

25,889^{SF}



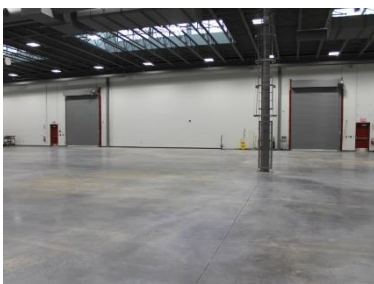
CCAT

Commonwealth Centre for Advanced Training

870 Commonwealth Crossing Pkwy.
Ridgeway, VA
24148

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 25,889 SF Building
- 10,553 SF Office Space
- 15,336 SF High Bay Training Space
- Located on Tract 1 in the Commonwealth Crossing Industrial Park
- Advanced Manufacturing Training Facility
- Exclusive use for tenants at Commonwealth Crossing

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BUILDING SPECIFICATIONS

Total Space:	25,889 SF
Office Space:	10,553 SF
Training/Mfg. Space	15,336 SF
Year Built:	2018
Column Spacing:	50' x 50'
Height at Center:	22' clear
Exterior:	Brick & Glass
Roof:	Rubber Membrane
Floor:	6" Concrete
Insulation:	Yes
Sprinklered:	Yes (Wet)
Drive-In Doors:	2

SITE SPECIFICATIONS

Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	50+
Zoning:	Industrial (I-1)
Industrial Park:	Yes (CCBC)
Rail Available:	Yes

UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power
Voltage:	TBD
Phase:	Three
Amps:	TBD
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband

TRANSPORTATION

To US-220:	1/4 mile
To US-58:	6 miles
To Interstate 73:	18 miles
To Interstate 40:	34 miles
To Interstate 85:	45 miles
To Interstate 77:	66 miles
To Interstate 81:	69 miles
To Blue Ridge Regional Airport	11 miles
To Piedmont Triad Int'l Airport:	33 miles

- Full utilities (water, sewer, electric, natural gas, fiber/broadband)
- Less than 1/4 mile from US-220 & only 18 miles to Interstate 73

