

100,440^{SF}



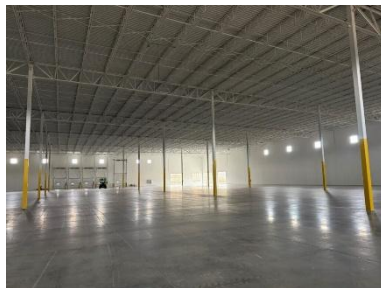
Patriot Centre Tract 2

Shell Building

740 Beaver Creek Drive
Martinsville, VA
24112

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 100,440 SF Facility
- Expandable to 200,880 SF
- Potential further expansion to 400,000+ SF
- 17.5 Acre Pad
- 32' 6" Clear Ceiling Height
- Municipal Water/Sewer/Nat. Gas
- Electric substation inside the park



Patriot Centre Tract 2 Shell Building

BUILDING SPECIFICATIONS

Building Size:	100,440 SF (324' x 310')
Office Size:	To Suit Tenant
Year Built:	2025
Expandable:	Yes (to 200,880 SF with potential for 400k+ SF)
Column Spacing:	50' x 54' (interior bays) 60' x 54' (loading bay)
Ceiling Height:	32' 6" clear
Exterior:	Pre-Cast Concrete
Roof:	TPO Membrane
Floor:	6" 4000 PSI Concrete
Dock High Doors:	4 (9' x 10') w/ levelers
Drive In Doors:	1 (12' x 14')

UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in park)
Voltage:	To Suit Tenant
Phase:	Three
Amps:	1600 / LED Lighting
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband, Xfinity

SITE SPECIFICATIONS

Site Acreage:	17.5 acre pad
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	75+
Zoning:	I-1 Industrial
Industrial Park:	Yes (Patriot Centre)
Rail Available:	No

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

