

500,000^{SF}



500 Nautica Way

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

500 Nautica Way
Martinsville, VA
24112



- 500,000 SF Building
- 460,000 SF Warehouse Space
- 40,000 SF Office Space
- Expandable to 1,100,000 SF
- 36' Ceiling Height at Center
- 38 Docks (8' x 9')
- Located in the Patriot Centre Industrial Park

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BUILDING SPECIFICATIONS

Warehouse Space:	460,000 SF
Office Space:	40,000 SF
Expandable:	Yes – to 1,100,000 SF
Year Built:	2001
Column Spacing:	39' x 43'
Ceiling Height:	36'
Exterior:	Tilt-up Concrete
Insulation:	Yes
Sprinklered:	Yes (ESFR)
Dock High Doors:	38 (8' x 9')
Drive In Doors:	2 (12' x 14')

SITE SPECIFICATIONS

Site Acreage:	60
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	575
Zoning:	Industrial (I-1)
Industrial Park:	Yes (Patriot Centre IP)
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Line Size:	16"
Waste Water:	Henry County PSA
Line Size:	10"
Electric:	Appalachian Power
Voltage:	480
Phase:	Three
Amps:	1600
Natural Gas:	SW Virginia Gas
Line Size:	4"
Telecom:	Brightspeed, Mid-Atlantic Broadband

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

- Seller will consider offering the building with "turn-key" high volume retail distribution equipment in place, including a modern pick pack system with over 8 miles of conveyer and very narrow aisle racking
- 60 acre site / Building expansion to 1.1M SF

