

AVAILABLE  
FOR SALE



**500**  
NAUTICA WAY

**500,000 SF DISTRIBUTION/WAREHOUSE**

500 NAUTICA WAY, MARTINSVILLE, VA 24112

# CLASS A DISTRIBUTION/ WAREHOUSE

A modern warehouse facility with 40K SF of office and substantial parking and loading capabilities

Constructed in 2001 this modern Class A concrete tilt-up building features two floors of office space (40,000 SF total), dock height and drive-in loading, >36' interior clear heights, and redundant (dual feed) power. The building is situated on a secure, 60-acre site with pad ready expansion capability to double the size of the warehouse area.

Major employers in Martinsville-Henry County include Eastman, Georgia Pacific, Monogram Food Solutions, Crown Holdings, Hanesbrands, and many more.

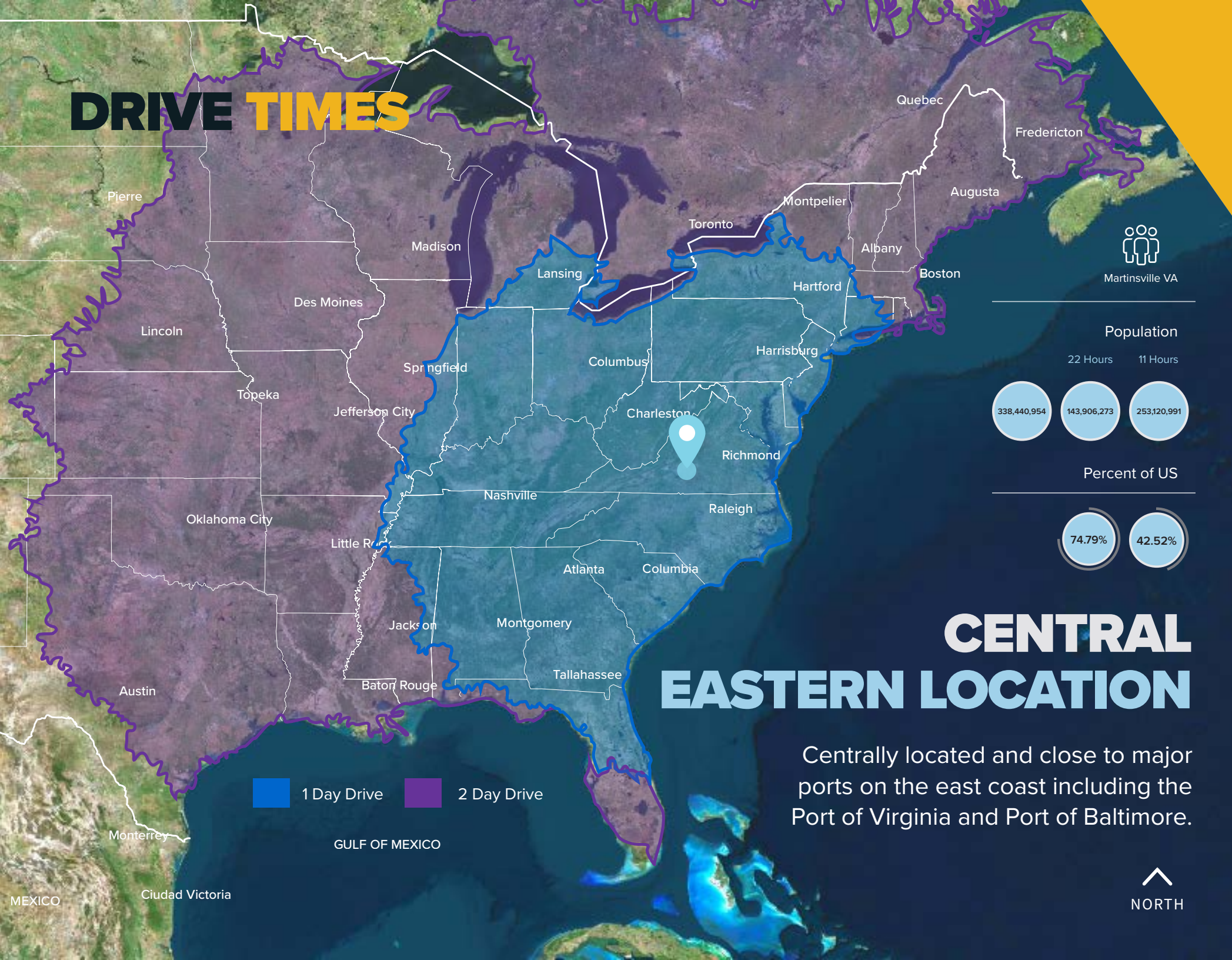
Situated just 45 miles north of Greensboro, North Carolina, Martinsville-Henry County is renowned for its low cost of living, ample and ready labor force (+/- 187,000 including surrounding counties), and pro-business environment (<1% unionization).

