

95,500^{SF}



Patriot Centre Tract 8

Shell Building

1320 Beaver Creek Drive
Martinsville, VA
24112

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 90,000 SF Manufacturing Space
- 5,500 SF Office Space
- Expandable to 200,000 SF
- Located on Tract 8 in the Patriot Centre Industrial Park
- 15 Acre Site (11 Acre Graded Pad)
- Ceiling Height: 30' min / 37' max
- Municipal Water/Sewer/Nat.Gas

Patriot Centre Tract 8 Shell Building

BUILDING SPECIFICATIONS

Manufacturing Space:	90,000 SF
Office Space:	5,500
Year Built:	2014
Expandable:	Yes (to 200,000 SF)
Column Spacing:	50' x 50'
Min. Ceiling Height:	30'
Max. Ceiling Height:	37'
Exterior:	Pre-Cast Concrete
Roof:	Standing Seam Metal
Floor:	Unfinished (gravel)
Dock High Doors:	5 (9' x 10')
Drive In Doors:	1 (14' x 16')

UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in park)
Voltage:	n/a
Phase:	Three
Amps:	n/a
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband, Comcast, Brightspeed

SITE SPECIFICATIONS

Site Acreage:	14.7 (11.2 acre pad)
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	70+
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

