

97,500 SF  
AVAILABLE



# Rich Acres 100k Building

1505 Joseph Martin Hwy  
Martinsville, VA  
24112



**Martinsville**  
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™



- 97,500 SF Building
- 8 Dock High Doors
- Located less than ¼ mile from US-220
- 24'8" Ceiling height at center
- 19'7" Ceiling height at eaves
- Parking for 50+
- Secure property with guardhouse

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## BUILDING SPECIFICATIONS

Total Space:	97,500 SF
Year Built:	1984 / Renovated 2021
Column Spacing:	25' x 25'-30'
Height at Center:	24'8"
Height at Eaves:	19'7"
Exterior:	Metal/Brick
Roof:	Metal Rivet
Floor:	5" Reinforced Concrete
Insulation:	Yes
Sprinklered:	Yes (Wet)
Dock High Doors:	8
Drive In Doors:	1 (12' x 14')

## SITE SPECIFICATIONS

Site Acreage:	28.6 (shared)
Location:	Henry County
Enterprise Zone:	Yes
Parking Spaces:	50+
Zoning:	Industrial
Industrial Park:	No
Rail Available:	No

## UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power
Voltage:	208
Phase:	Three
Amps:	800
Natural Gas:	n/a (Propane on site)
Telecom:	Brightspeed, Comcast

## TRANSPORTATION

To US-220:	¼ mile
To US-58:	3 miles
To Interstate 73:	26 miles
To Interstate 40:	42 miles
To Interstate 85:	53 miles
To Interstate 81:	61 miles
To Interstate 77:	63 miles
To Blue Ridge Regional Airport	9 miles
To Piedmont Triad Int'l Airport:	42 miles

- Located just off US-220 and US-58
- Ideal for a distribution center
- Property is gated and has a guardhouse for added security
- Roof re-coated in 2021 with 10 yr. warranty

