

AVAILABLE
FOR SALE



500
NAUTICA WAY

500,000 SF DISTRIBUTION/WAREHOUSE

500 NAUTICA WAY, MARTINSVILLE, VA 24112

CLASS A DISTRIBUTION/ WAREHOUSE

A modern warehouse facility with 40K SF of office and substantial parking and loading capabilities

Constructed in 2001 this modern Class A concrete tilt-up building features two floors of office space (40,000 SF total), dock height and drive-in loading, >36' interior clear heights, and redundant (dual feed) power. The building is situated on a secure, 60-acre site with pad ready expansion capability to double the size of the warehouse area.

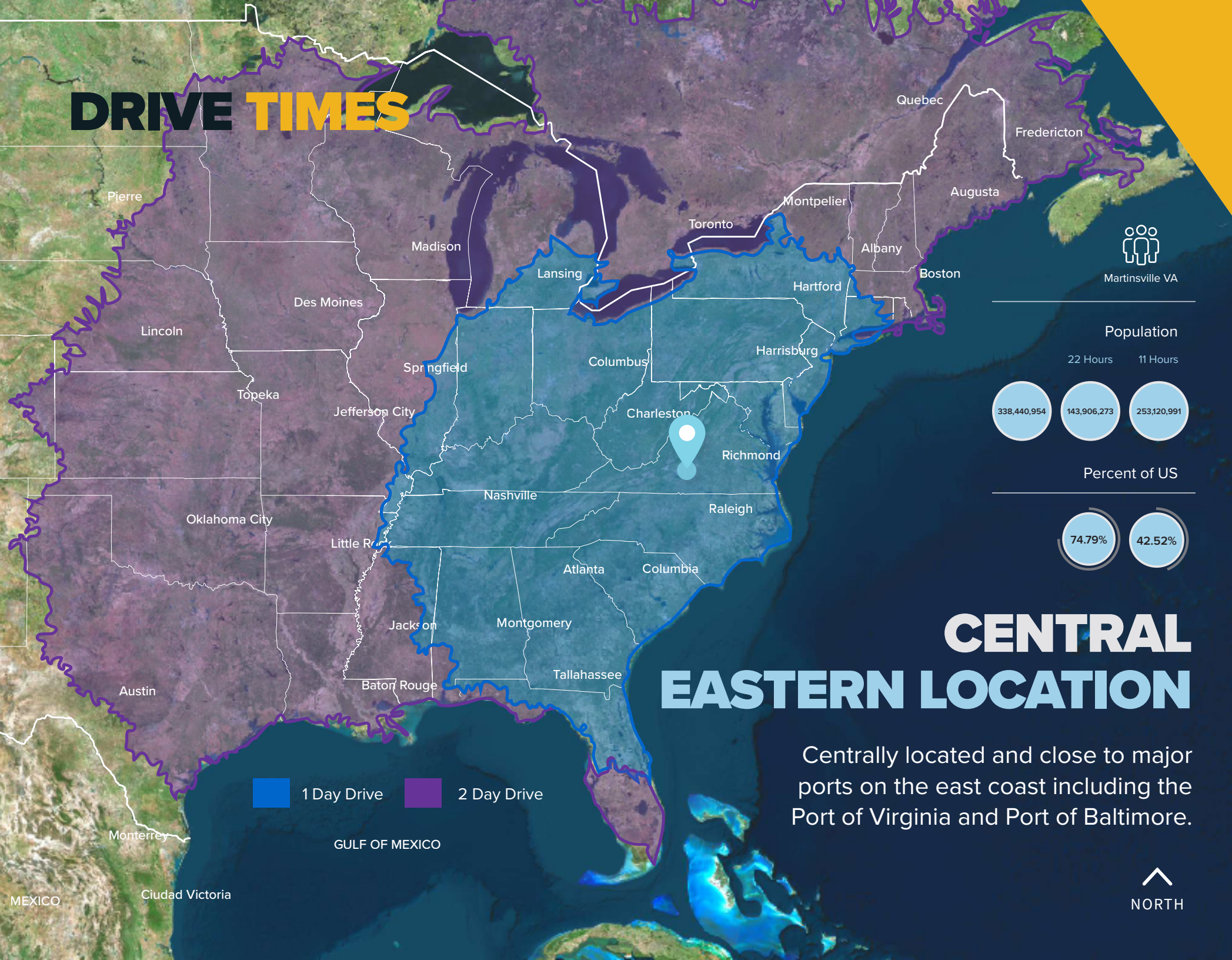
Major employers in Martinsville-Henry County include Eastman, Georgia Pacific, Monogram Food Solutions, Crown Holdings, Hanesbrands, and many more.

