

# WAREHOUSE FOR SALE



Property Owner:

**ORANGE WAREHOUSE CORPORATION**

**Property Address:** 202, Industrial Drive, Emporia, VA  
**Zoning:** I-2 Heavy Industrial Zone  
**Area:** 41,280 sq ft  
**Rate:** \$2,064,000

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. Details and documents are below.

## Distances:

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

 **434-368-7971**

## Details


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



Contact Us:

**SUDHIR RANA**

 **emaporia@akr.com**

 **434-368-7971**




- ▶ Distances: 80 miles from Norfolk port  
180 miles from Washington DC
- ▶ Warehouse Area: 40,000 sq ft
- ▶ Office Area: 12,80 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 – Warehouse: 40,000 sq ft
- ▶ Area – Office: 1280 sq ft
- ▶ Availability Date: Immediate
- ▶ Rate: \$2,064,000

Contact Us:

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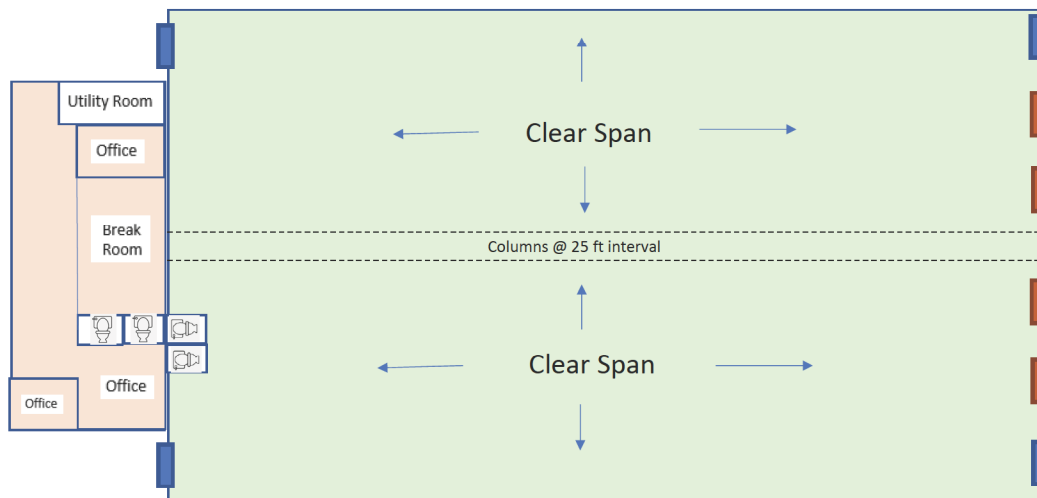
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# WAREHOUSE SALE





202, Industrial Drive, Emporia, VA 23847

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 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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