

85,489^{SF}

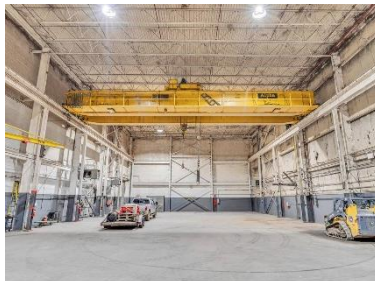


650 Frith Drive

650 Frith Drive
Ridgeway, VA
24148

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 85,489 SF Industrial Building
- 60,000 SF Warehouse (18' clear)
- 10,368 SF High Bay (40' clear)
- 6 Dock High Doors
- 35 ton bridge crane in High Bay
- Zoned Industrial (I-1)

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BUILDING SPECIFICATIONS

Total Space:	85,489 SF
Warehouse Space:	60,000 SF
High Bay Space:	10,368 SF
Office Space:	8,300 SF
Miscellaneous Space:	6,821 SF
Year Built:	1975 & 1980
Column Spacing:	30' x 40'
Ceiling Heights:	18' (Whse); 40' (High Bay)
Exterior:	Brick & Block
Floor:	Concrete
Sprinklered:	Yes
Dock High Doors:	6
Drive in Doors:	2

SITE SPECIFICATIONS

Site Acreage:	8.9
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	50
Zoning:	Industrial (I-1)
Industrial Park:	No
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Wastewater:	Henry County PSA
Electric:	Appalachian Power
Phase:	Three
Amps:	480
Natural Gas:	Southwestern VA Gas
Telecom:	Mid-Atlantic Broadband

TRANSPORTATION

To US-220:	2 miles
To US-58:	2 miles
To Interstate 73:	27 miles
To Interstate 40:	42 miles
To Interstate 85:	53 miles
To Interstate 81:	63 miles
To Interstate 77:	64 miles
To Blue Ridge Regional Airport	12 miles
To Piedmont Triad Int'l Airport:	43 miles

- Located in an Enterprise Zone
- Office space offers 10 private offices, two large open offices, conference room, break room, vault, lunchroom and two restrooms
- Included in the listing is a 4 acre parcel on the east side of the building that is available for future expansion

