

# 310 FOUNDERS LANE

APPOMATTOX, VA 24522  
THOMASVILLE PLANT

INDUSTRIAL | FOR SALE

CBRE





# PROPERTY OVERVIEW

Ideally situated immediately off US 460 (Richmond Hwy), this site provides easy access to Richmond, Lynchburg and Roanoke, Virginia. Ideal for a variety of industrial users, the property boasts significant square footage with 20'-55' clear heights, as well as 29 dock doors, 3 drive-in doors and abundant acreage for future development/expansion. The property is comprised of 528,000 sf of manufacturing, 288,000 sf of warehouse and 15,000 sf of office space. In addition, the building features 12,500 amp, 3 phase power supply, 6" reinforced concrete floors, fully-sprinklered factory section, on-site well and (2) 250,000 gallon fire storage tanks.



## PROPERTY HIGHLIGHTS

831,130SF

Building Size

1974

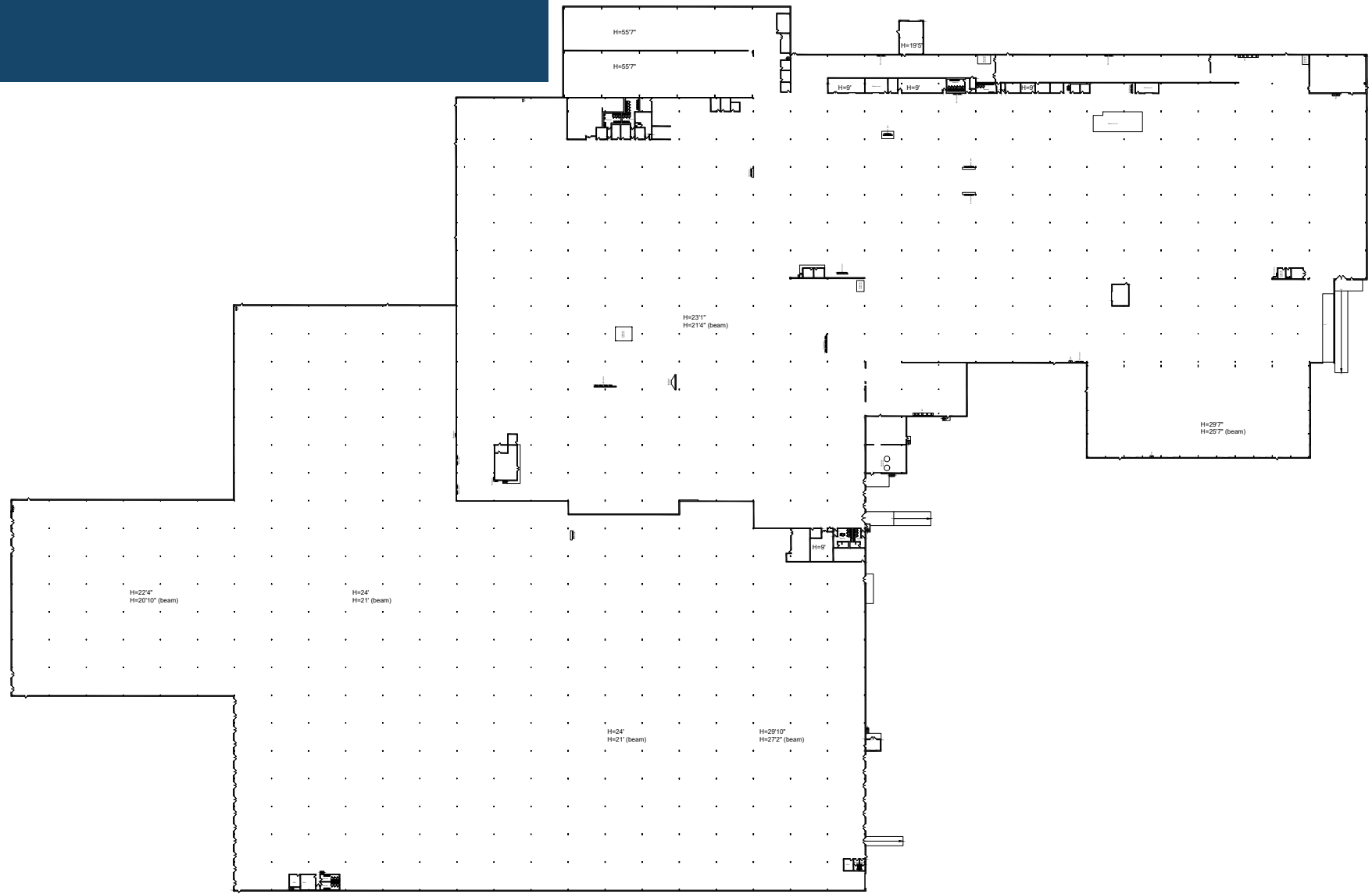
Year Built

## OPPORTUNITY ZONE

85.5AC

Acre Lot

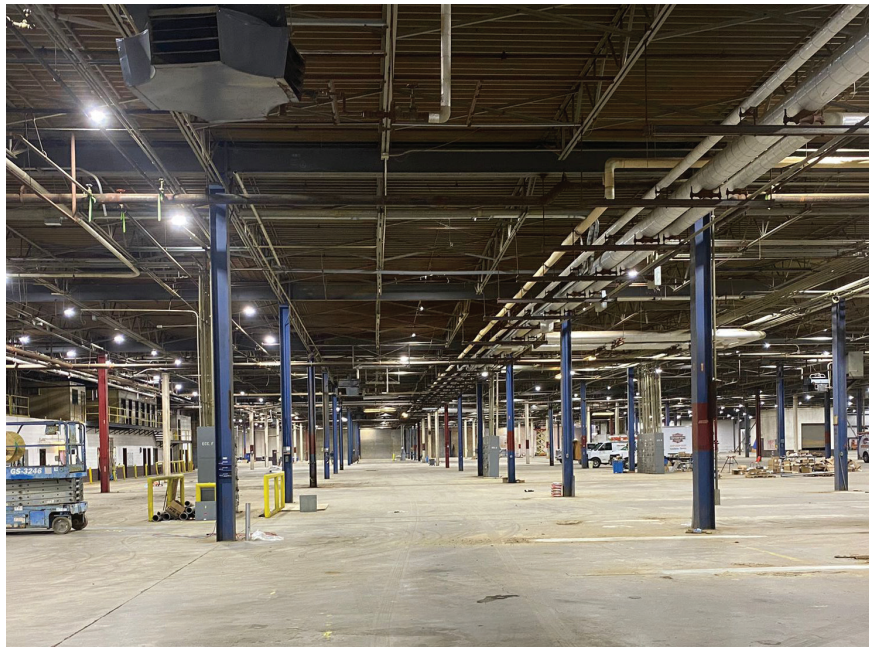
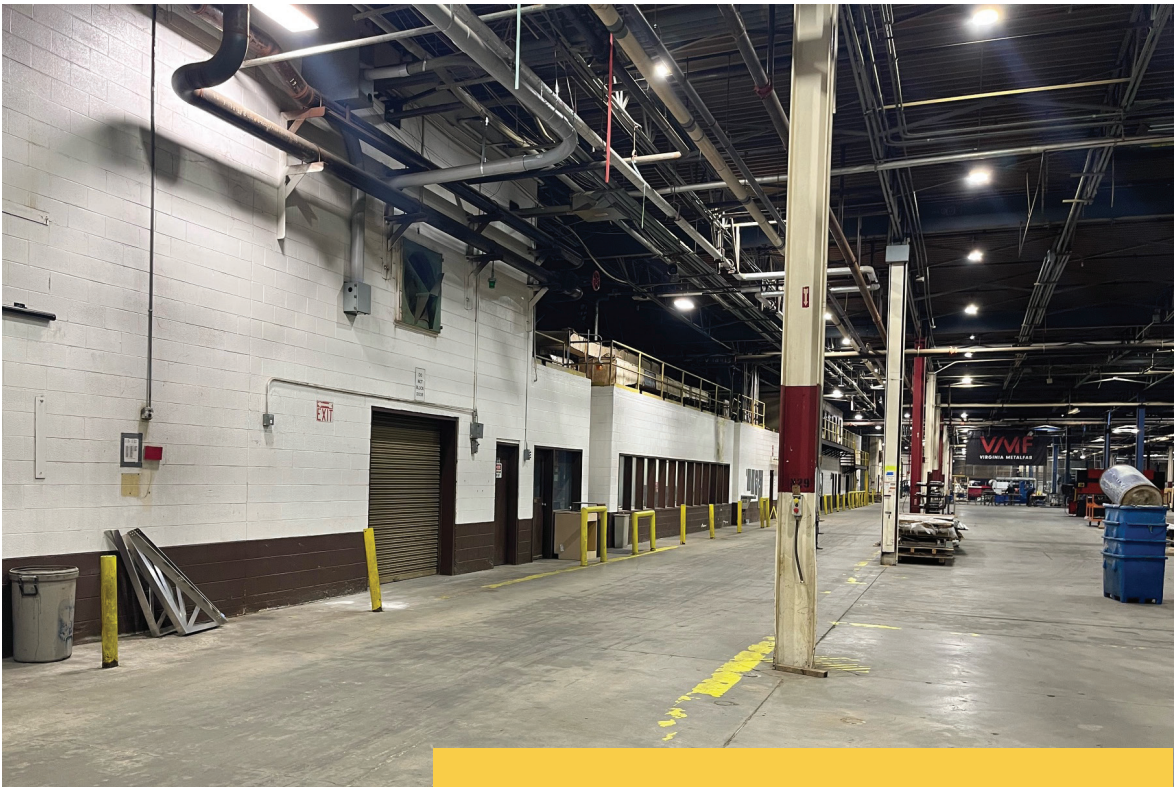
# FLOOR PLAN













