

# WAREHOUSE FOR LEASE



Property Address: 202, Industrial Drive, Emporia, VA  
Zoning: I-2 Heavy Industrial Zone  
Area available to lease: 9,000 sq ft to 27,000 sq ft  
Lease term: 1 year or longer  
Lease Rate: \$4000 - \$12,000 per month  
(including common area maintenance, electric, water, the internet, property taxes, except Insurance)



The City of Emporia has been awarded an Enterprise Zone through the Department of Housing and Community Development that provides state and local investment incentives. These incentives include cash grants for real estate investments and job creation, along with local benefits for qualifying investments.

## Distances:

- 80 miles from Norfolk port, VA
- 180 miles from Washington, DC

## Details

- High dock: 4 doors
- Roll up: 4 doors
- Height: 18' - 24'
- Electric Power: 3 phase
- Availability: Immediate

Property Owner:

**ORANGE WAREHOUSE CORPORATION**



Contact Us:  
**SUDHIR RANA**

☎ 434-368-7971  
✉ [emporia@akr.com](mailto:emporia@akr.com)



- ▶ Distances: 80 miles from Norfolk port  
180 miles from Washington DC
- ▶ Warehouse Area: 40,000 sq ft
- ▶ Office Area: 1280 Sq ft
- ▶ Height: 18' to 24'
- ▶ Warehouse overall dimensions: 300' x 134'
- ▶ Office Rooms: Three (3)
- ▶ Bathroom: Total Four – Two in Office area and Two in warehouse area.
- ▶ Parking: Seventy (70)
- ▶ High Dock Door: Four (4)
- ▶ Roll-Up Door: Four (4)

- ▶ Total Area of Property: 41,280 sq ft
- ▶ Electric Power: Three (3) Phase and four (4) wires
- ▶ Volts: 480/277
- ▶ Neutral Volts: 277
- ▶ Primary/Neutral Amps: 1000/1200
- ▶ Area available to lease – Warehouse: 9,000 sq ft to 27,000 sq ft
- ▶ Area available to lease – Office: One office to three offices
- ▶ Availability Date: Immediate, now
- ▶ Gross Lease Rate: \$4000 - \$12000 per month

Contact Us:

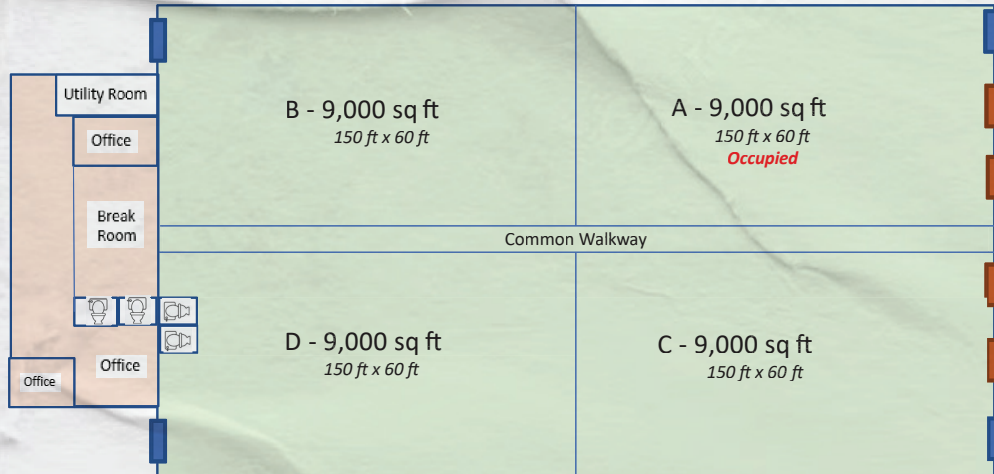
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202, Industrial Drive, Emporia, VA 23847



Roll up door

Loading dock

Bathroom

Total Warehouse Area = 40,000 sq ft  
300 ft x 134 ft

Office Area = 1,280 sq ft



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