

1641 Fairystone Park Hwy, Stanleytown, Virginia

1641 Fairystone Park Hwy, Stanleytown, VA 24168 For Sale Or Lease +/-1.5Mn SF On 54 AC

FOR SALE

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAF0280260



EXCLUSIVELY LISTED BY

Scott Geller

Senior Associate

Office: New Jersey

Direct: 201.742.6167

Scott.Geller@marcusmillichap.com

License: NJ #1649748

Marcus & Millichap



BROKER OF RECORD

Hosey, Brian C.

Virginia
(202) 536-3700
License: 0225247494

Marcus & Millichap



PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer for sale approximately 1.5M square feet (1.M sf on the Ground + 500k sf on the 2nd floor), of an industrial complex spread over 12+ buildings sitting on 54 acres with over 44 loading docks and ceilings up to 25' ft high. Building has 3 phase / 34,500 amp of Power and currently generate 7 Mega Watts of power with ability to expand. Building has recently undergone façade renovation. The property offers over 600 parking spaces and can be delivered vacant.

EXTERIOR DESCRIPTION

Brick on block and insulated metal. Roof is rubber membrane over insulated metal deck and insulated standing seams.

INVESTMENT HIGHLIGHTS

Parking for over 600 cars (180,000 sq ft for parking alone, over 40 loading docks).

Nearby tenants include Food Lion, Hardee's, Dollar General, Family Dollar, CVS, MarathonGas, and Western Union. Located in Stanleytown, VA just minutes from US Route 220 & State Route 57. Located approximately 1.5 miles west of four-lane US Hwy 220 providing access approx. 50 miles N of I-81 and Roanoke Airport 13 Miles from Blue Ridge Regional Airport | 52 Miles from Greensboro Airport 14.3 Miles from Martinsville Speedway 13.5+/- Miles from Virginia/North Carolina state line

Click to Play Video



Download Offering Memorandum



1641 Fairystone Park Hwy, Stanleytown, Virginia

1641 Fairystone Park Hwy, Stanleytown, VA, 24168



Listing Price
\$12,500,000



Cap Rate
29.97%



Price/SF
\$8.33

FINANCIAL

Listing Price	\$12,500,000
Down Payment	+/-50LTV
Proforma NOI	\$3,746,196
Proforma Cap Rate	29.97%
Price/SF	\$8.33
Asking Rent PSF	\$2.50 SF
Occupancy	Vacant

PROPERTY

Square Feet	1,500,000 SF
Office Percentage	TBD
Lot Size	54 Acres (2,352,240 SF)
Year Built/Renovated	1950/-
	II
Insurance	Est \$220,000
	\$15,589





EXCLUSIVELY LISTED BY

Scott Geller

Senior Associate

Office: New Jersey

Direct: 201.742.6167

Scott.Geller@marcusmillichap.com

License: NJ #1649748

Marcus & Millichap