The site is in close proximity to major interstates and central to the eastern states, allowing for quick distribution. I-40, I-77, I-81, and I-85 are all accessible within 50 miles of the building.



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NAUTICA WAY

# DRIVE TIMES



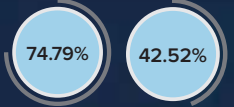
Martinsville VA

### Population

22 Hours 11 Hours



### Percent of US

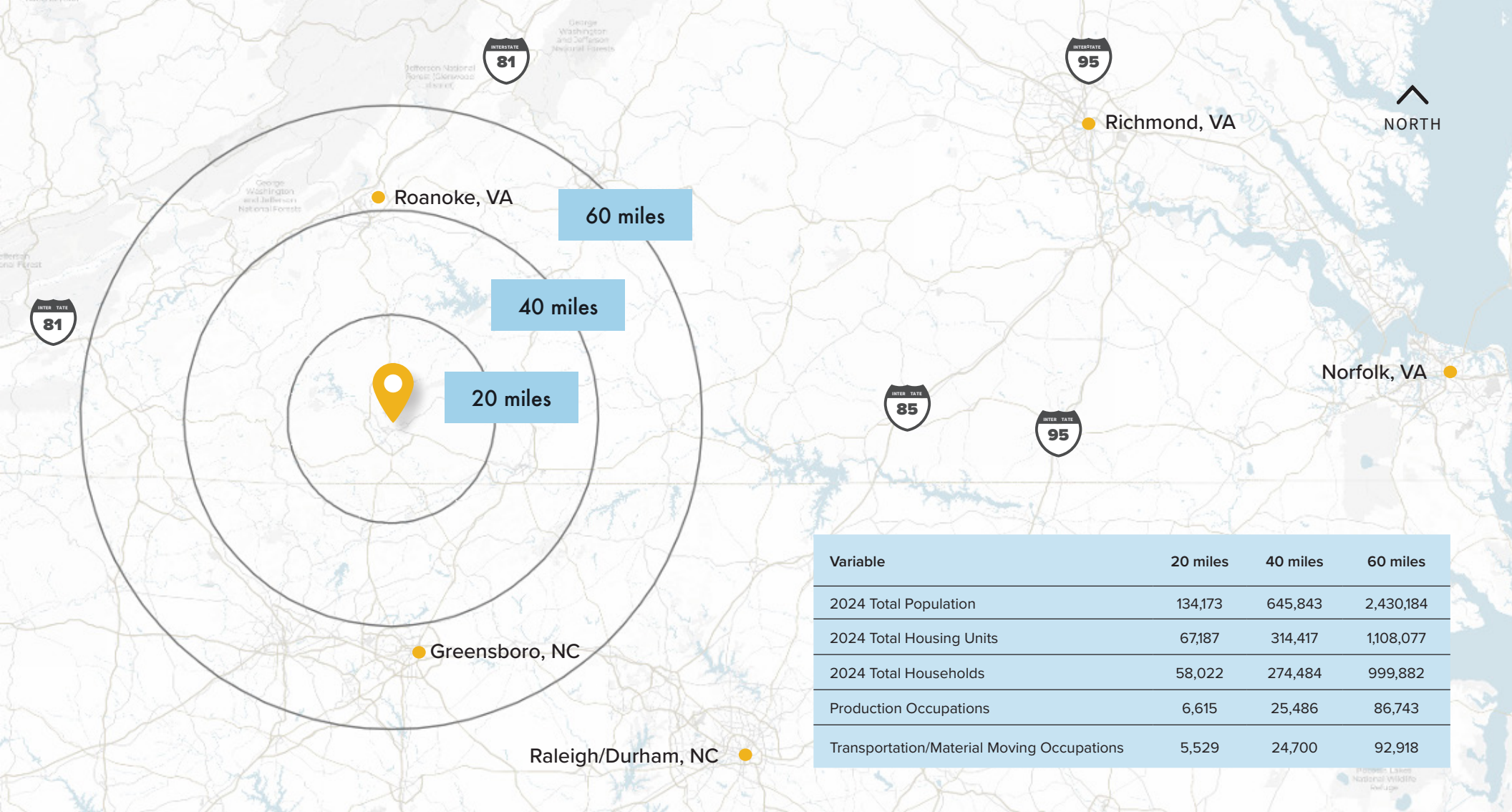


# CENTRAL EASTERN LOCATION

Centrally located and close to major ports on the east coast including the Port of Virginia and Port of Baltimore.



NORTH



Variable	20 miles	40 miles	60 miles
2024 Total Population	134,173	645,843	2,430,184
2024 Total Housing Units	67,187	314,417	1,108,077
2024 Total Households	58,022	274,484	999,882
Production Occupations	6,615	25,486	86,743
Transportation/Material Moving Occupations	5,529	24,700	92,918

### Distances to key points

**49 MILES**  
ROANOKE, VA

**58 MILES**  
GREENSBORO, NC

**231 MILES**  
PORT OF VA

**178 MILES**  
RICHMOND, VA

**112 MILES**  
RALEIGH, NC

**142 MILES**  
CHARLOTTE, NC

# BUILDING SPECS

## 500 NAUTICA WAY



BUILDING SIZE:

**500,000 SF**

460,000 SF WAREHOUSE, 40,000 SF OF OFFICE SPACE



EXPANSION CAPABILITY

**600,000 SF**

EXPANSION AREA AT REAR OF EXISTING BUILDING



SITE SIZE

**60 ACRES**



WAREHOUSE MIN CLEAR HEIGHT

**36'**



COLUMN SPACING

**39' X 43'**

(TYPICAL)



