

# MDT SPEC BUILDING

## @ PATRIOT CENTRE INDUSTRIAL PARK



740 BEAVER CREEK DR., MARTINSVILLE, VA 24112  
36.725871, -79.870660



100,440 SF (EXPANDABLE TO 200,880 SF)

### INFRASTRUCTURE + BENEFITS



Home of NASCAR's iconic  
Martinsville Speedway



Water, sewer, electric, natural gas, and  
fiber infrastructure in place



22.3% of Labor Force  
employed in Manufacturing



50 miles to Interstate 40



34 miles to Interstate 73

# Martinsville

HENRY COUNTY VIRGINIA

**Growing Your Business is Our Business.™**

DELIVERY: Q2/2025

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**SITE PLAN:** 740 BEAVER CREEK DR.  
MARTINSVILLE, VA 24112



## BUILDING SPECIFICATIONS

|                        |   |
|------------------------|---|
| <b>DIMENSIONS:</b>     | 324' X 310' (INTERIOR)                            |
| <b>ACRES:</b>          | 20.0  |
| <b>CONSTRUCTION:</b>   | TILT - UP CONCRETE                                |
| <b>DOCK DOORS:</b>     | (4) 9' X 10' (9 KO DOORS)                         |
| <b>DOCK PACKAGES:</b>  | (4) 35K LB LEVELERS                               |
| <b>DRIVE-IN DOORS:</b> | (1) 12' X 14'                                     |
| <b>TRUCK COURT:</b>    | 150' DEPTH  |
| <b>CLEAR HEIGHT:</b>   | 32' 6" AT FIRST COLUMN                            |
| <b>COLUMN SPACING:</b> | 50' X 54' INTERIOR BAYS,<br>60' X 54' LOADING BAY |

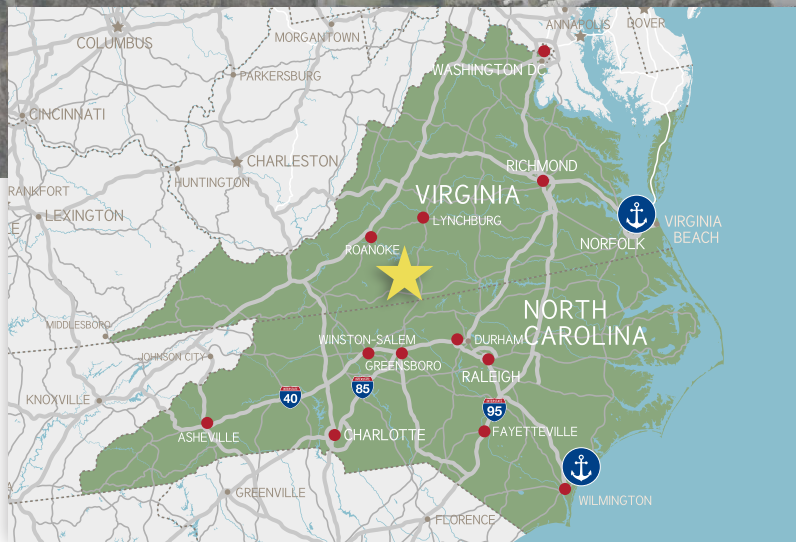
|                           |                          |
|---------------------------|--------------------------|
| <b>OFFICE:</b>            | TO SUIT TENANT           |
| <b>FLOORS:</b>            | 6" 4000 PSI CONCRETE     |
| <b>HVAC:</b>              | TO SUIT TENANT           |
| <b>ROOF:</b>              | TPO MEMBRANE             |
| <b>ELECTRIC/LIGHTING:</b> | 1600 AMP/LED LIGHTING    |
| <b>FIRE PROTECTION:</b>   | TO SUIT TENANT           |
| <b>AUTO PARKING:</b>      | 12 SPACES (EXP. TO 100+) |

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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



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