



## CLASS A - INDUSTRIAL FACILITY

±927,500 SF ON ±87.04 ACRES.

OFFICE SUPPORT SPACE OF ±20,000 SF

ZONED M-1 INDUSTRIAL

NS RAIL SPUR ACCESS

HEAVY POWER: 12 MW CAPACITY - ABILITY TO EXPAND TO 120MW

WORLD CLASS INDUSTRIAL WORK FORCE TO HIRE FROM

### PROPERTY OVERVIEW

Located in the Cane Creek Centre Industrial Park, this modern facility sits within a jointly developed, business-friendly environment supported by Pittsylvania County and the City of Danville. The park attracts major industrial users and offers workforce training resources, incentives, and proximity to the North Carolina Triad. Originally built in 2008 and renovated in 2019, the building delivers contemporary infrastructure, strong utility capacity, and the scalability needed for advanced manufacturing, distribution, and emerging industries such as EV and battery production. Its strategic location and regional economic momentum make it a compelling industrial opportunity in the Southeast.

### WAREHOUSE FEATURES

**CLEAR HEIGHTS:** 42'

**POWER:** 12 MW Capacity - Ability to expand to 120MW

**UTILITIES:** 10" water Main, 8" natural gas line

LED lighting, ESFR sprinkler system

**LOADING:** 12 Dock-level doors +16 Drive In/Rollups

**PARKING:** 850 Surface parking spaces

**LOCATION:** Just off U.S. HWY 29, 0.6 miles from U.S. HWY 58  
& 2.6 miles from future I-785 (Danville Expressway)

**Mike O'Neill Jr. - Principal**

**610 - 220 - 0255**

**moneilljr@preferred.com**

**Alex Bannerman. - Leasing**

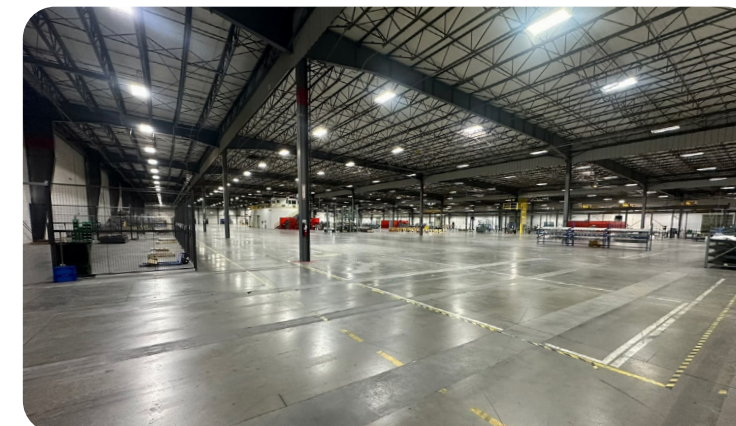
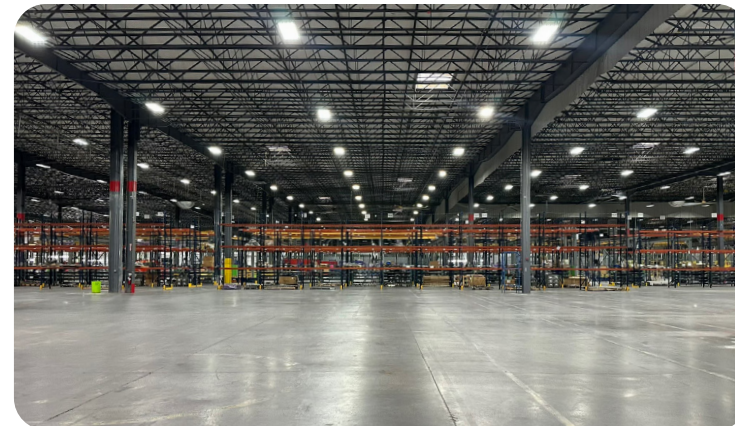
**860 - 605 - 0701**

