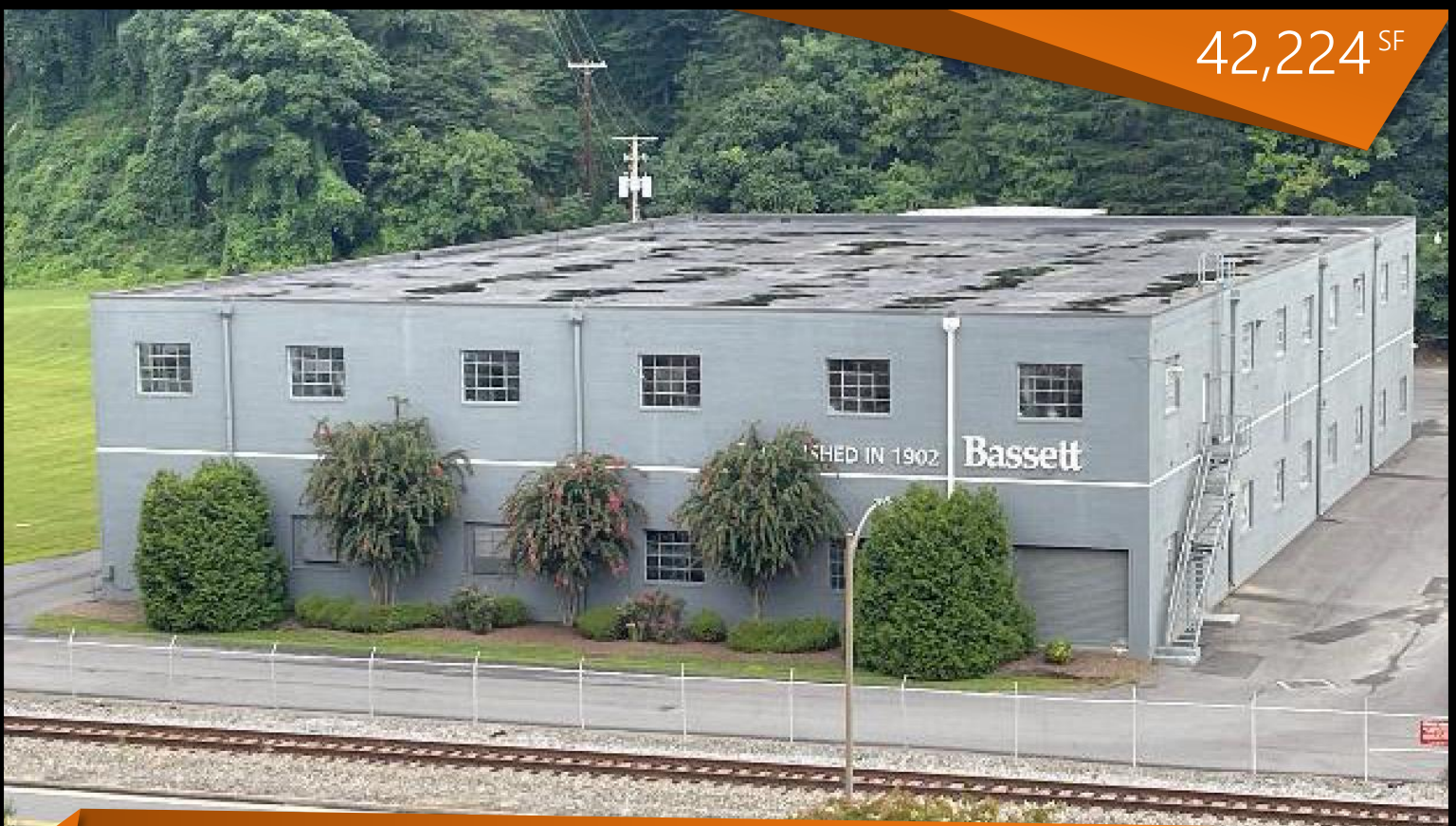


42,224^{SF}



Old Town Warehouse

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

11 Sunset Drive
Bassett, VA
24055



- 42,224 SF Facility on 2 stories
- 21,112 SF per floor
- 16' Ceilings (13' on 2nd floor)
- 2 Dock High Doors
- Zoned Industrial (I-1)
- Covered Loading Dock in back



Old Town Warehouse

11 Sunset Dr.
Bassett, VA
24055

BUILDING SPECIFICATIONS

Total Space:	42,224 SF
Year Built:	1975
Column Spacing:	20' x 20' (varies)
Ceiling Height:	16' (floor 1), 13' (floor 2)
Exterior:	Concrete & Block
Roof:	EPDM
Floor:	Concrete
Insulation:	No
Sprinklered:	No
Dock High Doors:	2 (+1 drive in door)

SITE SPECIFICATIONS

Site Acreage:	4.5
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	40
Zoning:	Industrial (I-1)
Industrial Park:	No
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Line Size:	3/4"
Waste Water:	Henry County PSA
Line Size:	4"
Electric:	Appalachian Power
Voltage:	480
Phase:	Three
Amps:	600
Telecom:	Brightspeed

TRANSPORTATION

To US-220:	3 miles
To US-58:	10 miles
To Interstate 73:	39 miles
To Interstate 81:	52 miles
To Interstate 40:	54 miles
To Interstate 77:	56 miles
To Interstate 85:	65 miles
To Blue Ridge Regional Airport	13 miles
To Piedmont Triad Int'l Airport:	54 miles

- Covered loading dock
- Security gate with PIN access
- 10' x 17' freight elevator (15,000 lbs)
- Three 250k BTU propane hanging heaters
- Video surveillance system w/ interior & exterior cameras

