

# 1641 Fairystone Park Hwy, Stanleytown, Virginia

1641 Fairystone Park Hwy, Stanleytown, VA 24168 For Sale Or Lease +/-1.5Mn SF On 54 AC

FOR SALE



Marcus & Millichap



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## BROKER OF RECORD

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### PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer for sale approximately 1.5M square feet (1.M sf on the Ground + 500k sf on the 2nd floor), of an industrial complex spread over 12+ buildings sitting on 54 acres with over 44 loading docks and ceilings up to 25' ft high. Building has 3 phase / 34,500 amp of Power and currently generate 7 Mega Watts of power with ability to expand. Building has recently undergone façade renovation. The property offers over 600 parking spaces and can be delivered vacant.

### EXTERIOR DESCRIPTION

Brick on block and insulated metal. Roof is rubber membrane over insulated metal deck and insulated standing seams.

### INVESTMENT HIGHLIGHTS

Parking for over 600 cars (180,000 sq ft for parking alone, over 40 loading docks.

Nearby tenants include Food Lion, Hardee's, Dollar General, Family Dollar, CVS, MarathonGas, and Western Union. Located in Stanleytown, VA just minutes from US Route 220 & State Route 57. Located approximately 1.5 miles west of four-lane US Hwy 220 providing access approx. 50 miles N of I-81 and Roanoke Airport 13 Miles from Blue Ridge Regional Airport | 52 Miles from Greensboro Airport 14.3 Miles from Martinsville Speedway 13.5+/- Miles from Virginia/North Carolina state line

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\$

Listing Price  
Request for Pricing

📈

SF  
1.5 million SF

📏

Acres  
54

FINANCIAL

Listing Price	Request for Pricing
Down Payment	Call Cash
Proforma NOI	\$3,746,196
Asking Rent PSF	\$2.50 SF
Occupancy	Vacant

PROPERTY

Square Feet	1,500,000 SF
Office Percentage	TBD
Lot Size	54 Acres (2,352,240 SF)
Year Built/Renovated	1950/-
Insurance	II
Insurance	Est \$220,000
Taxes	\$15,589





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