LOADING DOCKS

**38 (8' X 9')**



DRIVE-INS

**2 (12' X 14')**



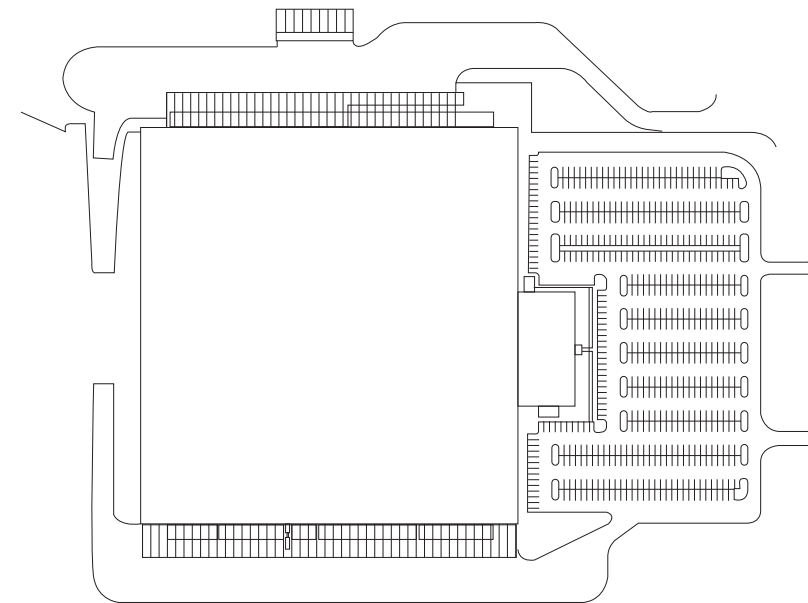
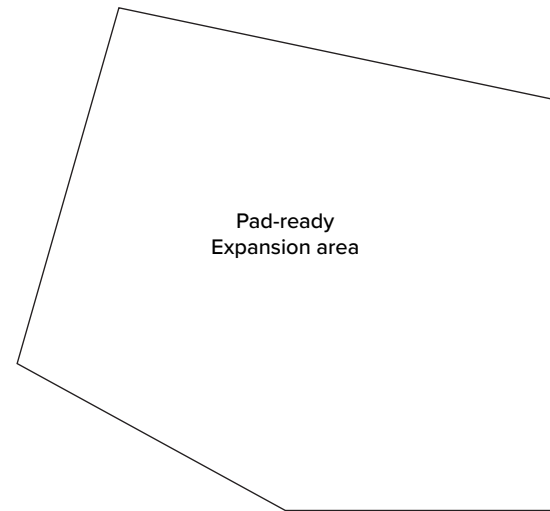
PARKING

**575**



FIRE SUPPRESSION

**ESFR**



Pad-ready  
Expansion Area

