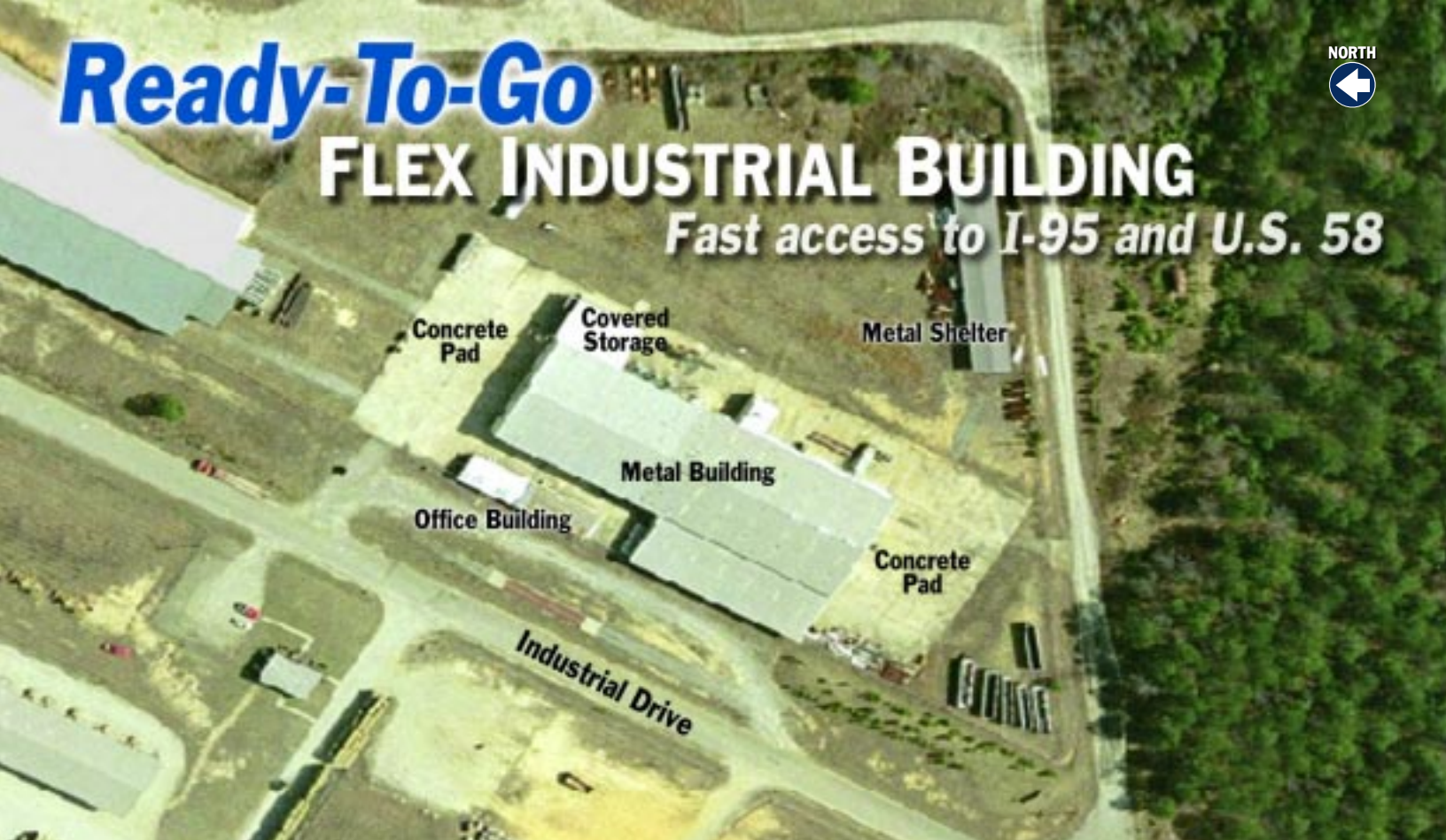


Ready-To-Go

FLEX INDUSTRIAL BUILDING

Fast access to I-95 and U.S. 58

NORTH



Virginia's business crossroads
I-95, U.S. 58 & U.S. 301

www.emporiagreensvilleidc.com



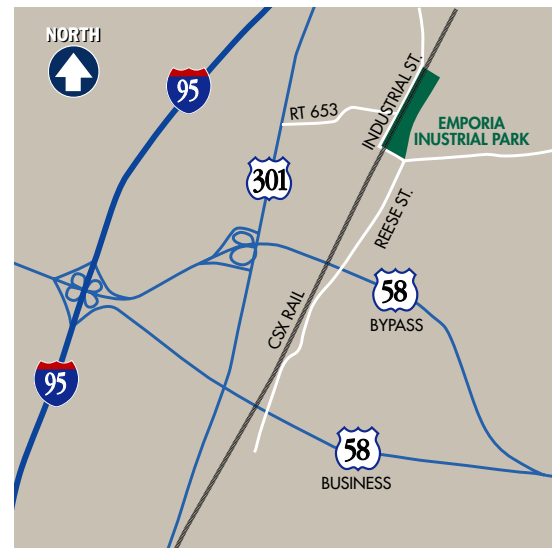
Now available for sale or lease in Emporia, Virginia is a clear span production/warehouse facility with prime access to I-95, U.S. 58 and the Ports of Hampton Roads, Virginia. This flexible industrial facility is strategically located in the Emporia Industrial Park off U.S. 58, only 1.6 miles east of the I-95/ U.S. 58 interchange, and provides 40,000 s.f. of building space on 9.29 acres. Previous use includes food processing and mobile home manufacturing.

EMPORIA-GREENSVILLE, VIRGINIA



Flex Industrial Building Features:

- Immediate access to U.S. 58 and I-95, just 90 minutes to Ports of Hampton Roads
- **TOTAL SQUARE FOOTAGE: 40,000± s.f.**
 - Main processing area - 30,000± s.f.
 - Shipping area - 4,875± s.f.
 - Equipment storage - 3,000± s.f.
 - Modular office building - 2,200± s.f.
 - Metal storage shelter - 1,750± s.f.
- Main building measures approximately 100 feet X 300 feet
- 9.29 acre-lot with additional land available for lay-down storage and expansion
- M-1 manufacturing zoning
- Concrete apron around perimeter of building and crushed stone for parking area
- Pre-engineered metal panels and steel columns
- 6-inch reinforced concrete floors
- Modular office building with laboratory space, equipment room, employee rest rooms, break area, offices and shop
- Ceiling height of 22 feet under beam at eaves; 25 feet under beam at center
- Clear span in main processing area; support columns on perimeter at 25 feet on center
- 3-phase electrical service by Mecklenburg Electric Cooperative
- On-site water and sewer supplied by the City of Emporia, Virginia
- Central air conditioning system cools entire office area
- Metal halide lighting
- **TRUCK LOADING:**
 - South Wall**
 - Two 8 ft. X 10 ft. roll-up dock doors with manual dock plates in shipping area
 - One 12 ft. X 16 ft. drive-in door in main processing building
 - North Wall**
 - Two 12 ft. X 16 ft. drive-in doors
- 100-ton capacity, six load-cell truck scale



For More Information Contact:



INDUSTRIAL DEVELOPMENT CORPORATION

425-H South Main Street ■ Emporia, VA 23847