

189,200<sup>SF</sup>



# Cloverleaf Building

1353 Yale Street  
Martinsville, VA  
24112



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 189,200 SF Building located in Henry County, Virginia
- 185,600 SF Manufacturing Space
- 3,600 SF Office Space
- 20' Ceiling Height at Center
- 12 Dock High Doors
- Located in an Enterprise Zone

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## BUILDING SPECIFICATIONS

|                     |                        |
|---------------------|------------------------|
| Manufacturing Space | 185,600 SF             |
| Office Space:       | 3,600 SF               |
| Year Built:         | 1981                   |
| Column Spacing      | 30" x 40'              |
| Height at Center:   | 20' (19' at eaves)     |
| Exterior:           | Brick/Block            |
| Roof:               | Rubber Membrane        |
| Floor:              | 6" Reinforced Concrete |
| Insulation:         | No                     |
| Sprinklered:        | Yes (100% Wet)         |
| Dock High Doors     | 12                     |
| Drive In Doors:     | 2 (12' x 12')          |

## SITE SPECIFICATIONS

|                  |              |
|------------------|--------------|
| Site Acreage:    | 12.3         |
| Location:        | Henry County |
| Enterprise Zone: | Yes          |
| Parking Spaces:  | 200          |
| Zoning:          | Industrial   |
| Industrial Park: | No           |
| Rail Available:  | No           |

## UTILITIES

|                     |  |
|---------------------|--|
| <b>Water:</b>       | City of Martinsville                           |
| Line Size:          | 8"   |
| <b>Waste Water:</b> | City of Martinsville                           |
| Line Size:          | 6"   |
| <b>Electric:</b>    | Appalachian Power                              |
| Voltage:            | 480/277  |
| Phase:              | Three Phase/4 Wire                             |
| Amps:               | 6,000  |
| <b>Natural Gas:</b> | SW Virginia Gas                                |
| <b>Telecom:</b>     | Century Link, nTelos,<br>MidAtlantic Broadband |

## TRANSPORTATION

|                                  |          |
|----------------------------------|----------|
| To US-220:                       | ½ mile   |
| To US-58:                        | 1 mile   |
| To Interstate 40:                | 44 miles |
| To Interstate 85:                | 48 miles |
| To Interstate 81:                | 60 miles |
| To Interstate 77:                | 64 miles |
| To Blue Ridge Regional Airport   | 10 miles |
| To Piedmont Triad Int'l Airport: | 46 miles |

- Property is completely encircled with a 6' chain link fence topped with barbed wire
- ADT Fire and burglar alarm system
- Building is comprised of four bays ranging from 44,000 SF to 49,200 SF

