

**WAREHOUSE FOR LEASE**  
**PIEDMONT WAREHOUSE**

301 Trade Street | Danville, VA 24541



**120,700 SF Warehouse/Distribution Facility - Recent Price Reduction**

**Property Features**

- 120,700 SF warehouse/distribution facility on +/- 7.65 AC
- Fully sprinklered facility
- Six covered dock-high doors with levelers and four drive-in doors
- 14' clear height ceiling
- 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 ~~\$2.25 SF/NNN~~ **\$1.95 SF/NNN**

**Demographics**

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 4,215    | 36,484   | 55,301   |
| No. of Households  | 1,576    | 13,696   | 21,131   |
| Avg. HH Income     | \$63,309 | \$45,055 | \$47,432 |
| Daytime Population | 8,669    | 38,398   | 55,309   |



For more information, contact:

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