### Utilities

**Power:** Dual feed 34kV power infrastructure (Appalachian Power)  
8-10 MW possible.

**Fiber:** Brightspeed

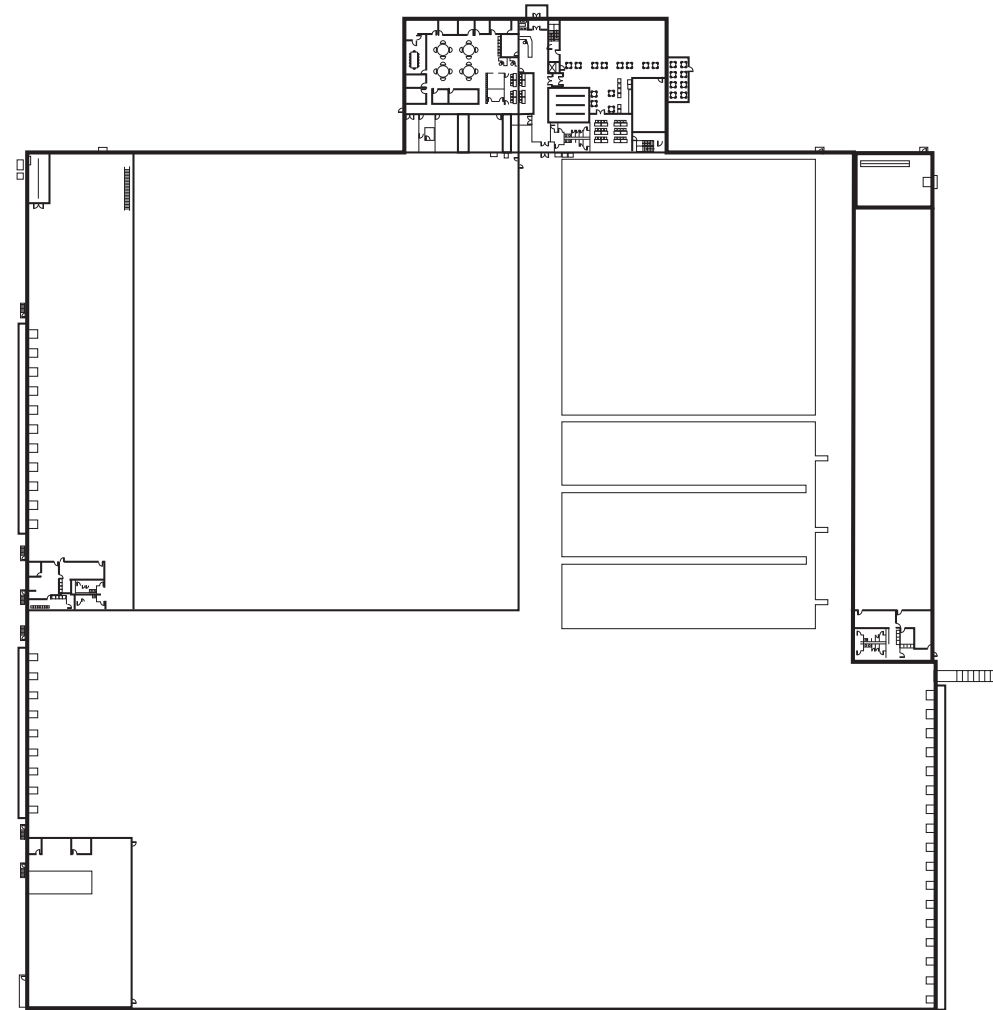
**Back-up power:** Caterpillar 3412 diesel generator (800 kw)