Situated just 45 miles north of Greensboro, North Carolina, Martinsville-Henry County is renowned for its low cost of living, ample and ready labor force (+/- 187,000 including surrounding counties), and pro-business environment (<1% unionization).

The site is in close proximity to major interstates and central to the eastern states, allowing for quick distribution. I-40, I-77, I-81, and I-85 are all accessible within 50 miles of the building.



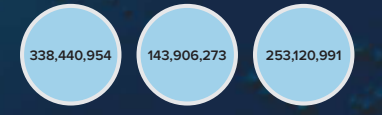
DRIVE TIMES



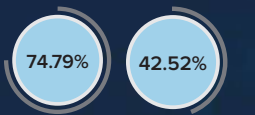
Martinsville VA

Population

22 Hours 11 Hours

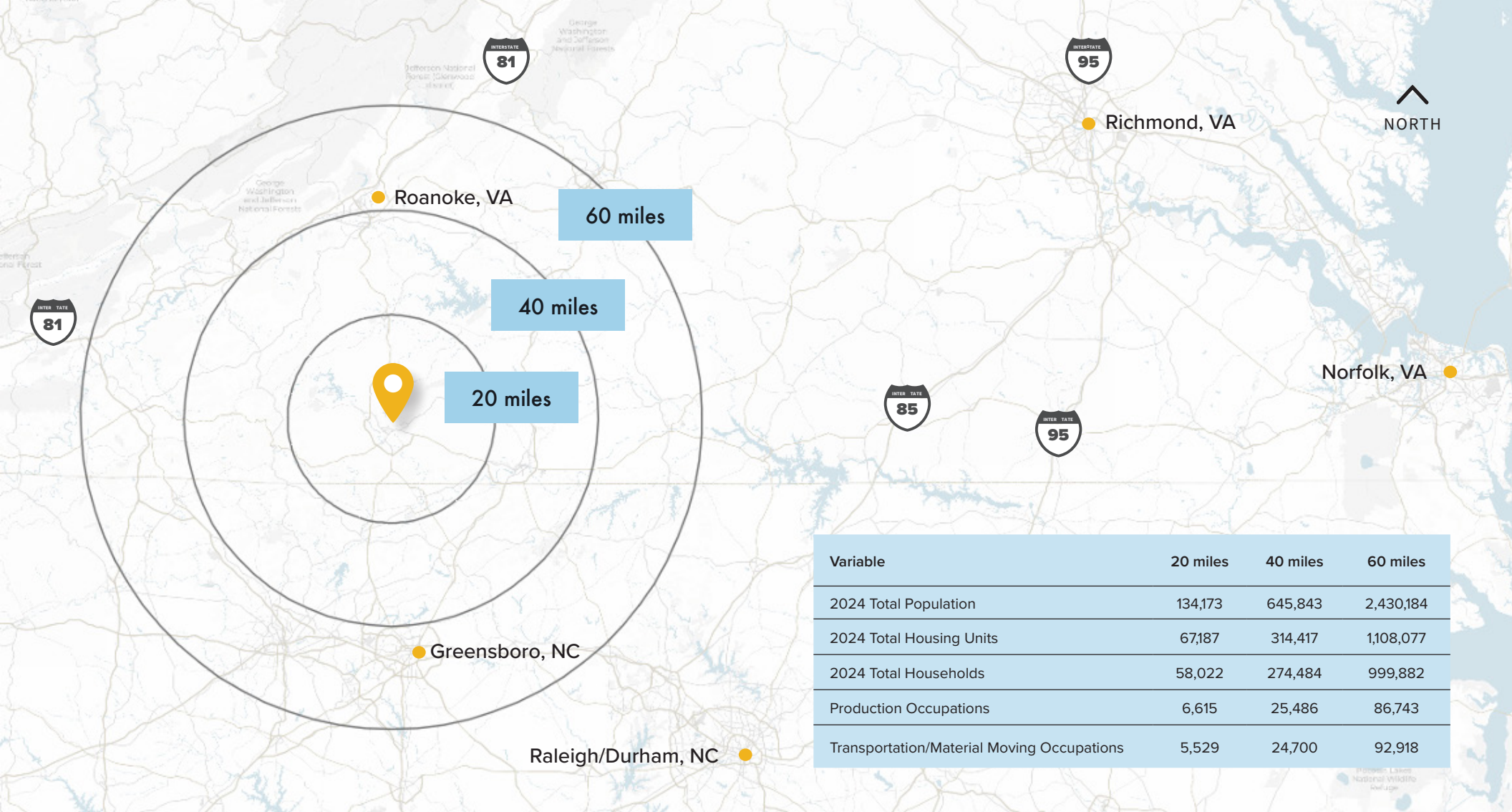


Percent of US



CENTRAL EASTERN LOCATION

Centrally located and close to major ports on the east coast including the Port of Virginia and Port of Baltimore.



Variable	20 miles	40 miles	60 miles
2024 Total Population	134,173	645,843	2,430,184
2024 Total Housing Units	67,187	314,417	1,108,077
2024 Total Households	58,022	274,484	999,882
Production Occupations	6,615	25,486	86,743
Transportation/Material Moving Occupations	5,529	24,700	92,918

Distances to key points

49 MILES
ROANOKE, VA

58 MILES
GREENSBORO, NC

231 MILES
PORT OF VA

178 MILES
RICHMOND, VA

112 MILES
RALEIGH, NC

142 MILES
CHARLOTTE, NC

BUILDING SPECS

500 NAUTICA WAY



BUILDING SIZE:

500,000 SF

460,000 SF WAREHOUSE, 40,000 SF OF OFFICE SPACE



EXPANSION CAPABILITY

600,000 SF

EXPANSION AREA AT REAR OF EXISTING BUILDING



SITE SIZE

60 ACRES



WAREHOUSE MIN CLEAR HEIGHT

36'



COLUMN SPACING

39' X 43'

(TYPICAL)



LOADING DOCKS

38 (8' X 9')



DRIVE-INS

2 (12' X 14')



