

54,000^{SF}



Frith Building #4

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

106 Textile Road
Ridgeway, VA
24148



- 54,000 SF Building
- 18' Ceiling Height
- 4 Dock High Doors
- All municipal utilities in place (water, sewer, electric, natural gas)
- Zoned Industrial (I-1)
- Parking for 50+

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106 Textile Road
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24148

BUILDING SPECIFICATIONS

Total Space:	54,000 SF
Year Built:	1965
Column Spacing:	22' x 40'
Height at Center:	18'
Height at Eaves:	18'
Exterior:	Brick/Block
Roof:	Rubber w/Skylights
Floor:	5" Reinforced Conc.
Insulation:	Yes
Sprinklered:	Yes (Wet)
Dock High Doors:	4

SITE SPECIFICATIONS

Site Acreage:	2
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	50+
Zoning:	Industrial (I-1)
Industrial Park:	Yes (Martinsville IP)

UTILITIES

Water:	Henry County PSA
Line Size:	10"
Waste Water:	Henry County PSA
Line Size:	6"
Electric:	Appalachian Power
Voltage:	480
Phase:	Three
Amps:	400
Natural Gas:	SW Virginia Gas
Line Size:	2"
Telecom:	Century Link

TRANSPORTATION

To US-220:	½ mile
To US-58:	2 miles
To Interstate 73:	26 miles
To Interstate 40:	42 miles
To Interstate 85:	53 miles
To Interstate 81:	64 miles
To Interstate 77:	65 miles
To Blue Ridge Regional Airport	12 miles
To Piedmont Triad Int'l Airport:	42 miles

- Located near the Martinsville Speedway
- Less than ½ mile from US-220
- All utilities in place
- Available Immediately