**Water:** Municipal (16" main, 3500 gallon per min.)

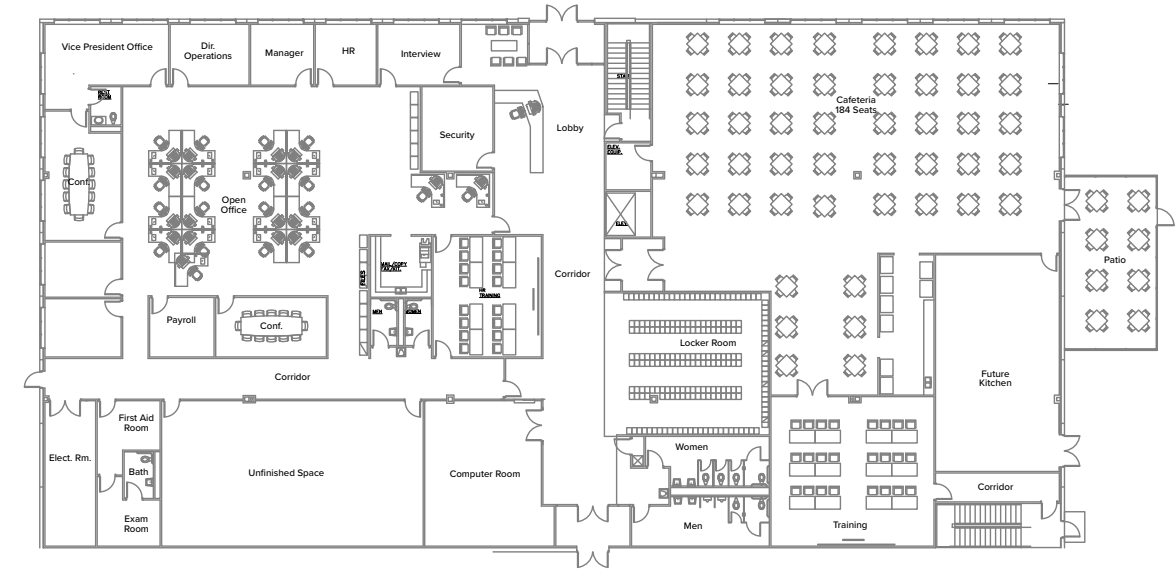
**Sewer:** Municipal

# FLOOR PLANS

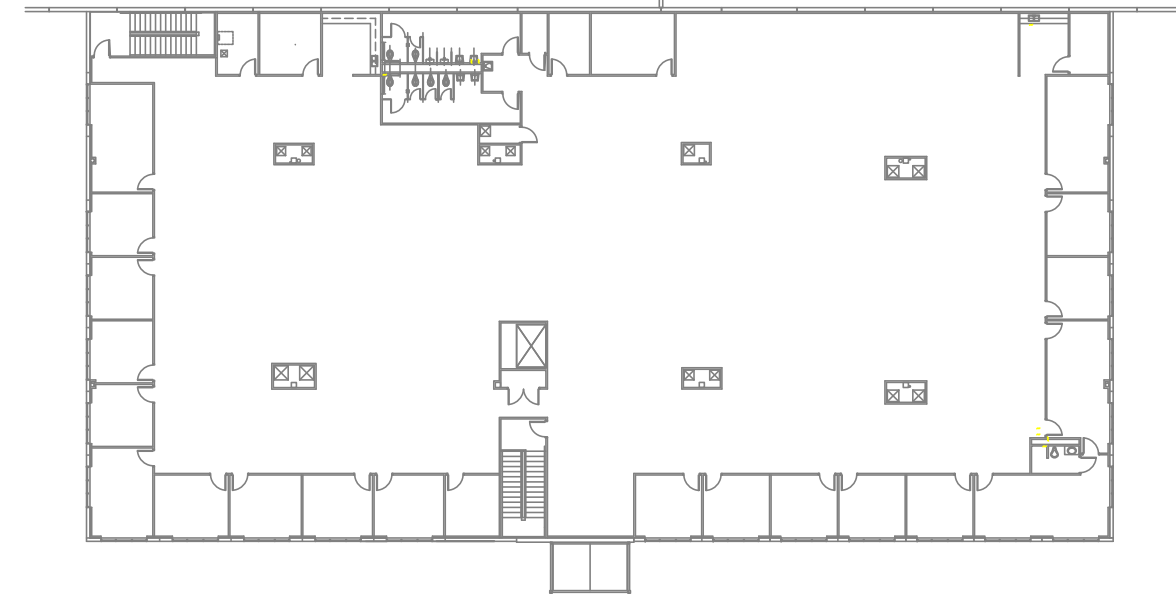
**500**  
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Office & Warehouse



First Floor Office



Second Floor Office

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# AUTOMATION AND PICK PACK DETAILS

**Note regarding automation and pick pack system infrastructure:** At Seller's discretion, and for additional financial consideration, the Seller will consider offering the building with "turn-key" high volume retail distribution equipment in place including a modern pick pack system with over 8 miles of conveyor and very narrow aisle racking. Inquire with broker for further details.



## Facility Facts

- Approximately 8 miles of conveyor
- Utilize Symbol RF devices
- Raymond Power Lift Equipment

## Receiving

- 20 Dock Doors
- Staging Space

## High Bay Reserve Storage

- Wire Guidance
- Man on board order picker units
- Random storage
- Clear height storage 36 ft.
- Ink jetting active pick bin location utilizing canister based ink system (new)

## Pick Towers

- Two Shelving Tower for less than full case
- Two Flow Towers for Full case consumption
- Location assignment based on grouping
- Carton to tote assignment optimization of replenishments Picklists

## Packing Department

- Four Pack Lines Diverts
- Two for limited VAS Operations
- Two for normal scan Pack operations

## Consolidation Sorter/Staging area

- 20 Diverts lines by Customer/PO/etc.
- Pallet build area
- Pallet Pack and Hold Racking

## Shipping

- 17 Shipping Doors
- Staging / Load assembly area

## eCom Area

- Workstations for eCom orders
- Future expansion area

## Retail Pick Operations

- Put to Store model
- Excess returned to reserve
- 150n total stores serviced

## Mobile Equipment

- Man-up Turret Trucks – 4 trucks
- Order Pickers – 25 trucks
- Reach Trucks – 2 trucks
- Walkie-Riders – 10 trucks
- Forklifts – 2 trucks
- Total – 43 trucks



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