

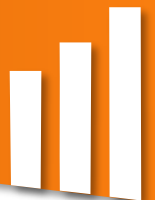
300+ Available Acres



# Patriot Centre

## Industrial Park

Beaver Creek Drive  
Martinsville, VA  
24112



- 1,000 acre Industrial Park located in Henry Co.
- Four graded, shovel ready sites ranging in size from 14 to 44 acres
- Two shell buildings available:
  - Tract 2: 100,440 SF, expandable to 200,880SF
  - Tract 8: 95,500 SF, expandable to 180,000 SF
- The park offers an abundance of water, an electric substation, natural gas, redundant fiber, and its own fire station



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

# Patriot Centre

## Industrial Park

### SITE SPECIFICATIONS

Site Acreage:	1,000 total (300 available)
Pad Acreage:	46 available (on 4 tracts)
Location:	Henry County
Owned by:	Henry County IDA
Enterprise Zone:	Yes
Zoning:	I-1 Industrial
Industrial Park:	Yes
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

