

153,500^{SF}

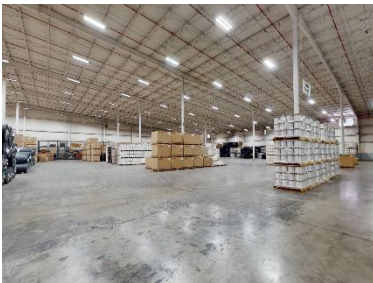


175 Mehler Lane

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

175 Mehler Lane
Martinsville, VA
24112



- 153,500 SF Facility
- 78,200 SF Production Area
- 64,500 SF Warehouse Area
- 10,800 SF Office Area
- Ceilings: 37' (center), 24'6" (eaves)
- All municipal utilities in place



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BUILDING SPECIFICATIONS

Total Space:	153,500 SF
Year Built:	1995
Column Spacing:	40' x 50'
Ceiling Height:	37'(center), 24'6"(eave)
Exterior:	Brick & Metal
Roof:	Standing Seam
Floor:	8" Concrete
Insulation:	Yes
Sprinklered:	Yes - Wet
Dock High Doors:	4 (+2 drive in doors)

SITE SPECIFICATIONS

Site Acreage:	29.6
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	100
Zoning:	Industrial (I-1)
Industrial Park:	Yes (Patriot Centre IP)
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Line Size:	8"
Waste Water:	Henry County PSA
Line Size:	8"
Electric:	Appalachian Power
Voltage:	277/480
Phase:	Three
Amps:	4000
Natural Gas:	Southwest Va. Gas
Line Size:	2.5"
Telecom:	Brightspeed

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

- Backup generator on site
- Office & Production sections are both heated and air conditioned
- Warehouse (64,500 SF) is heated
- Additional expansion pad available for up to 60,000 SF