**abannerman@preferred.com**

**Kyle Wade. - Leasing**

**856 - 745 - 1430**

**kwade@preferred.com**







**HIGHWAY ACCESS**

- 0.6 miles from 4 lane highway (US HWY 58)
- 2.6 miles from future I-785 (Danville Expressway)
- 43 miles to I-785
- 46 miles to I-73
- 48 miles to I-40

**INTERMODAL**

- 46 miles to Greensboro Intermodal Facility

**AIR SERVICE**

- 2 miles to Danville Regional Airport
- 57 miles to Piedmont Triad International Airport
- 68 miles to Raleigh Durham International Airport

**PORTS**

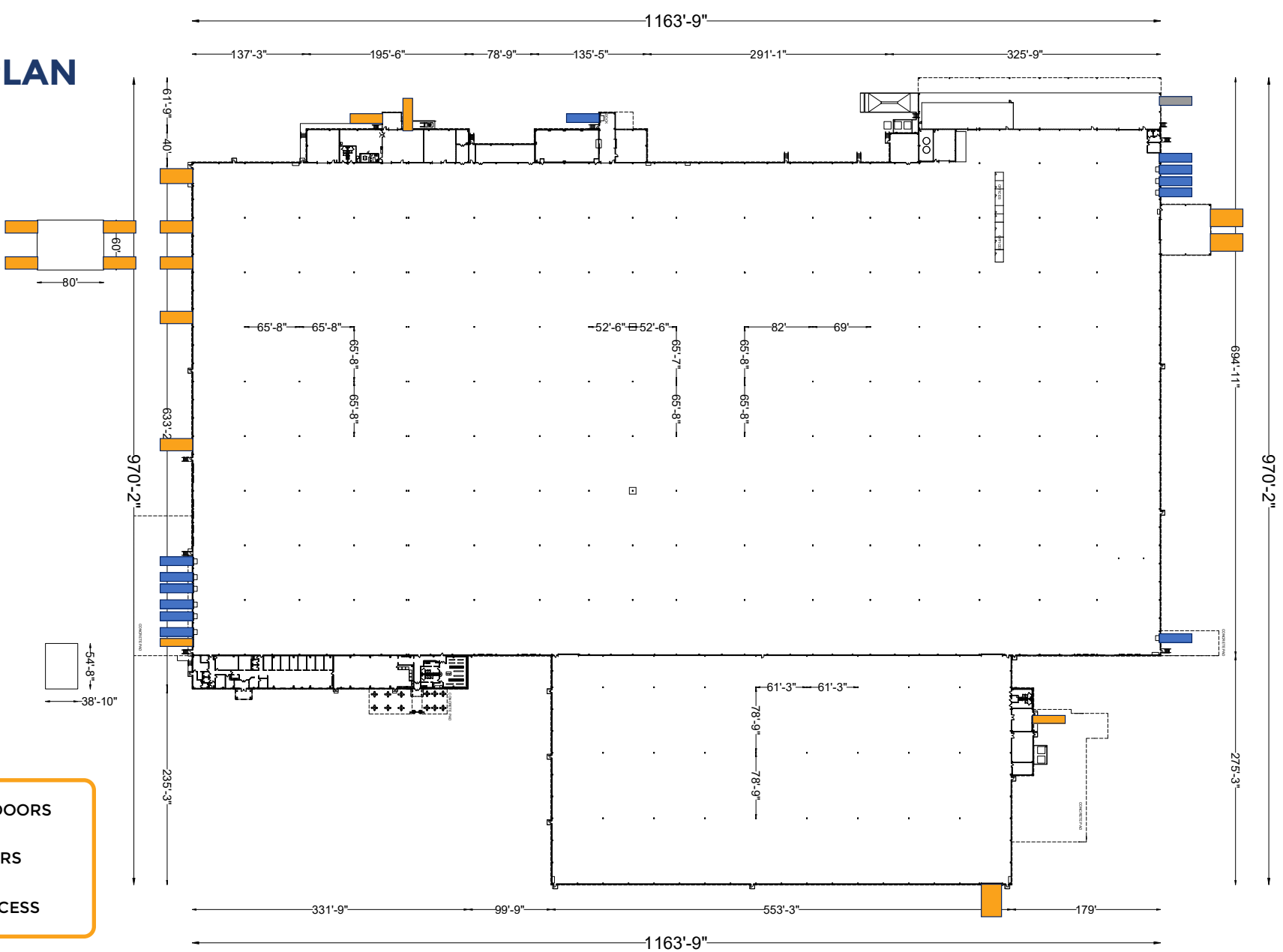
- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City

**FLOOR PLAN**

**DOCK LEVEL DOORS**

**DRIVE IN DOORS**

**RAIL SPUR ACCESS**



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.





