VICE PRESIDENT**  
540.353.5344  
JQUESINBERRY@POECRONK.COM



**MATT HUFF, CCIM**  
**PRESIDENT**  
540.855.3647  
MHUFF@POECRONK.COM