

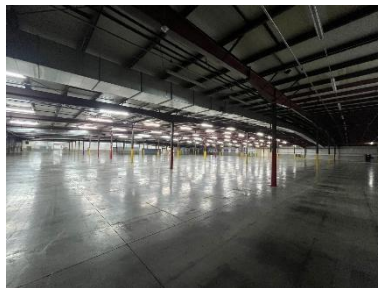
184,864^{SF}

North Bowles 185k

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

229 Hollie Drive
Martinsville, VA
24112



- 184,846 SF Total Space:
 - 131,050 SF Production Space
 - 31,250 SF Heated High-Bay Space
 - 3,950 SF Office Space
 - 15,814 SF Fully Racked Freezer
 - 2,800 SF Maintenance Shop
- 19 dock doors, 1 drive in door
- Ceiling Height varies from 14' to 46' across the different sections

N. Bowles 185k

229 Hollie Drive
Martinsville, VA
24112

BUILDING SPECIFICATIONS

Total Space:	184,864 SF
Production Warehouse:	131,050 SF (14'-18' ceiling)
Fully Racked Freezer:	15,814 SF (40' ceiling)
High Bay Warehouse:	31,250 SF (46' ceiling)
Maintenance Shop:	2,800 SF
Office Area:	3,950 SF
Year Built:	1991
Column Spacing:	50' x 30'
Exterior:	Insulated Metal
Roof:	Standing Seam Metal
Insulation:	Yes
Sprinklered:	Yes (Wet)
Dock High Doors:	19 + 1 drive-in door

- Highly functional layout suited for logistics, distribution, and manufacturing operations
- Existing upgraded lighting
- 50 HP air compressor
- Turnkey opportunity for scalability & efficiency

SITE SPECIFICATIONS

Site Acreage:	9.7
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	100+
Zoning:	Industrial (I-1)
Industrial Park:	Yes (North Bowles IP)
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power
Voltage:	480/277
Phase:	Three
Amps:	One 1,600 / One 400
Natural Gas:	SW Virginia Gas
Telecom:	Mid-Atlantic Broadband, Xfinity

TRANSPORTATION

To US-58:	4 miles
To US-220:	5 miles
Interstate 73:	34 miles
To Interstate 40:	50 miles
To Interstate 85:	54 miles
To Interstate 81:	56 miles
To Interstate 77:	69 miles
To Blue Ridge Regional Airport	16 miles
To Piedmont Triad Int'l Airport:	49 miles

