



📍 100 MORGAN OLSON WAY, DANVILLE, VA 24540



CLASS A - INDUSTRIAL FACILITY

±925,940 SF ON ±275 ACRES.

OFFICE SUPPORT SPACE OF ±20,000 SF

ZONED M-1 INDUSTRIAL

NS RAIL SPUR ACCESS: ±5675' LONG RAIL SPURS

UTILITY FEED: 12.4 KV DEDICATED LINE EXISTING, 69KV DEDICATED LINE EXISTING,
230KV ON SITE

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: ±37' Clear Production Area

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

UTILITIES: 10" water Line, 8" Sewer Line

8" natural gas line, LED lighting, ESFR sprinkler system

LOADING: 11 Dock-level doors +17 Drive In/Rollups

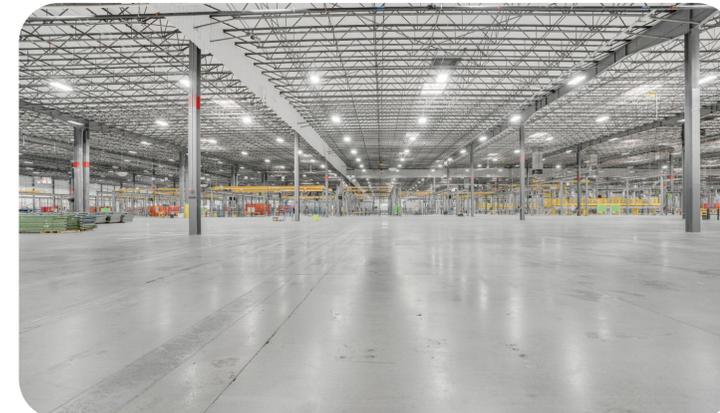
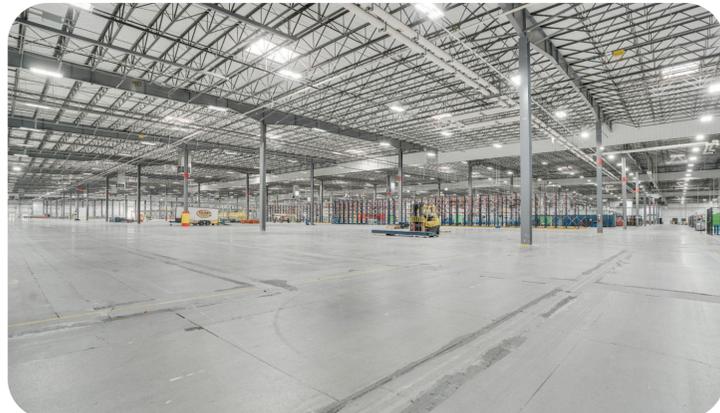
PARKING: 850 Surface parking spaces

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

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AREA

±925,940 SF BUILDING
±275 ACRE SITE



DEVELOPABLE ACREAGE

188 ACRES



FLOOR SLAB

8" THICK REINFORCED FLOORS



CONSTRUCTION

WALLS: Insulated metal panels
ROOF: Metal membrane over insulated metal deck
COLUMNS: Steel (65.5' X50') spacing



CLEAR HEIGHTS

±37' CLEAR PRODUCTION AREA



12 MW IN PLACE, SCALABLE TO 70 MW WITHIN 12-18 MONTHS.
CAPACITY COULD BE FURTHER INCREASED BEYOND 70 MW UP TO 120 MW IN 3 YEARS.

IMMEDIATELY

12-18 MONTHS

3 YEARS

12 MW

70 MW

120 MW



OFFICE

OFFICE SPACE OF ±20,000 SF



TRUCK LOADING

11 DOCK-LEVEL DOORS
17 DRIVE INS/ROLLUPS



NS RAIL SPUR ACCESS

±5675' long rail spurs



PARKING

850+ PARKING SPOTS
EXPANSION AVAILABLE



BUILDING DETAILS

POWER CAPACITY



CURRENT CAPACITY

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



UTILITY FEED

12.4KV DEDICATED LINE EXISTING
69KV DEDICATED LINE EXISTING
230KV ON SITE



DISTRIBUTION

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

BUILDING UTILITIES



UNMATCHED INDUSTRIAL ADVANTAGE



8 INCH GAS LINE
60 PSI
40 MCF/HR

ABILITY TO EXTEND THE 12" LINE FROM THE PARK
ABILITY TO REACH 50 MCF / HR



8 INCH SEWER LINE

750,000 GALLONS PER DAY
CAN BE MORE



10 INCH WATER LINE
70 PSI

750,000 GALLONS PER DAY
CAN BE MORE



LIGHTING

HIGH EFFICIENCY LED FIXTURES THROUGHOUT PLANT.



