



FOR SALE

301,800 SF / 41+ ACRE INDUSTRIAL FACILITY

255 STINSON DRIVE

DANVILLE, VA 24540



THALHIMER



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EXECUTIVE SUMMARY

255 STINSON DRIVE | DANVILLE, VIRGINIA | ±301,800 SF MANUFACTURING FACILITY

Cushman & Wakefield | Thalhimer is pleased to present the opportunity to acquire a ±301,800-square-foot manufacturing and distribution facility located at 255 Stinson Drive in Danville, Virginia, currently occupied by UNARCO Industries, a globally recognized manufacturer and one of the world's leading producers of retail shopping carts and material handling solutions.

Strategically positioned within Danville's established industrial corridor and in close proximity to the **Danville Community College Regional Center for Advanced Technology & Training (RCATT)**, the property benefits from a skilled regional workforce pipeline, strong institutional support for advanced manufacturing, and convenient access to major transportation infrastructure. The facility represents a large-scale, purpose-built industrial asset designed to accommodate heavy manufacturing operations, high-volume production, and efficient logistics functionality.

The Property served as a critical component of UNARCO's manufacturing network and is configured to support fabrication, assembly, and distribution operations at scale. Its substantial building footprint, industrial power capacity, and functional layout position the asset to support a wide range of advanced manufacturing and industrial users.

Key Investment Highlights include:

•Institutional-Scale Industrial Facility

±301,800 square feet of heavy industrial improvements designed to support high-throughput manufacturing and distribution operations.

•Strategic Industrial Location

Situated within Danville's established manufacturing base with direct access to regional transportation networks and proximity to workforce development resources, including the RCATT training center.

•Purpose-Built Manufacturing Infrastructure

Facility configured for large-scale production, fabrication, and assembly, with infrastructure suitable for heavy industrial users and specialized manufacturing processes.

•Mission-Critical Industrial Asset

Long-standing manufacturing location supporting a globally recognized industrial operator, reinforcing the property's role as a key production and employment center within the region.



PROPERTY SPECIFICATIONS

Address	255 Stinson Drive Danville, VA
Parcel #	77435
Building	301,800 SF
Lot Size	41.4 AC
Zoning	LEDI Light Economic Development District
Year built	1989
Office	7,000 +/-
Ceiling Height	25'-30' -136,000 sf, 16" clear in remainder of warehouse
Column Spacing	60'x30' in smaller portion 65'x30' in large portion
Roof	Standing seam metal
Floor	4" - 6" depth of concrete floor without rebar and fencing, 30" deep in spots where robots sat with rebar & fencing
Construction	Steel
Loading	12 loading docks 3 drive in doors (1 with ramp)
Heat	30-40 furnaces in ceiling, 1 floor furnace
Water	12" water main
Power	Two 2500KVA transformers onsite / 5MW
Gas	4" natural gas line
AC	Two heating HVAC units (6 tons each) in the office
Sprinklers	Wet system
Parking	Ample



Your Business location is key

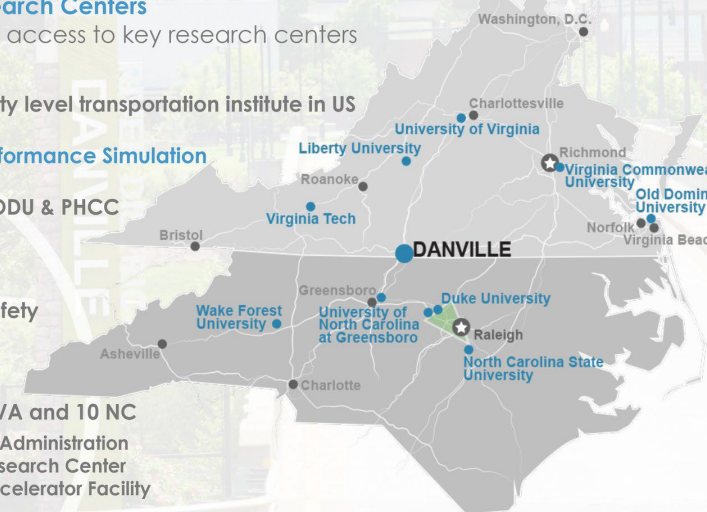
Educational institutions and Research Centers

