

Industrial | For Lease or Sale

CBRE

Bowles Industrial Park

± 185,000 SF Production/ Distribution Warehouse

229 Hollie Drive
Martinsville, VA 24112
cbre.com/richmond



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Property Overview

1991

Year Built

- Class: B
- Acres: 9.68 AC
- Clear Height: 14' – 46'
- Docks: 19 Existing
- Drive-Ins: 1 Total
- Power: Heavy, 3-Phase
- Column Spacing: 30' x 50'
- Sprinkler System: Existing
- Climate Controlled Production Area: ± 131,000 SF
- Air Compressor: 50 HP

I-1

Zoning

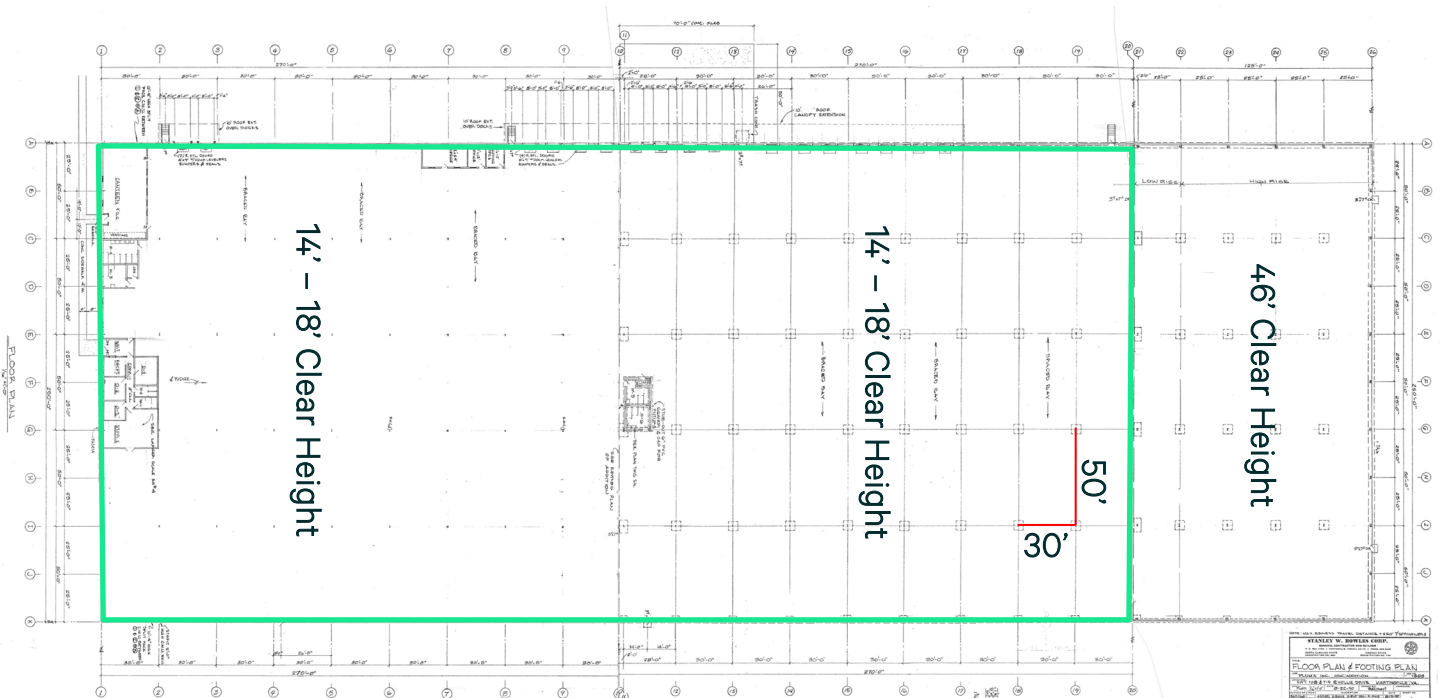
184,846 SF

Total Building Square Footage



Modern Industrial Facility Positioned for Growth

229 Hollie Drive offers a prime industrial opportunity in Martinsville, VA, within the Virginia South Central Submarket. This **184,864 SF Class B industrial warehouse** sits on **9.68 acres** and features a functional layout ideal for manufacturing, distribution, or logistics operations. Built in **1991**, the property includes **19 dock-high doors**, **1 drive-ins**, and **ample clear height (14' – 46')** for efficient storage and material handling. Located in **Bowles Industrial Park**, the site provides excellent connectivity via **US Route 220 and US Route 58**, with quick access to **I-81, I-77, and I-85**, making it a strategic hub for regional and interstate freight movement.