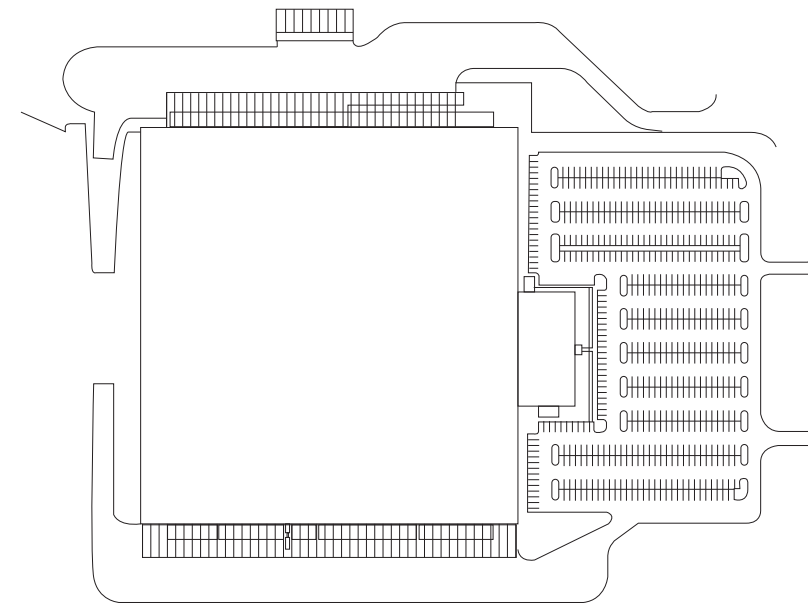
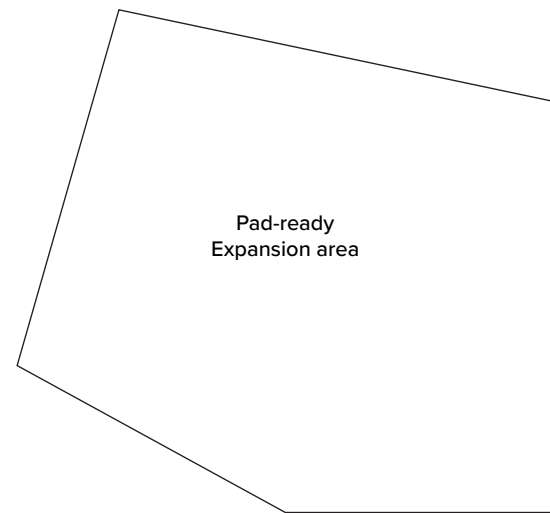
PARKING

575



FIRE SUPPRESSION

ESFR



Pad-ready
Expansion Area

Utilities