ESFR SPRINKLER

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



SECURITY

ACTIVE FIRE ALARM SYSTEM
BURGLAR ALARM SYSTEM BEING INSTALLED
PERIMETER & PARKING SECURITY LIGHTS
CCTV SYSTEM



CLASS A INDUSTRIAL FACILITY

Available for Immediate Move in



TENANT IMPROVEMENT ALLOWANCES



FENCED AND SECURED PERIMETER



SINGLE TENANT READY



715K+ REGIONAL LABOR FORCE WITHIN 1-HOUR DRIVE



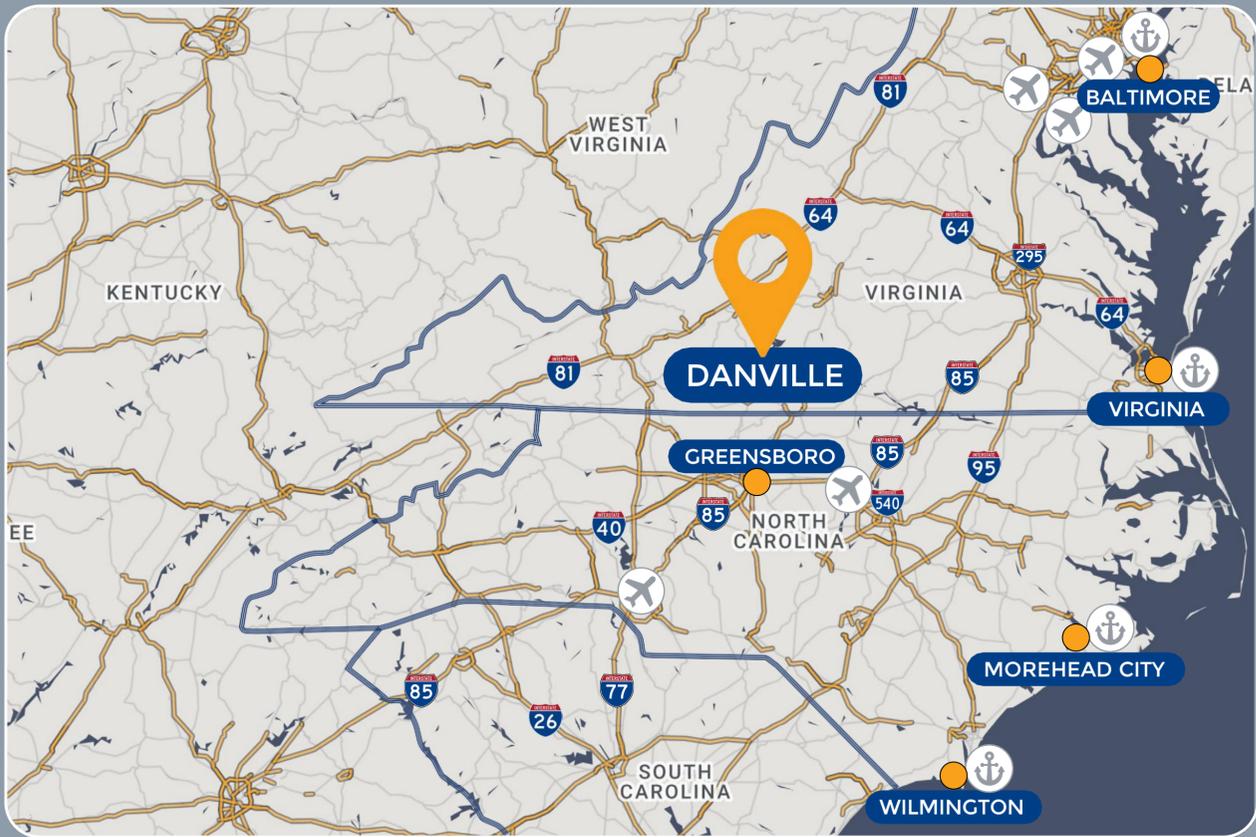
≈122K MANUFACTURING WORKERS WITHIN 1-HOUR DRIVE