over 40 within 60 mile radius and access to key research centers

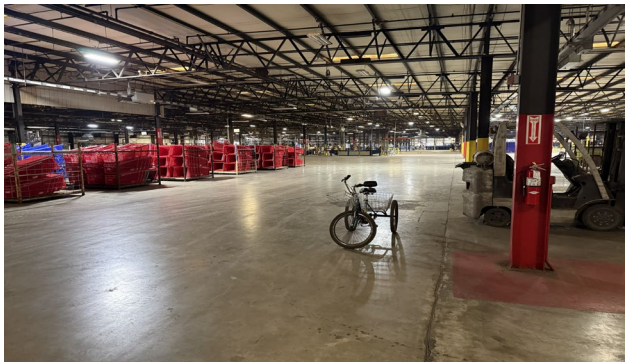
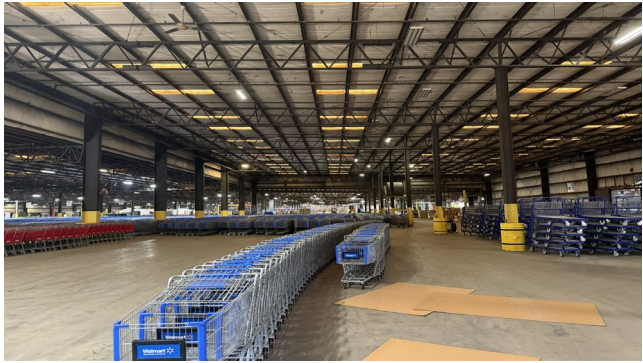
- **Virginia Tech** – 2nd largest university level transportation institute in US
- Global Center for **Automotive Performance Simulation**
- The **Racing College of Virginia** – ODU & PHCC
- **ChemQuest** Technical Institute
- **Insurance Institute** for Highway Safety
- **Research Triangle Park**

Access to **Federal Lab Access** – 22 VA and 10 NC

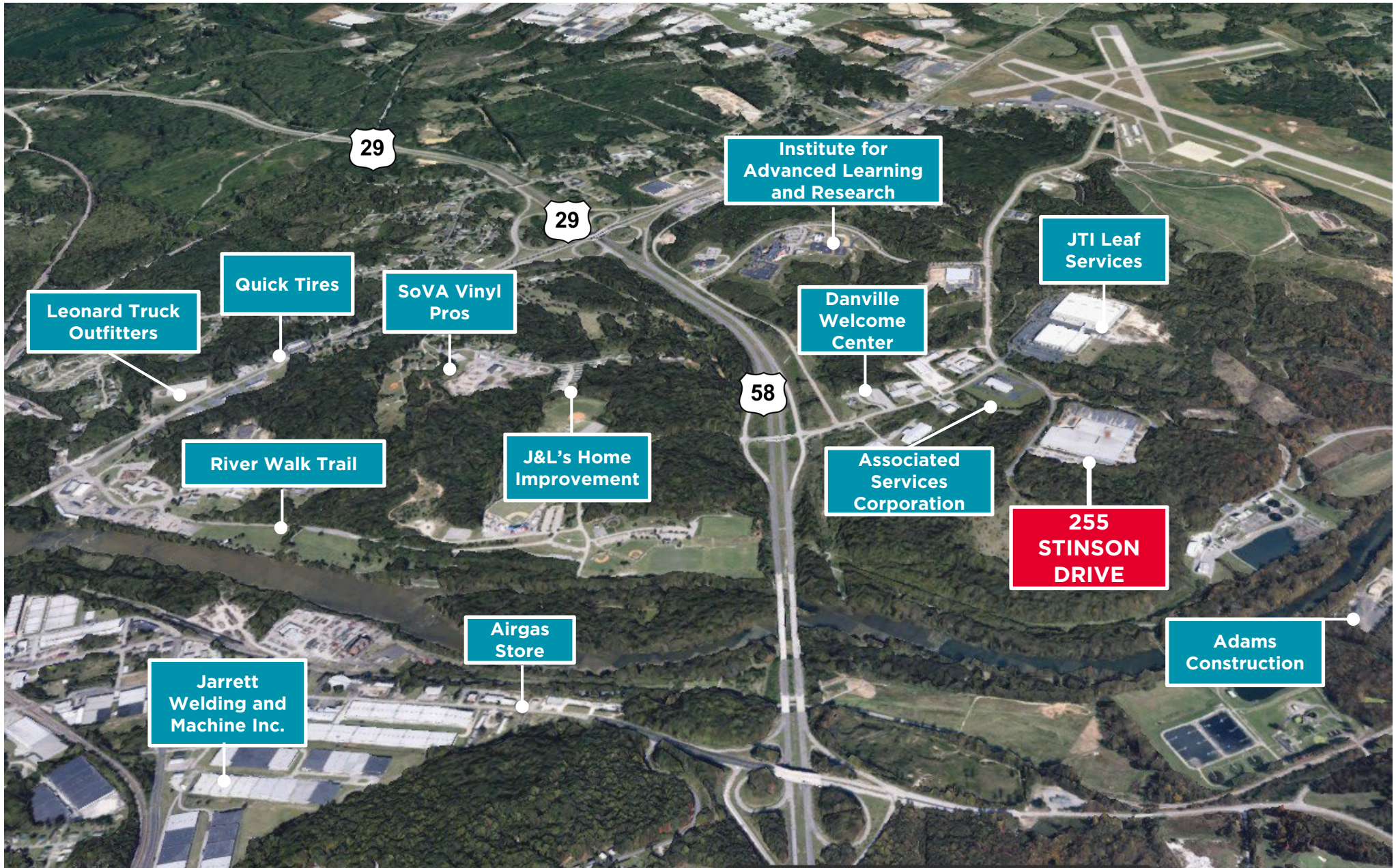
- Federal Highway Administration
- NASA Langley Research Center
- Jefferson Labs Accelerator Facility



