# JC Penney Building



- 84,085 SF Building on 2 floors
- Located in the mixed-use Patrick Henry Mall
- Parking for 500+
- Building is located in a Virginia Enterprise Zone





# JC Penney Building

### Building Specifications

Warehouse Space: 84,085 SF
Year Built: 1965
Ceiling Height: 14'
Exterior: Brick

Roof: Rubber Membrane Floor: 6" Reinforced Concrete

Insulation: Yes Sprinklered: Yes (wet)

Dock High Doors: 2

### Site Specifications

Site Acreage: 16.6
Enterprise Zone: Yes
Parking Spaces: 200+
Zoning: C-1
Industrial Park: No
Rail Available: No

#### Utilities

Water: City of Martinsville

Line Size: 3°

Waste Water: City of Martinsville

Line Size: 6

Electric: City of Martinsville

Natural Gas: Southwestern VA Gas

Line Size: 2" **Telecom:** Embarq

## Transportation

To US-220: 1 mile
To US-58: 5 miles
To Interstate 40: 50 miles
To Interstate 85: 52 miles
To Interstate 81: 58 miles
To Interstate 77: 63 miles

To Blue Ridge

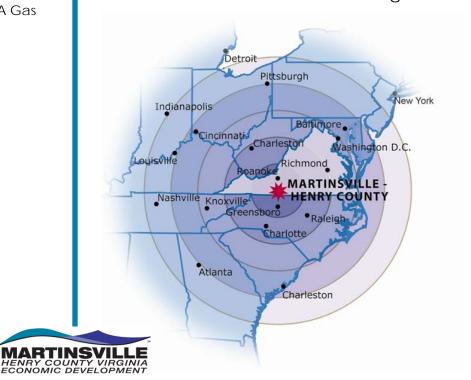
Regional Airport: 12 miles

To Piedmont Triad

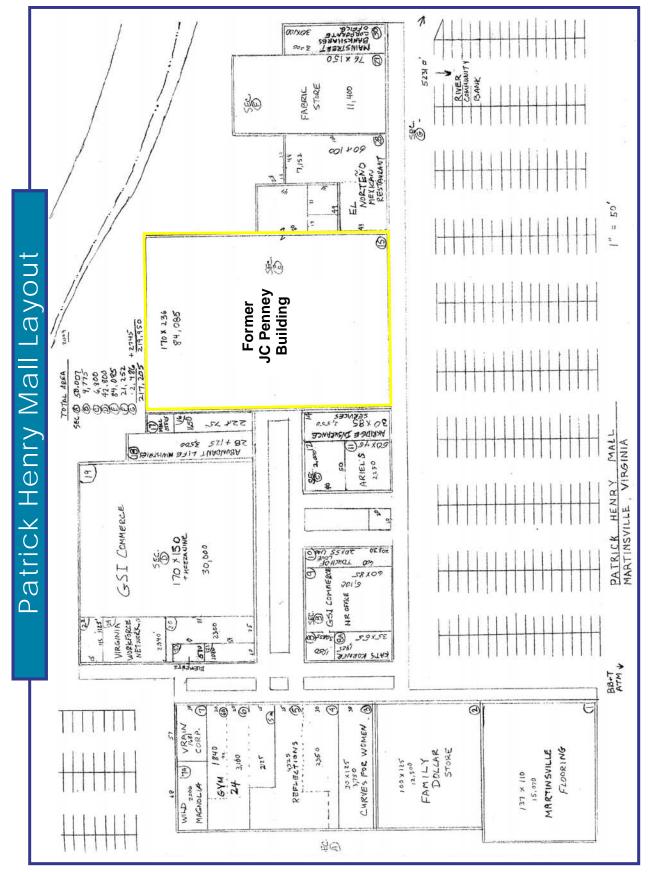
International Airport: 50 miles



- Former JC Penney Store on two levels
- Two steel roll-up doors with freight elevator
- Open sales floor with 4 stair sets to second floor offices and storage



# JC Penney Building





#### Martinsville-Henry County Detroit Pittsburgh Indianapolis Martinsville-Henry County is located on the Southern border of Virginia, in the foothills of the Blue Ridge Mountains and covers 385 square miles. Nashville Knoxville Greensbo HENRY COUNTY Centrally located on the East Coast, this rural community is within a 1 day drive of 60% of the U.S. Atlanta population. The area is located within 50 miles of 2 Charleston larger metropolitan areas - Roanoke, VA and Greensboro, NC. Martinsville-Henry County's close proximity to 4 interstates makes it an Ideal location for business. Interstates 77, 85, 40, and 81 are all within 50 miles of the community and are easily accessible by 4-lane connectors Dulles Int. US-58 (East-West) and US-220 (North-South). Washington D.C. Air travel is convenient from Martinsville-Henry County with 2 major airports within 50 miles and a regional, executive airport located in Henry County. Richmond Roanoke Richmond Int. Airport Reg. Airport 220 85 MARTINSVILLE -Port of Blue Ridge 58 Reg. Airpor Norfolk-Southern redmont Triad Raleigh-Ant. Airport Durham Int. Airport 40 Greensboro Raleigh 220 Charlotte Charlotte/Douglas Int. Airport



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