1,450 SKILLED WORKERS AVAILABLE IMMEDIATELY
RECENT MARKET CHANGES (LAST 12 MONTHS)



FOR RENT: REACH OUT FOR PRICING



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

AIR SERVICE

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

PORTS

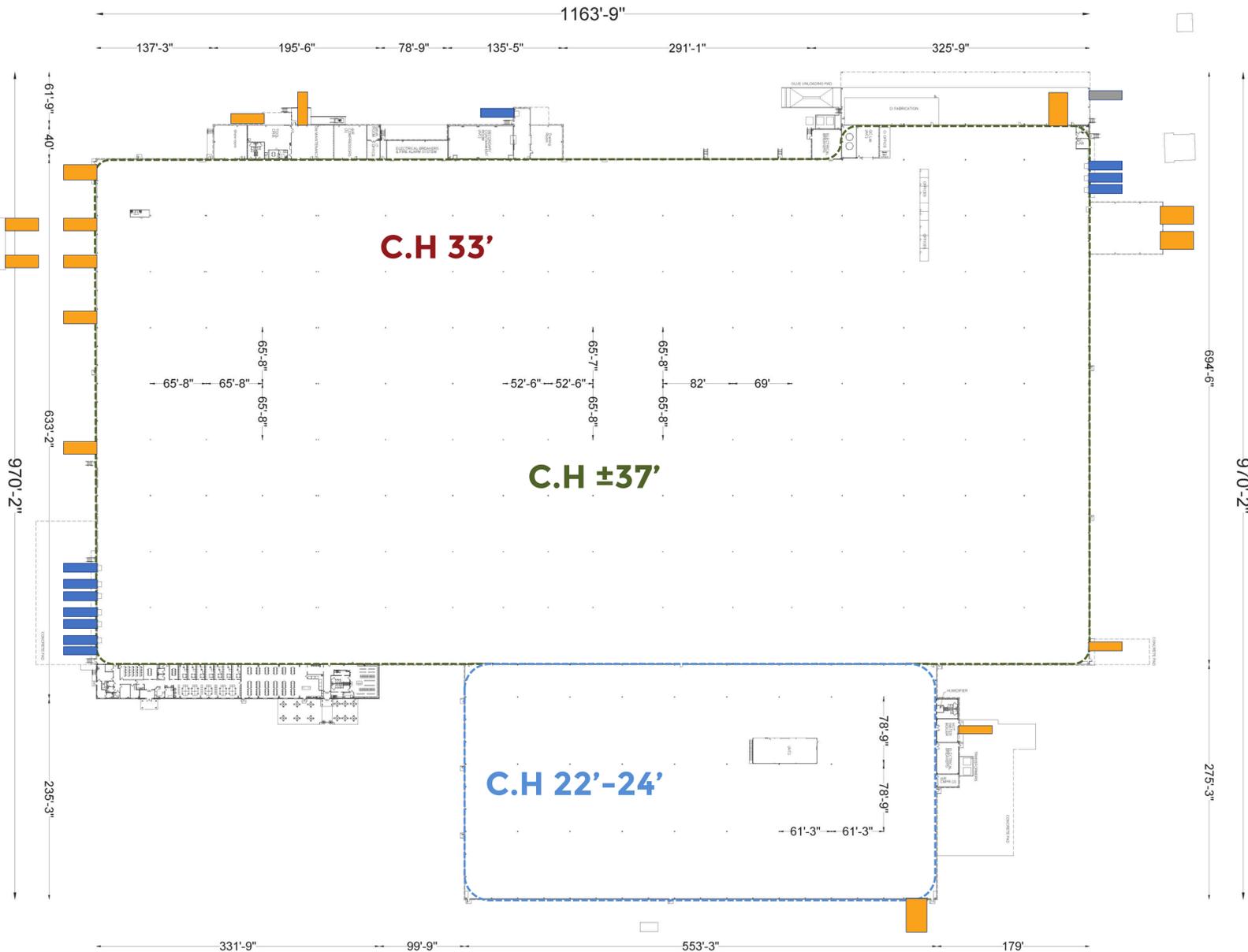
- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City

INTERMODAL

- 46 miles to Greensboro Intermodal Facility

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.