PROPERTY PHOTOS



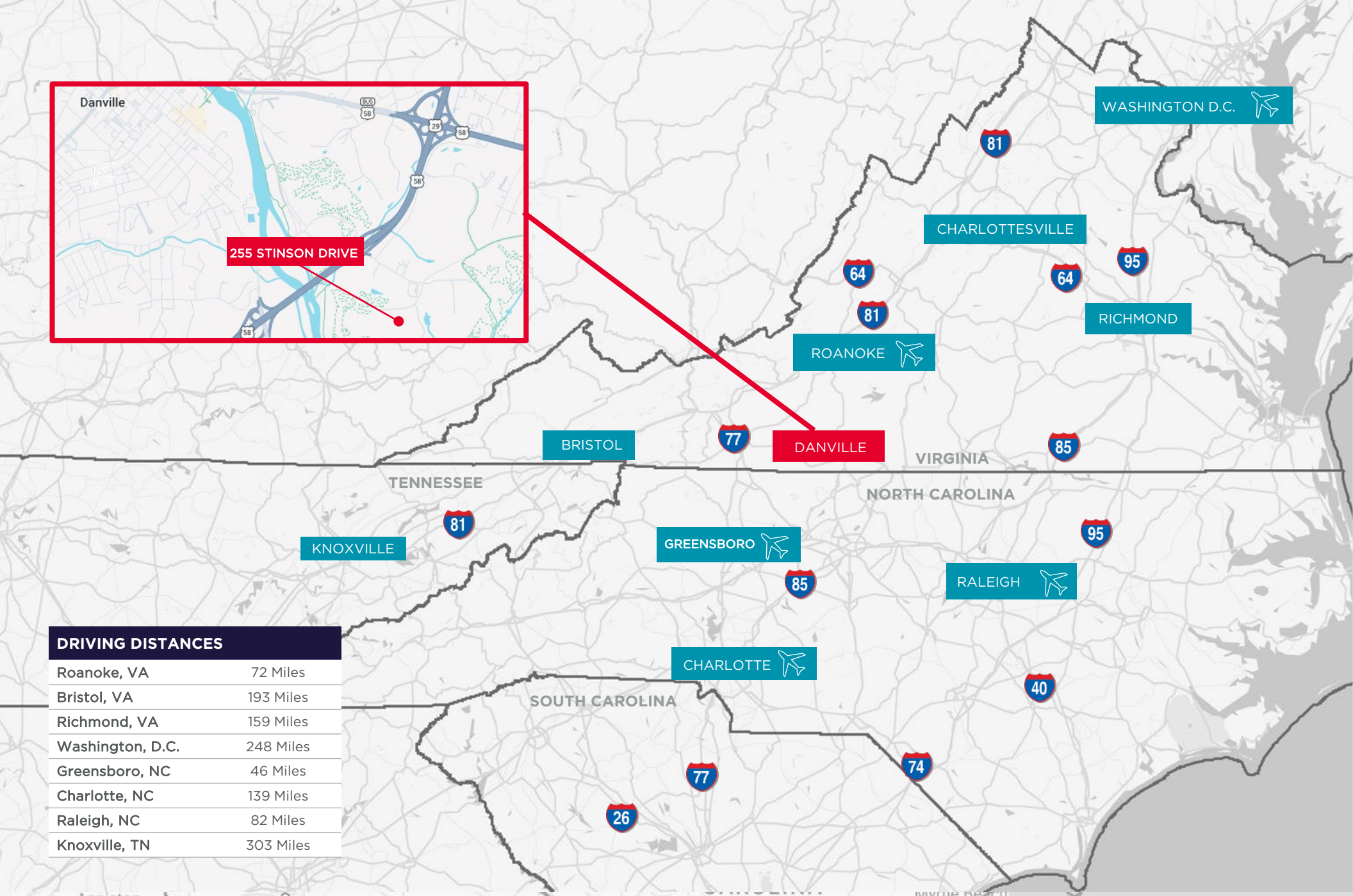
SITE AERIAL



LOCATION OVERVIEW



DRIVING DISTANCES	
Roanoke, VA	72 Miles
Bristol, VA	193 Miles
Richmond, VA	159 Miles
Washington, D.C.	248 Miles
Greensboro, NC	46 Miles
Charlotte, NC	139 Miles
Raleigh, NC	82 Miles
Knoxville, TN	303 Miles



DEMOGRAPHICS



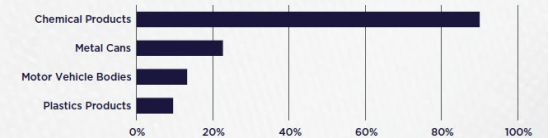
MARKET INSIGHT

- Inventory - 22.2 MSF
- 10-Year Average Vacancy - 5.6%
- Average Asking Lease Rate - \$5.54 PSF
- 2025 Absorption - 399,000KSF
- Sales Volume Past 12 Months- \$3.2 M
- Average Sale Price PSF - \$71.00 PSF

4+ MILLION LABOR SHED

(60-MINUTE DRIVE TIME FROM DANVILLE VA)

MANUFACTURING LABOR SUPPLY GROWTH SINCE 2020
(45-MINUTE DRIVE-TIME FROM DANVILLE VA)



DANVILLE MSA

The region features a diverse industrial base with a strong focus on manufacturing, materials, environmental and life sciences, and IT/professional services. It benefits from a robust labor force, supported by the state's Right-to-Work status, offering flexibility for businesses. The region is well-connected to a wealth of education resources, with over 14 institutions within a 2.5-hour drive and more than 120 colleges and universities throughout Virginia. Additionally, the area is home to 23 federal laboratories, 12 university-affiliated research parks, and numerous research centers, making it a hub for innovation and development.



101,251
POPULATION



42,563
LABOR FORCE



\$47,037
MEDIAN HH
INCOME



43,926
TOTAL HOUSING
UNITS



27.3%
ASSOCIATE DEGREE
OR HIGHER

MAJOR ATTRACTIONS

- Veterans Memorial at Dan Daniel Memorial Park
- Danville Farmers Market, a Danville tradition
- Blue Ridge Rock Festival
- Danville Harvest Jubilee
- Danville-Pittsylvania County Fairgrounds
- Avoca Museum
- Ballou Park
- Danville Museum of Fine Arts & History
- Caesars Resort Casino

