APPALACHIAN POWER ELECTRIC SUBSTATION

Nautica Way Martinsville, VA

24112

at Beaver

COUNTY VIRGINIA

Patriot Centre Industrial Park Tract 4

- 44 Acre site with an 18.4 acre graded pad
- Can support building size of up to 400,000 SF
- The Patriot Centre Industrial Park offers an abundance of water, an electric substation, redundant fiber, and its own fire station
- Occupied by companies such as Eastman, Howmet Aerospace, Monogram Food Solutions, and Bassett Furniture

Growing Your Business is Our Business." Martinsville-Henry County Economic Development Corporation • www.YesMartinsville.com • 276-403-5940 • PO Box 631 Martinsville, VA 24114

Nautica Way Martinsville, VA 24112

Patriot Centre Industrial Park Tract 4

II SITE SPECIFICATIONS				
Site Acreage:	44 acres		To VA-174:	½ mile
Pad Acreage:	18.4 acres		To US-58:	4 miles
Location:	Henry County		To US-220:	5 miles
Owned by:	Henry County IDA		To Interstate 73:	34 miles
Enterprise Zone:	Yes		To Interstate 40:	50 miles
Zoning:	I-1 Industrial		To Interstate 85:	55 miles
Industrial Park:	Yes (Patriot Centre)		To Interstate 81:	55 miles
Rail Available:	No		To Interstate 77:	70 miles
			To Blue Ridge Regional Airport	15 miles
<u></u>	UTILITIES		To Piedmont Triad Int'l Airport:	50 miles
Water:	Henry County PSA			
Waste Water:	Henry County PSA			
Electric:	Appalachian Power			
	(substation in the park)		Tract 15	
Natural Gas:	SW Virginia Gas		8 ac	+ 15
Telecom:	Mid Atlantic Broadband,		/Tract///// 40 a	t 16 Tract 18
	nTelos, Century Link		13	
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