

732,429<sup>SF</sup>



# Walker Building Complex

**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

1 Walker Road  
Martinsville, VA  
24112



- 732,429 SF Total Space
- Flexible configurations available from 25,000 SF to 100,000+ SF
- All utilities in place: Water/Sewer, Natural Gas, Electric, Fiber
- Parking for 200+
- Property is fenced and has a controlled entryway/guardhouse



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24112

## BUILDING SPECIFICATIONS

Total Mfg./Dist. Space:	650,000+ SF
Total Office Space:	43,486 SF
Year(s) Built:	1970, 1978
Ceiling Height(s):	10'(Bay 4, 13); 13'(Bay 12) 17'(Bay 5,6,8,10); 15'(Bay 9)
Exterior:	Brick/Block
Roof:	Single Ply EPDM
Floor:	4" Concrete
Insulation:	No
Sprinklered:	Yes (Wet)
Dock High Doors:	6
Drive In Doors:	4

## SITE SPECIFICATIONS

Site Acreage:	53
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	200+
Zoning:	I-1 (Industrial)
Industrial Park:	No
Rail Available:	No

## UTILITIES

Water (potable):	Henry County PSA
Water (non-potable):	23 wells onsite
Waste Water:	Henry County PSA
Electric:	Appalachian Power
Voltage:	480/277
Phase:	Three
Amps:	1,200
Natural Gas:	SW Virginia Gas
Telecom:	Mid-Atlantic Broadband

## TRANSPORTATION

To US-220:	1½ mile
To US-58:	3 miles
To Interstate 73:	28 miles
To Interstate 40:	44 miles
To Interstate 85:	49 miles
To Interstate 81:	63 miles
To Interstate 77:	65 miles
To Blue Ridge Regional Airport	11 miles
To Piedmont Triad Int'l Airport:	43 miles

- Over 650,000 SF of total warehouse/manufacturing space available for immediate lease
- Flexible configurations available
- Site of the former Bassett Walker Textile complex

