

# Gretna Industrial Park

Manufacturing/ Distribution

281 Industrial Dr  
Gretna, VA 24557  
[www.cbre.com/richmond](http://www.cbre.com/richmond)

Prime Industrial Facility for Sale



# Gretna Industrial Park

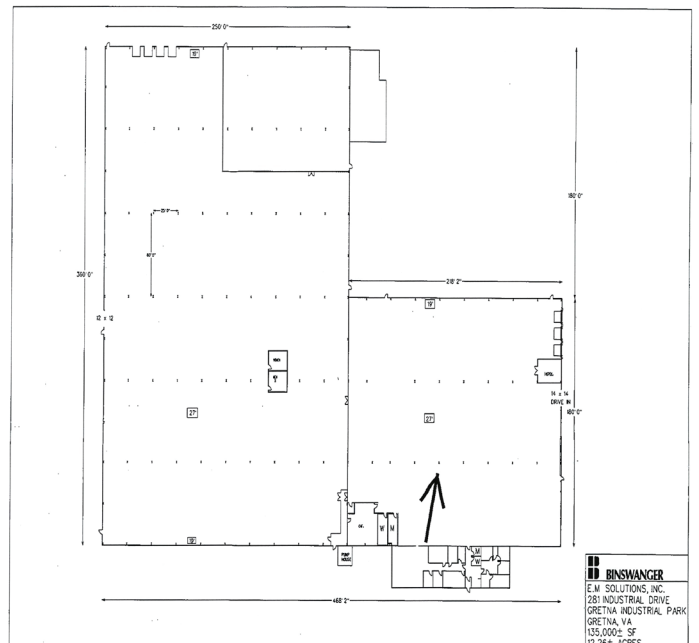
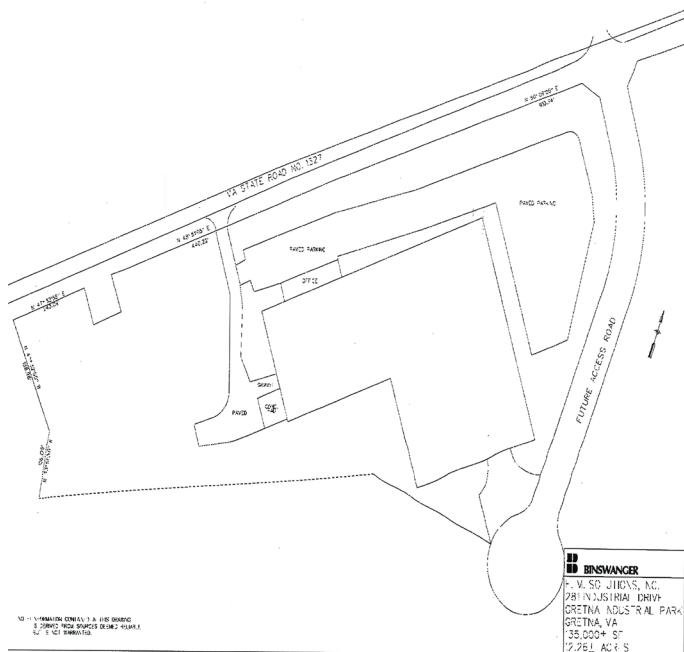
281 Industrial Drive | Gretna, VA 24557



# Prime Gretna Industrial Property

## Discover Unmatched Industrial Excellence in a Prime Location

Situated in the heart of Gretna Industrial Park, this 135,000 sq ft facility offers a prime opportunity for manufacturing businesses. With its versatile space and modern amenities, it's an ideal choice for companies seeking a strategically positioned manufacturing hub with cutting-edge infrastructure and superior logistics support



# 135K

SF Floor Plates

# 1993

Year Built

## Investment or Owner Occupant

Fully leased to Fortune 100 Company, through the end of 2025. Tenant has expressed interest in re-newing for up to 12 months. **Landlord is also open to long-term lease option. Please contact agents for more information!**



### Key Features

Total Space 135,000

Lot Size 12.26 Acres

Clear Height 24' - 27'

Loading Docks 7 Exterior Docks and 6 Levelers

Drive-In Bays 1 (12' x 12')

Sprinklers Wet System

Power Supply 6,000a / 277-480v,  
3-Phase, 4-Wire  
Heavy Power

Year Built 1993, Renovated in 1996

Parking 236 Surface Spaces

# Flexible Manufacturing Space

## Modern Amenities & Strategic Location

The property's vast manufacturing space is highly versatile, offering the flexibility to support various production processes and workflows. Whether your operations involve large-scale production, assembly, or specialized manufacturing, this facility can be tailored to meet the unique demands of your business. In addition to its extensive floor space, the property boasts a range of modern amenities designed to enhance operational efficiency and ensure a seamless manufacturing experience. From state-of-the-art machinery and equipment accommodations to advanced electrical and plumbing systems, every aspect of this facility has been thoughtfully considered to support high-performance industrial activities.

Moreover, the property features ample loading docks and transportation access points, streamlining logistics and ensuring smooth inbound and outbound shipping processes. The surrounding infrastructure of the Gretna Industrial Park further enhances the property's appeal, offering easy connectivity to major highways, ports, and transportation networks, thereby facilitating efficient distribution and supply chain management.

## Location Benefits

- **Accessibility:** Just 0.18 miles from US Hwy 29, providing excellent connectivity for logistics and transportation
- **Utilities:** Gas (Propane), Heating, Sewer (City), Water (City)



## Contact Us

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