Power: Dual feed 34kV power infrastructure
(Appalachian Power)
8-10 MW possible.

Fiber: Brightspeed

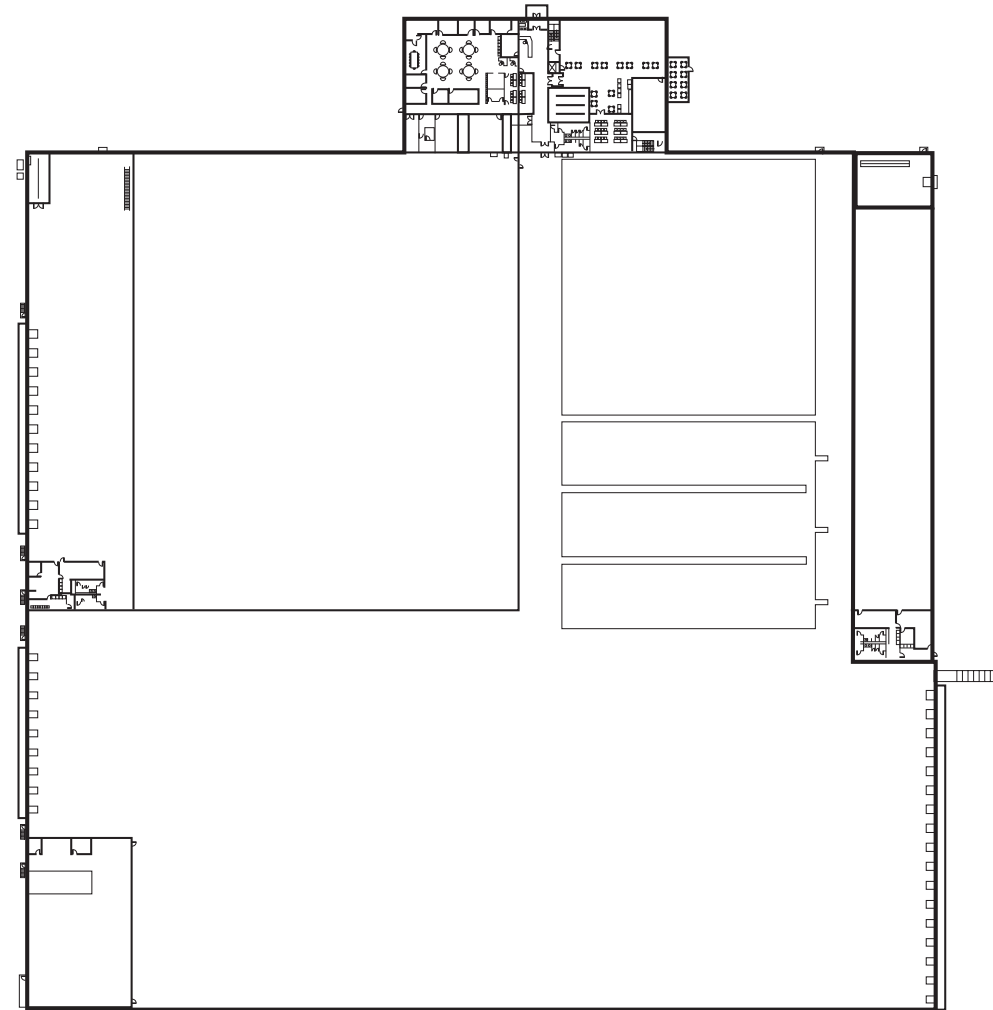
Back-up power: Caterpillar 3412 diesel generator (800 kw)