# FACILITY OVERVIEW

## THOMASVILLE PLANT: A PREMIER INDUSTRIAL FACILITY

Building Square Feet

831,130 SF Total  
528,130 SF Manufacturing  
288,000 SF Warehouse  
15,000 SF Office

Lot Size

85.5 Acres

Clear Height

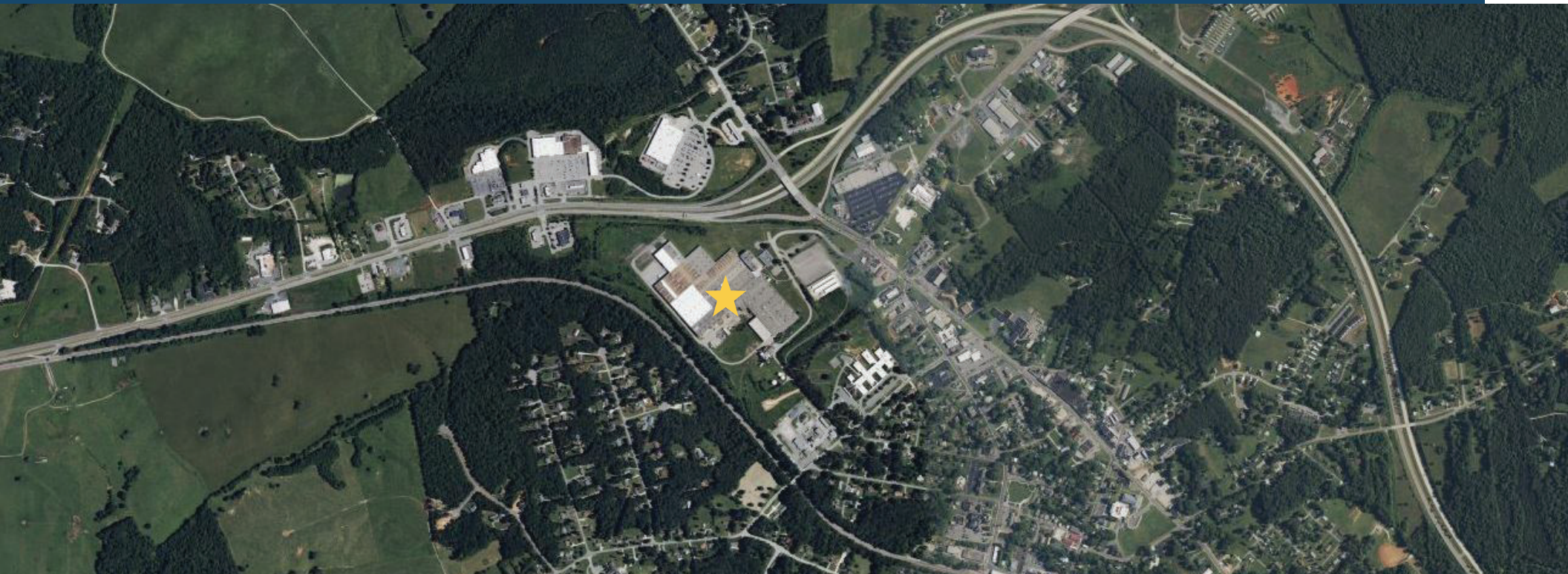
20' Majority of Plant  
23' New Addition  
26' High Bay Storage  
55' ASRS

Column Spacing

30' x 40'

Construction Details

Tilt-Up Concrete & Sheet Metal Walls  
6' Reinforced Concrete Floors  
Built-Up & Standing Seam Metal Roof  
Steel "I" Beam Columns





# INFRASTRUCTURE & LOGISTICS

Robust infrastructure & logistics capabilities

Power	Dominion Virginia Power, Multiple KVA Transformers
Water & Sewer	Supplied by Town of Appomattox
LP Gas	Supplied by AmeriGas
Heating & Lighting	50,000 lb/hr Wood-Fired Boiler 10,000 lb/hr Oil Back-Up Boiler New LED Lighting
Fire Protection	100% Wet Sprinkler System 1500 GPM Electric & Diesel Pumps Glycol Systems, Spark Detection, CO <sub>2</sub> Systems
Trucking Access	Multiple Ramp and Dock Doors with Seals & Levelers Truck Slip with Dock Leveler





