

Patriot Centre Tract 2

# **Shell Building**

Martinsville HENRY COUNTY VIRGINIA

**Growing Your Business is Our Business** 



740 Beaver Creek Drive Martinsville, VA 24112

- 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

Martinsville-Henry County Economic Development Corporation • www.YesMartinsville.com • 276-403-5940 • PO Box 631 Martinsville, VA 24114

### Patriot Centre Tract 2

## **Shell Building**

#### **BUILDING SPECIFICATIONS**

Building Size: 100,440 SF (324' x 310')

Office Size: To Suit Tenant
Year Built: 2025 (under const.)
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, Comcast

Tract 11 Eastman Tract 9N (220) Applied Felts JG Edelen Tarhee Paper Monogram Food Solutions 153,500 SF BUILDING AVAILABLE Tract Howmet Aerospace 1-A2 Bassett Furniture Tract 4 Signode (Multiwall ICF Packaging) Trinity Packaging Collinsville Shell Bldg. Tract 2 M.E.T. Training Center (P&HCC) Keeco (Springs Industries) Hanesbrands 500,000 SF BUILDING

AVAILABLE

#### **SITE SPECIFICATIONS**

Site Acreage: 17.5 acre pad Location: Henry County

Enterprise Zone: Yes Parking Spaces: 100+

Zoning: I-1 Industrial

Industrial Park: Yes (Patriot Centre)

Rail Available: No

Tract 15

Tract

12

#### **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

