



**FOR LEASE**  
**1 WALKER RD**

**635,054 SF**  
**MARTINSVILLE, VA**

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# PROPERTY HIGHLIGHTS



**LOCATED IN AN  
ENTERPRISE ZONE**



**FLEXIBLE  
CONFIGURATIONS  
AVAILABLE**



**FULLY FENCED  
WITH GUARDSHACK**



# PROPERTY DETAILS

1 WALKER RD | MARTINSVILLE, VA

AVAILABLE SPACE	635,054 SF
MINIMUM DIVISIBLE	25,000 SF
DOCK DOORS	18
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	9' 10" - 20'
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](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	16' 5" - 20'	9	68,565 SF
2	WAREHOUSE	9' 10" - 17' 5"	0	129,723 SF
3	WAREHOUSE/OFFICE	15' - 17' 5"	0	140,776 SF
4	WAREHOUSE/OFFICE	9' 11" - 16' 10"	5	141,375 SF
5	ANCILLARY	17' 4" - 18'	0	82,530 SF
6	OFFICE	DROP CEILING	N/A	53,136 SF
7	ANCILLARY	N/A	4	18,949
<b>TOTAL</b>				<b>635,054 SF</b>

# LOCATION MAP

1 WALKER RD | MARTINSVILLE, VA

<b>GREENSBORO, NC</b>	53 MILES
<b>RALEIGH, NC</b>	124 MILES
<b>CHARLOTTE, NC</b>	129 MILES
<b>RICHMOND, VA</b>	181 MILES

