

23 Acre Site

# Patriot Centre Industrial Park Tract 11

Beaver Creek Drive  
Martinsville, VA  
24112

- 23 acre site with a 15 acre graded pad
- Can support building size of up to 300,000 SF
- The Patriot Centre Industrial Park offers an abundance of water, an electric substation, natural gas, redundant fiber, and its own fire station
- Occupied by companies such as Eastman, Howmet Aerospace, Monogram Food Solutions, and Bassett Furniture



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

# Tract 11

## SITE SPECIFICATIONS

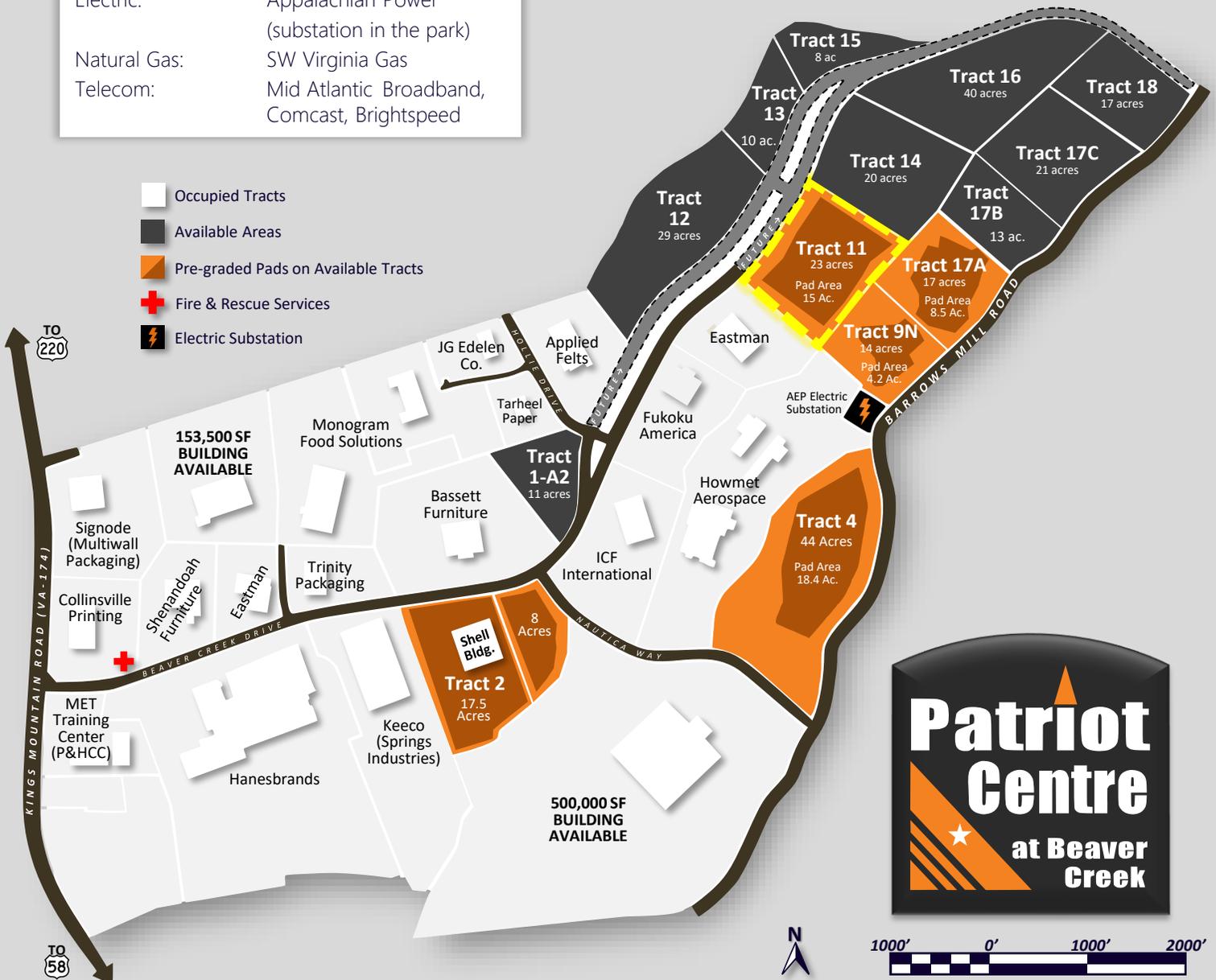
Site Acreage:	22.5 acres
Pad Acreage:	15 acres
Location:	Henry County
Owned by:	Henry County IDA
Enterprise Zone:	Yes
Zoning:	I-1 Industrial
Industrial Park:	Yes (Patriot Centre)
Rail Available:	No

## UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in the park)
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband, Comcast, Brightspeed

## TRANSPORTATION

To VA-174:	½ mile
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



- Occupied Tracts
- Available Areas
- Pre-graded Pads on Available Tracts
- Fire & Rescue Services
- Electric Substation