# CENTRAL ACCESS. REGIONAL REACH. NATIONAL POTENTIAL.

## Interstates

U.S. Route 460	Less than 1 Mile
I-81	45 Miles
I-64	60 Miles

## Train Station

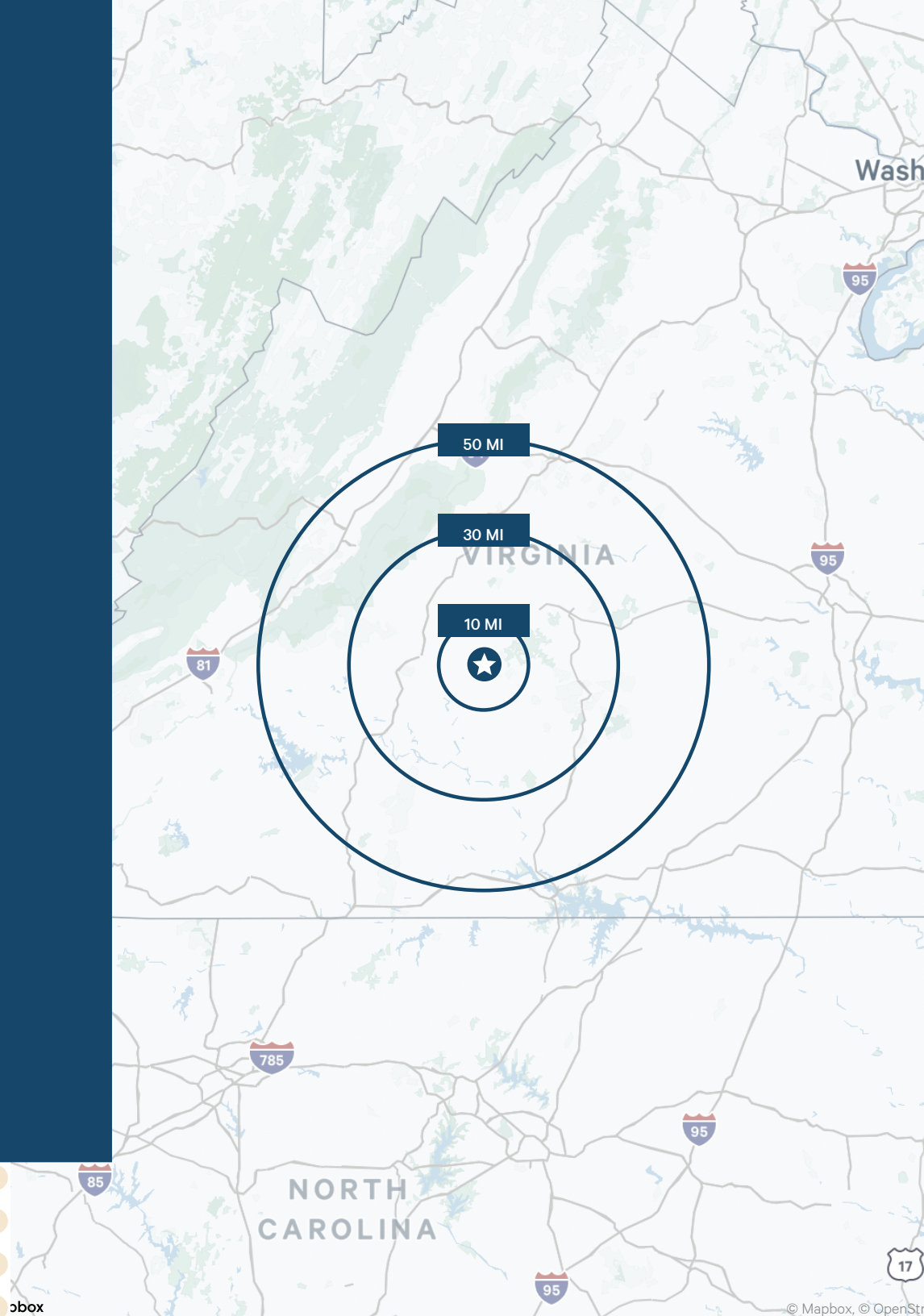
Lynchburg Amtrak Station	20 Miles
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## Airport

Lynchburg Regional Aiport (LYH)	25 Miles
Charlottesville-Albemarle Aiport (CHO)	88 Miles

## POSITIONED FOR GROWTH IN A THRIVING AND WELL-CONNECTED INDUSTRIAL CORRIDOR

Located in the heart of Central Virginia, 310 Founders Lane in Appomattox offers strategic access to key transportation corridors and infrastructure. The property sits just off U.S. Route 460, with convenient connections to Interstates 81 and 64, enabling efficient regional and interstate travel. It is within driving distance of multiple airports—including Lynchburg, Charlottesville, and Richmond—as well as rail access and the Port of Virginia. This central location supports seamless logistics and distribution while benefiting from a growing labor pool and a business-friendly environment.





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