### CLASS A INDUSTRIAL FACILITY



**AREA**  
±927,500 SF BUILDING  
±87 ACRE SITE



**DEVELOPABLE  
ACREAGE**  
11 ACRES



### CONSTRUCTION

- FLOORS: 8" Thickness
- WALLS: Insulated metal panels
- ROOF: Metal membrane over insulated metal deck
- COLUMNS: Steel (65.5' X50") spacing



**OFFICE**  
OFFICE SPACE OF  
±20,000 SF



**CLEAR  
HEIGHTS**  
42'



**TRUCK  
LOADING**  
12 DOCK-LEVEL DOORS  
16 DRIVE INS/ROLLUPS



**PARKING**  
850+ PARKING SPOTS  
EXPANSION AVAILABLE



### BUILDING DETAILS



12 MW IN PLACE, SCALABLE TO 35 MW WITHIN TWELVE (12) MONTHS, AND 65 MW WITHIN 18 MONTHS.  
CAPACITY COULD BE FURTHER INCREASED BEYOND 65 MW UP TO 120 MW IN 3 YEARS.

IMMEDIATELY

12 MW

12-18 MONTHS

70 MW

3 YEARS

120 MW



**CURRENT CAPACITY**  
7 "2500 KVA"  
TRANSFORMERS  
3000 AMPS EACH,  
480/277 VOLT & 3 PHASE



**UTILITY FEED**  
SERVED BY 12.47KV  
DISTRIBUTION LINE WHICH  
TIES INTO REDUNDANT 69KV  
TRANSMISSION LINE



**DISTRIBUTION**  
BUS DUCT IN PRODUCTION AREA;  
MAX 1000A EACH TOTAL OF  
11 BUS WAY (4 WIRE SYSTEM)  
1 DIESEL EMERGENCY  
GENERATOR

### POWER CAPACITY



### UNMATCHED INDUSTRIAL ADVANTAGE



**HEAVY  
INDUSTRIAL**  
DATA CENTERS NOT  
ALLOWED



**NS RAIL  
SPUR ACCESS**



**BEST  
POWERED**



**HIGHEST  
CLEAR  
HEIGHT**

### UTILITIES



**10 INCH WATER LINE  
AT 70 PSI**  
1 MILLION GALLONS PER DAY,  
CAN BE MORE  
+ WELL DRILLING POTENTIAL



**8 INCH SEWER LINE**  
1 MILLION GALLONS PER DAY  
CAN BE MORE



**8 INCH GAS LINE  
AT 60 PSI**  
ABILITY TO EXTEND THE  
12" LINE FROM THE PARK



**SINGLE  
TENANT  
READY**



**HIGHWAY ACCESS**

- 0.6 miles from 4 lane highway
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- 43 miles to I-785
- 46 miles to I-73
- 48 miles to I-40



**PORTS & AIRPORTS ACCESS**

- 193 miles via 4 lane highway to Port of Virginia
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- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City
- 2 miles to Danville Regional Airport
- 57 miles to Piedmont Triad International Airport
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**SECURITY**  
ACTIVE FIRE ALARM SYSTEM  
BURGLAR ALARM SYSTEM BEING INSTALLED  
PERIMETER & PARKING SECURITY LIGHTS  
CCTV SYSTEM



**ESFR SPIRKLER**  
100% WET SYSTEM  
2 DIESEL ENGINES; 138 HP EACH  
CAPABLE OF DRIVING 2 PUMPS  
AT 2,000 GPM EACH



**LIGHTING**  
HIGH EFFICIENCY LED FIXTURES  
THROUGHOUT PLANT.