MAJOR EMPLOYERS

1,000 - 3,000 EMPLOYEES

- Good Year Tire & Rubber Co.
- Danville Regional Medical Center
- Danville Public Schools
- City of Danville
- Dollar General
- Memorial Hospital
- Averett University
- Springs Global US Inc
- Buitoni

COLLEGES & UNIVERSITIES

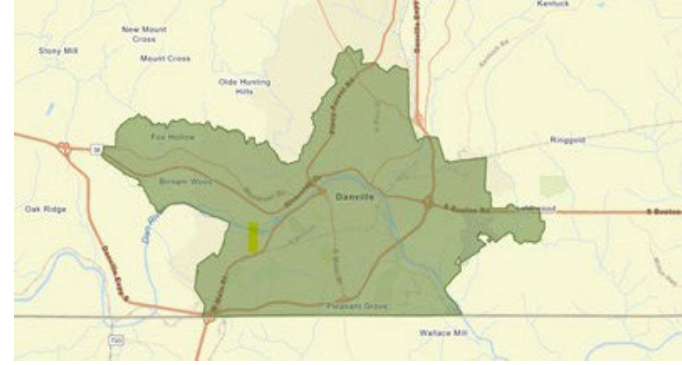
- Averett University
 - 1,450 undergrad
- Danville Community College
 - 1,531 undergrad

HOSPITALS

- Sovah Health
- Centra Danville Medical Center



CITY OF DANVILLE | SUBMARKET FACT SHEET



Danville, located in south-central Virginia along the North Carolina border, is within a days' drive of two-thirds of the nation's population, making it easily accessible. Danville's beautiful countryside provides numerous recreational opportunities for residents and visitors. The city's strategic location, low operating costs, and business friendly environment make it an attractive destination for new industries. Additionally, the revitalized downtown area offers a vibrant mix of businesses, restaurants, and residential spaces.



DANVILLE, VA



42,121
POPULATION



27,318
WORK FORCE



22,315
TOTAL HOUSING UNITS



42,121
DAYTIME POPULATION



45.8
MEDIAN AGE



29.2%
ASSOCIATE DEGREE OR HIGHER



\$40,177
MEDIAN HH INCOME



43.2 MILES
TOTAL AREA

SIGNIFICANT DANVILLE DEVELOPMENTS

AVIO \$500 Million Investment

February 23, 2026, Avio S.p.A. will invest approximately \$500 million to establish an 860,000 SF manufacturing facility in the Southern Virginia Multimodal Park in Hurt, Virginia. The new facility will produce solid rocket motors for defense, tactile propulsion, missile systems, and the commercial space sectors. The Pittsylvania County facility will bring more than 1,500 new jobs to Southside Virginia.

Avio S.p.A., is a leading Italian aerospace company, specializing in space propulsion, design, and manufacturing of space launchers like the Vega rocket family. With over 100 years of history, it provides solid and liquid propellant systems for space and defense, with major operations in Italy, France, and French Guiana

STACK INFRASTRUCTURE 30 Year Capital Investment

March 2026 Danville/Pittsylvania County announced STACK Infrastructure is purchasing up to 3,000 acres at the Southern Virginia Megasite at Berry Hill for a massive data center project, with a 30-year capital investment potentially reaching \$73 billion.

STACK Infrastructure, is a proven, trusted partner for the world's most innovative companies, designing, developing, and operating sustainable global digital infrastructure.

MICROPOROUS \$1.3 billion investment

November 2024 Pittsylvania County announced mega industrial site to be developed by lithium-ion battery manufacturer.

Microporous, The Tennessee-based company is expected to invest \$1.3 billion in the region and create more than 2,000 jobs.

CAESARS PREMIER RESORT CASINO \$750 Million Investment

December 12, 2024, Caesars Casino Grand Opening in Danville, VA. The casino includes 500+ four-star hotel rooms, multiple restaurants and bars, 40,000 square feet of conference spaces, a 2,500-seat entertainment venue, a spa, and a casino with 2,000 slot machines, 75 table games, 16-table poker room, and sportsbook lounge.

Caesars is creating over 1,300 permanent jobs and will generate over \$38 million in increased annual revenue for the municipality that can be invested in local priorities, including education, public safety, and community and other infrastructure development.





FOR MORE INFORMATION, CONTACT:

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