

44 Acre Site



AEP
APPALACHIAN
POWER
ELECTRIC
SUBSTATION

Patriot Centre Industrial Park **Tract 4**

Nautica Way
Martinsville, VA
24112



- 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



Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

Tract 4

SITE SPECIFICATIONS

Site Acreage:	44 acres
Pad Acreage:	18.4 acres
Location:	Henry County
Owned by:	Henry County IDA
Enterprise Zone:	Yes
Zoning:	I-1 Industrial
Industrial Park:	Yes (Patriot Centre)
Rail Available:	No

UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in the park)
Natural Gas:	SW Virginia Gas
Telecom:	Mid Atlantic Broadband, nTelos, Century Link

TRANSPORTATION

To VA-174:	½ mile
To US-58:	4 miles
To US-220:	5 miles
To Interstate 73:	34 miles
To Interstate 40:	50 miles
To Interstate 85:	55 miles
To Interstate 81:	55 miles
To Interstate 77:	70 miles
To Blue Ridge Regional Airport	15 miles
To Piedmont Triad Int'l Airport:	50 miles

