

# DISTRIBUTION FACILITY AVAILABLE

Danville, VA 24541



### 61,004 SF warehouse/distribution facility on 3.19 AC with fenced outside storage

### **Property Features**

- 61,004 SF facility (5,000 SF office area and 56,004 SF warehouse area) on 3.19 AC
- Ceiling height in warehouse area +/- 20 FT
- Two 14'x14' drive-in doors and four 8'x12' dock-high doors with levelers and weather guards
- Fenced outside storage 60,028 SF consisting of paved asphalt and concrete areas
- Facility is equipped with security system and security lighting both interior and exterior

- Zoned IM City of Danville
- Facility is ideally located for any distribution facility needing to be in close proximity for accessibility to all arterial routes leading out of the City of Danville being ideal for distribution by truck routes to other areas of Pittsylvania, Henry, and Halifax Counties in Virginia and also accessible to Caswell County, North Carolina
- Lease Rate \$2.50 SF NNN | Sale Price Negotiable

#### For more information, contact:

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#### AERIAL CLOSE-UP



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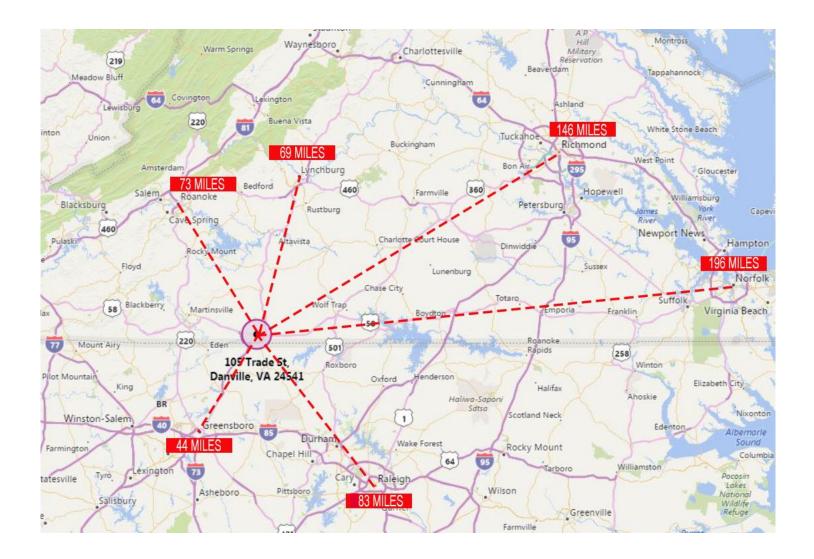
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#### DRIVING DISTANCES



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