*Freezer and Maintenance Shop Not Shown

Production Warehouse:

- Production Warehouse SF: \pm 131,050
- Office SF: \pm 3,950
- Climate Controlled Production Area
- Lighting: Upgraded
- Clear Height: 14' – 18'

HighBay Warehouse:

- Warehouse SF: \pm 31,250 SF
- Heated
- Racking: 50%
- Clear Height: 46'

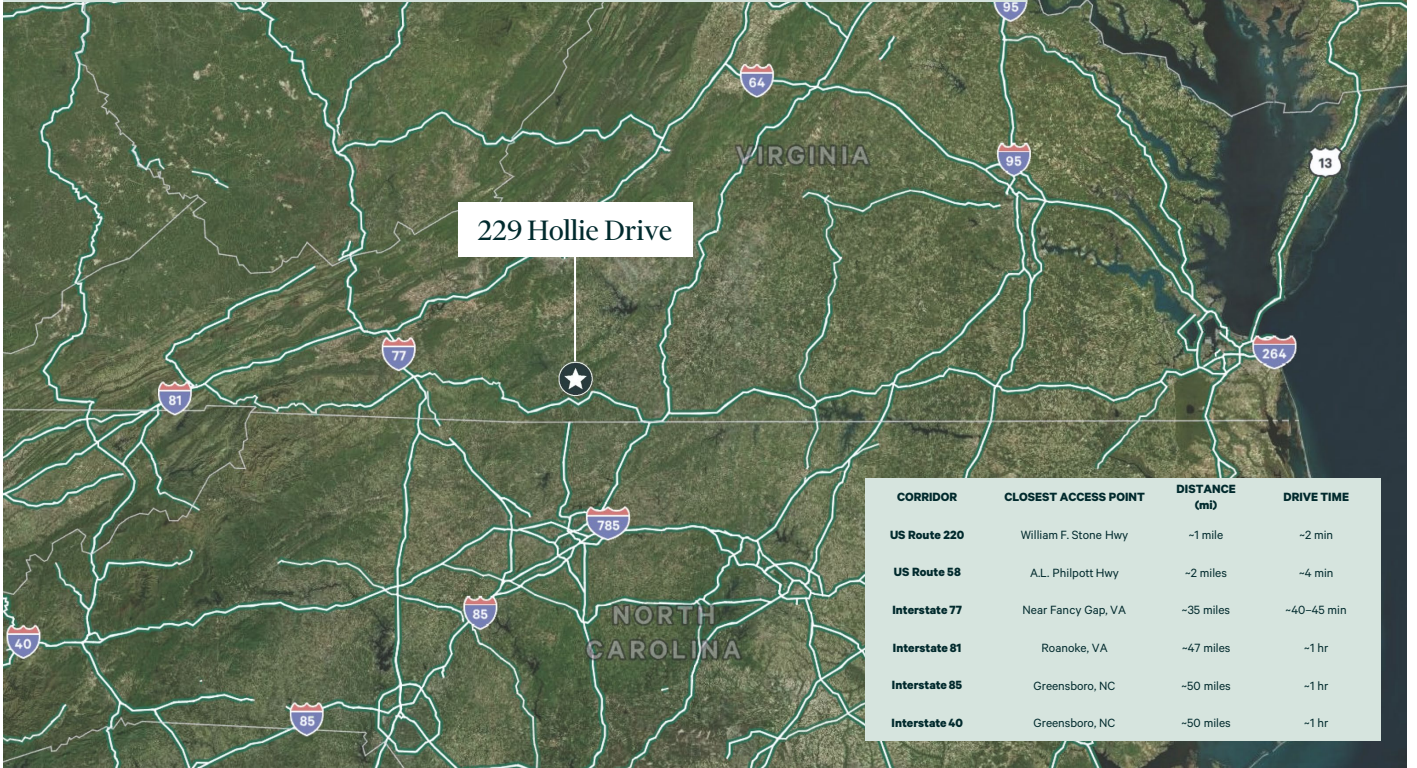
Freezer:

- Freezer SF: \pm 15,814 SF
- Temperature: \geq -10° Degrees
- Pallet Positions: \pm 1,500
- Clear Height: 40'
- Fully Racked

Maintenance Shop:

- Maintenance Shop SF: \pm 2,800 SF

Transportation & Accessibility Overview



FREIGHT RAIL YARD

- Norfolk Southern Rail Yard — Roanoke, VA: 47 mi / 1 hr

AIRPORT

- Greensboro Piedmont Triad International (GSO): 46.5 mi / ~1 hr
- Roanoke-Blacksburg Regional (ROA): 44 mi / ~1 hr 15 min
- Charlotte Douglas International (CLT): 135 mi / ~2 hr 50 min

AMTRAK STATION

- Danville Station (Crescent Line): 39 mi / 50 min

CITY	DISTANCE (MI)	DRIVE TIME	ROUTE
Roanoke, VA	~47	~1 hr	US-220 N
Greensboro, NC	~48	~1 hr	US-220 S / I-40
Richmond, VA	~140	~2 hr 30 min	US-58 E / I-85 N
Charlotte, NC	~135	~2 hr 45 min	US-220 S / I-77 S
Raleigh, NC	~120	~2 hr 15 min	US-58 E / US-501 S
Charlottesville, VA	~146.4	~2 hr 33 min	US-29 N
Washington, DC	~289.9	~4 hr 30 min	US-220 N / I-81 N

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