



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

Property Features

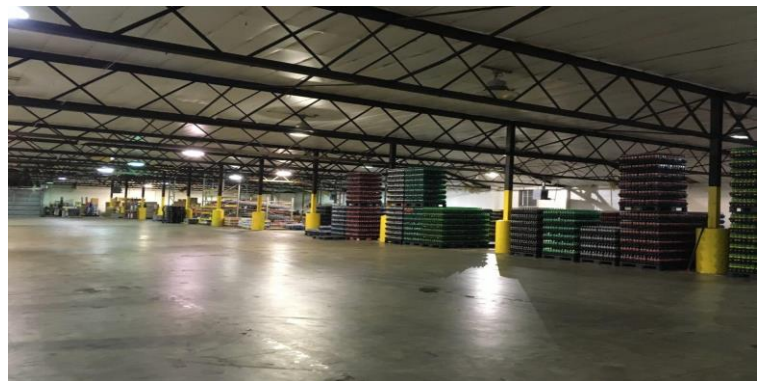
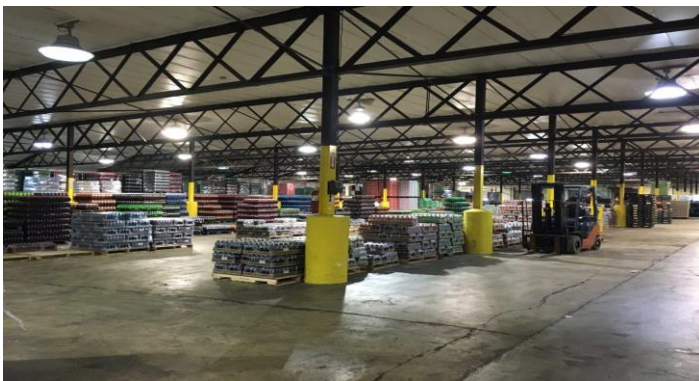
- 61,004 SF facility (5,000 SF office area and 56,004 SF warehouse area) on 3.19 AC
- Ceiling height in warehouse area +/- 20 FT
- Two 14'x14' drive-in doors and four 8'x12' dock-high doors with levelers and weather guards
- Fenced outside storage 60,028 SF consisting of paved asphalt and concrete areas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

GEORGE LUPTON, CCIM
Senior Associate
434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
First Vice President
434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com



For more information, contact:

GEORGE LUPTON, CCIM
 Senior Associate
 434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
 First Vice President
 434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
 6000 Boonsboro Road, Suite A
 Lynchburg, VA 24503
www.thalhimer.com

AERIAL CLOSE-UP



For more information, contact:

GEORGE LUPTON, CCIM
Senior Associate
434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
First Vice President
434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com

