



FOR LEASE
1 WALKER RD

482,439 SF
MARTINSVILLE, VA

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INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**LOCATED IN AN
ENTERPRISE ZONE**



**FLEXIBLE
CONFIGURATIONS
AVAILABLE**



**FULLY FENCED
WITH GUARDSHACK**



PROPERTY DETAILS

1 WALKER RD | MARTINSVILLE, VA

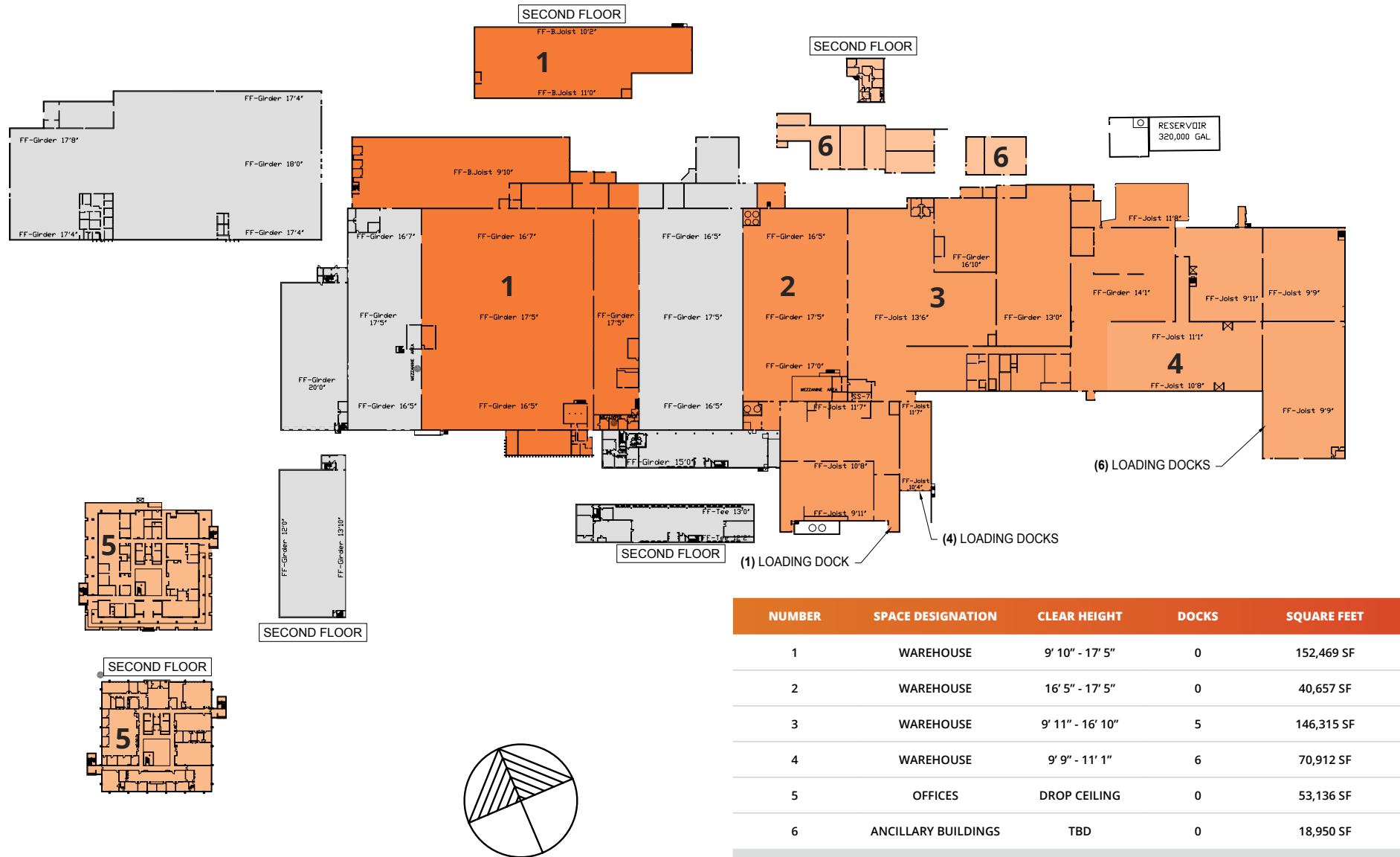
AVAILABLE SPACE	482,439 SF
MINIMUM DIVISIBLE	25,000 SF
DOCK DOORS	11
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	10' - 17'
ROOF	Single-Ply EPDM
WALLS	Brick/Block
FLOORS	4" Reinforced Concrete
YEAR BUILT	1970 1978
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent & Incandescent
POWER	480/277V 3-Phase, 1,200 Amps
PARKING	200+ Auto Spaces
LAND AREA	53 Acres
ZONING	I-1: Industrial
PARCEL ID	29469, 29480



FLOOR PLAN

1 WALKER RD | MARTINSVILLE, VA

[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

1 WALKER RD | MARTINSVILLE, VA

GREENSBORO, NC	53 MILES
RALEIGH, NC	124 MILES
CHARLOTTE, NC	129 MILES
RICHMOND, VA	181 MILES

