

SugarOak
Realty, LLC®

FORMER GEORGIA-PACIFIC SITE

MANUFACTURING FACILITY & INDUSTRIAL LAND

634 DAVIS ST, EMPORIA, VA



- **PLANT SITE & WAREHOUSE FOR LEASE**
- **INDUSTRIAL LAND FOR LEASE & FOR SALE**

ALLAN SHARRETT

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SITE OVERVIEW

634 DAVIS ST, EMPORIA, VA 23847

SITE HIGHLIGHTS

- Primary Offering: **Manufacturing facility on 60.6 acres (For Lease)**
 - Additional parcels available for Ground Lease or For Purchase
- **330,000 SF existing industrial facility**
- Former wood products manufacturing plant operational thru mid-2025
- Strong utility infrastructure in-place
- **12.5 MW of power** currently serving the facility
- **Zoned: Industrial (I-2)**
- Easy access to I-95 & US-58.
- Strategically located between multiple MSA regions: Richmond, VA, Hampton Roads, VA and Raleigh-Durham, NC.
- **VEDP Certified Site - Opportunity Zone & Enterprise Zone**
- Suitable for manufacturing or logistics uses
- 2 truck scales on-site
- 90 miles to Port of Virginia (Norfolk International Terminals); 62 miles to Richmond Marine Terminal (RMT)

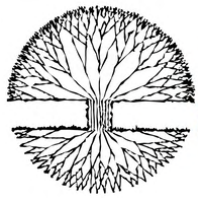


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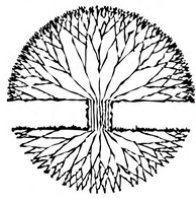
For Lease - Tract 1

Manufacturing Plant
on 60.6 Acres

Additional Parcels Available
for Ground Lease or For Sale

Total Combined Acreage: +/-
150 AC across 16 parcels - can
be leased/sold separately or
combined.

Tract 2 - 80 AC
Track 3 - 1.64 AC
Track 4 - 1.13 AC
Track 5 - 1.3 AC
Track 6 - 1.3 AC
Track 7 - 1.5 AC
Track 8 - .35 AC
Track 9 - 1.34 AC
Track 10 - 1.29 AC
Track 11 - 1.38 AC
Track 12 ~ 16 - 1.37 AC



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FACILITY LAYOUT

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