Water: Municipal (16" main, 3500 gallon per min.)

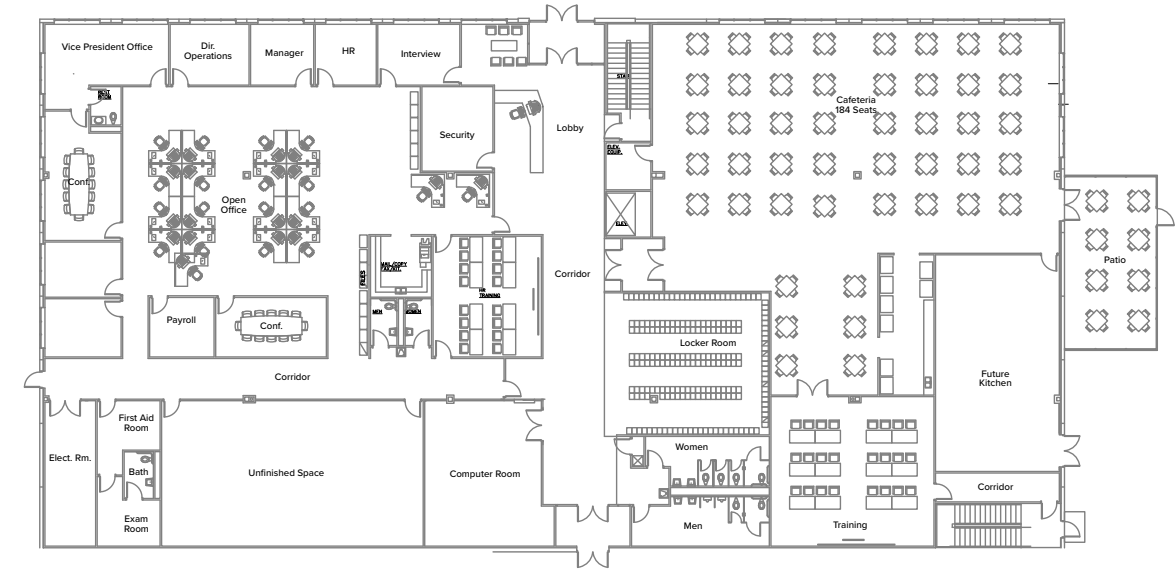
Sewer: Municipal

FLOOR PLANS

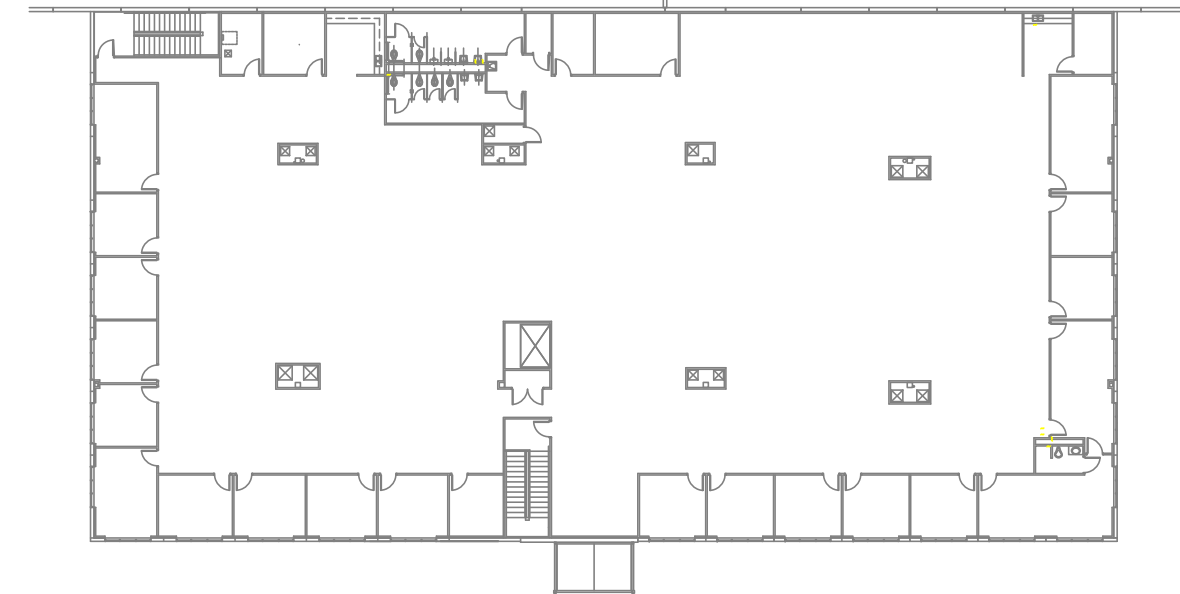
500
NAUTICA WAY



Office & Warehouse



First Floor Office



Second Floor Office

500
NAUTICA WAY

AUTOMATION AND PICK PACK DETAILS

Note regarding automation and pick pack system infrastructure: At Seller's discretion, and for additional financial consideration, the Seller will consider offering the building with "turn-key" high volume retail distribution equipment in place including a modern pick pack system with over 8 miles of conveyor and very narrow aisle racking. Inquire with broker for further details.



Facility Facts

- Approximately 8 miles of conveyor
- Utilize Symbol RF devices
- Raymond Power Lift Equipment

Receiving

- 20 Dock Doors
- Staging Space

High Bay Reserve Storage

- Wire Guidance
- Man on board order picker units
- Random storage
- Clear height storage 36 ft.
- Ink jetting active pick bin location utilizing canister based ink system (new)

Pick Towers

- Two Shelving Tower for less than full case
- Two Flow Towers for Full case consumption
- Location assignment based on grouping
- Carton to tote assignment optimization of replenishments Picklists

Packing Department

- Four Pack Lines Diverts
- Two for limited VAS Operations
- Two for normal scan Pack operations

Consolidation Sorter/Staging area

- 20 Diverts lines by Customer/PO/etc.
- Pallet build area
- Pallet Pack and Hold Racking

Shipping

- 17 Shipping Doors
- Staging / Load assembly area

eCom Area

- Workstations for eCom orders
- Future expansion area

Retail Pick Operations

- Put to Store model
- Excess returned to reserve
- 150n total stores serviced

Mobile Equipment

- Man-up Turret Trucks – 4 trucks
- Order Pickers – 25 trucks
- Reach Trucks – 2 trucks
- Walkie-Riders – 10 trucks
- Forklifts – 2 trucks
- Total – 43 trucks



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