

200-202 INDUSTRIAL DRIVE

Emporia, Virginia

FOR SALE
OR LEASE



+/- 35 ACRES & TWO WAREHOUSE BUILDINGS AVAILABLE

PROPERTY HIGHLIGHTS:

- ▶ Two warehouses and 35+/- acres available, All or Part
- ▶ Building 1, 40,000 +/- SF, 9.29 +/- acre lot
- ▶ Building 2, 40,000 +/- SF, 4.35 +/- acre lot
- ▶ Zoned Industrial I-2, located in the Enterprise Zone (state and local incentives), HUB Zone and Opportunity Zone
- ▶ 21+/- acre vacant industrial parcel available for development, public utilities
- ▶ Located in the Emporia Industrial Park & part of the Gigapark - Virginia's Broadband Region
- ▶ Prime access to I-95, U.S. 58 and the Ports of Hampton Roads & Richmond, VA



DOMINION COMMERCIAL

Nathan S. Jones, IV

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Office: 855.530.2300, Call or Text!

domcomm.com

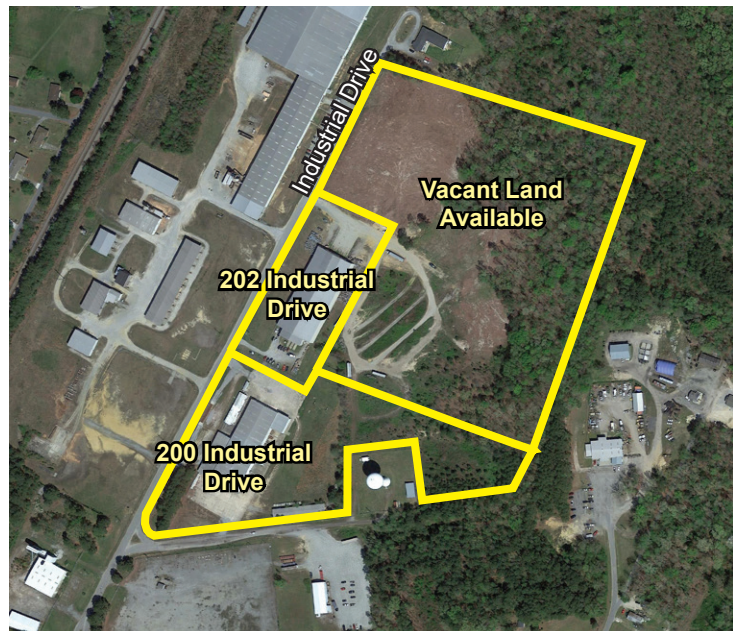
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BUILDING SPECS:

- ▶ 40,000+/- SF Total
 - 30,000+/- SF Main area
 - 4,875 +/- SF Shipping area
 - 3,000+/- SF Equipment storage
 - 1,750+/- SF Storage shelter
- ▶ 9.29+/- acre lot, Zoned M-1 Manufacturing
- ▶ Concrete apron around perimeter of building
- ▶ 6-inch reinforced concrete floors
- ▶ Ceiling height 25' at center, 22' at eaves
- ▶ Clear span in main area (30K SF)
- ▶ 3-phase electrical, Public Water & Sewer
- ▶ Two 8x10 rollup dock doors
- ▶ Three 12x16 drive-in doors
- ▶ 100-ton capacity, six load-cell truck scale



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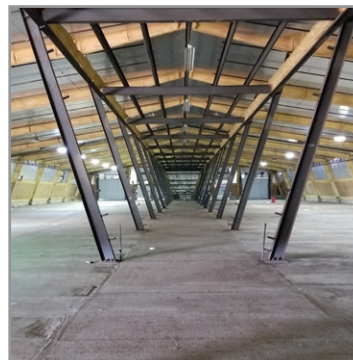
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BUILDING SPECS:

- ▶ 40,000+/- SF Total
 - 37,500+/- SF Main area
 - 1,875 +/- SF Office area
- ▶ 4.34+/- acre lot, Zoned M-1 Manufacturing
- ▶ Ceiling height 18' at eaves, 25' at center (portion 19')
- ▶ 3-phase 1500-amp electrical, Public Water & Sewer
- ▶ Entire warehouse R-40 insulation
- ▶ Sprinkler system in warehouse
- ▶ Two 8x9 roll-up dock doors
- ▶ Two 18x14 drive-in doors
- ▶ Two 14x14 drive-in doors



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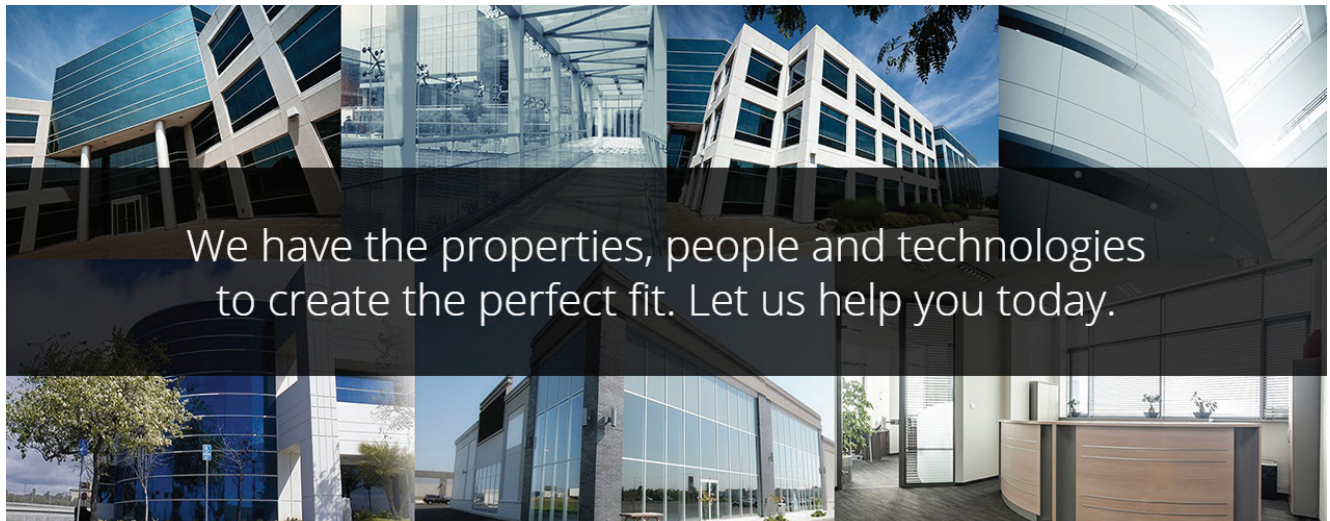
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ABOUT DOMINION COMMERCIAL

At Dominion Commercial, we are passionate about two things, commercial real estate and delivering an exceptional customer experience. From brokerage, property management and asset services, we have a complete suite of services that were developed to navigate you through the often complex world of commercial real estate.

Whether you are looking to buy, sell, lease, enhance or manage a property, at Dominion Commercial, we are here to help. Throughout Virginia our exceptional people have the local market knowledge and constant concern for our client's best interest. Whether it is in Richmond, Fairfax, Hampton Roads, Fredericksburg or any one of the other communities we serve across Virginia, our local knowledge and the uncommon ability to really listen to our clients, has earned us a level of trust and respect that we bring to every interaction.

These factors insure that you will be taken care of in a fashion that you desire and deserve. Please let us know how we can put our experience to work for you, as we look forward to being your Real Partners for Real Estate.



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