



NAPA HOLDINGS – 281 INDUSTRIAL DRIVE 135,000+/- SQUARE FEET ON 12.26+/- ACRES GRETNA, VIRGINIA



281 INDUSTRIAL DRIVE GRETNA INDUSTRIAL PARK GRETNA, VA

SIZE: Approximately 135,000 sq. ft.

GROUND: Approximately 12.26 acres

NUMBER OF BUILDINGS: One modern, single story industrial facility

DIMENSIONS: Original facility 180' x 225' - addition 250' x 360'

DATES OF CONSTRUCTION: 1993 & 1996

CONDITION OF PROPERTY: Excellent

CONSTRUCTION: Floors: 6" 3,000 psi concrete reinforced

with #4 bars on 12" centers each

way

Columns: Steel

Walls: Insulated metal with 7' interior

liner panel

Roof 24 gauge galvalum insulated

standing seam metal

COLUMN SPACING: $25' \times 60'$

CEILING HEIGHT: Original facility and expansion are both

approximately 19' clear eaves - 27' clear center

LIGHTING: Six tube T-8 fixtures installed in 2014

WATER: Supplied by Town of Gretna – 10" main

SEWER: Supplied by Town of Gretna – gravity flow to a

2" force main to Town system



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GAS:	Exterior propane tanks on-site
POWER:	 Supplied by Mecklenburg Electric Co-op One exterior 1,500 KVA pad mounted transformer One 3,000 amp and one 1,600 amp 480/277 volt, 3 phase, 4 wire interior switchgears
HVAC:	The entire facility was originally air conditioned by individual roof mounted units. The front office, breakroom and restroom area are cooled by package units.
	The approx. 11,700 SF "cool room" is cooled by one Carrier floor mounted unit and one roof mounted unit.
	Heat is supplied by radiant gas fired strips.
SPRINKLER:	100% wet system with one electric booster pump. Density is .325/2000 and .4/2000
OFFICE:	Approximately 6,800 sq. ft. of office, break room and rest room area, including reception area, open administrative areas, private offices, conference room, break room and restrooms. Finish consists of carpeted and tiled floor, recessed fluorescent lighting, suspended acoustical ceiling and finished sheet rock walls.
COMPRESSED AIR:	Compressors removed - air lines throughout production area.



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TRUCK LOADING: - Seven 8' x 10' manual dock high doors, six

with levelers, seals and lights

- One 10' x 10' manual dock high door with

leveler, seal and light

- One 14' x 14' electric drive-in door - One 12' x 12' electric drive-in door

Paved and striped parking for approximately **PARKING:**

236 cars

Office: **RESTROOMS:**

> Men: 1 toilet, 1 urinal and 1 sink

Women: 1 toilet, 1 sink

Plant:

Men: 4 toilets, 4 urinals, 3 sinks

Women: 8 toilets, 3 sinks

One common ½ Bradley sink for men and women plus and emergency shower

FORMER USE: Metal stamping, electronics assembly and

distribution

ZONING: M-2 (Heavy Industrial)

TAXES: Parcel # 2520-75-1538

2024 Assessed Value (next valuation 2028)

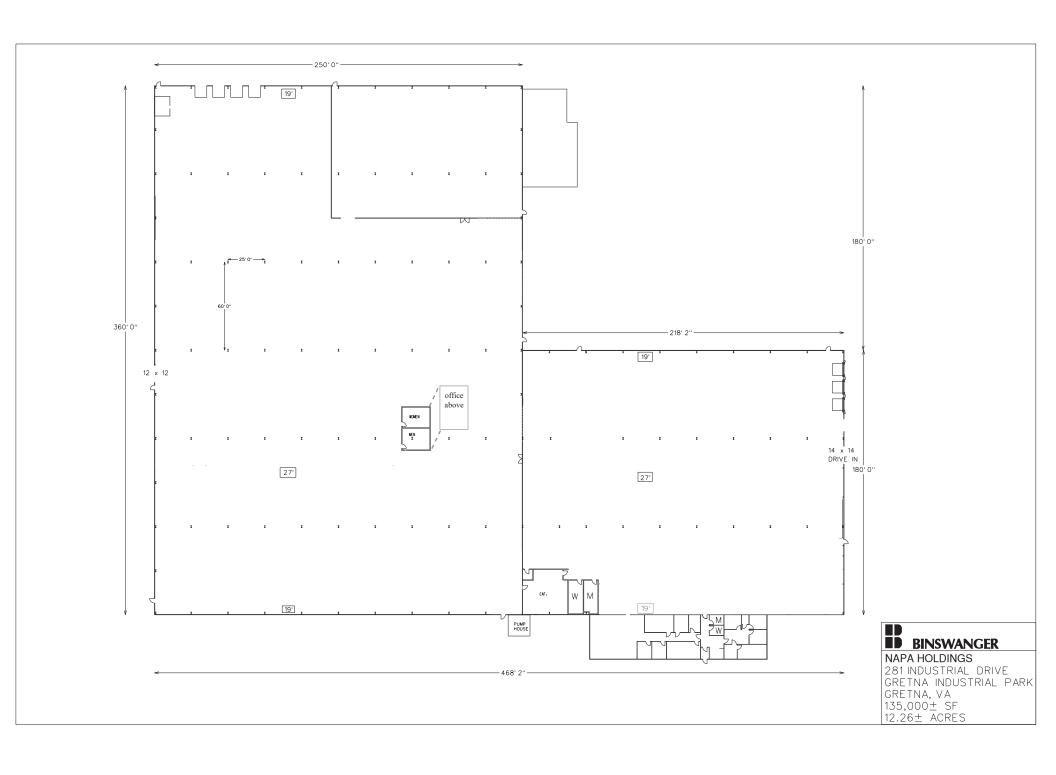
Improvements \$3,453,200 Land \$ 111,300 Total: \$3,564,500

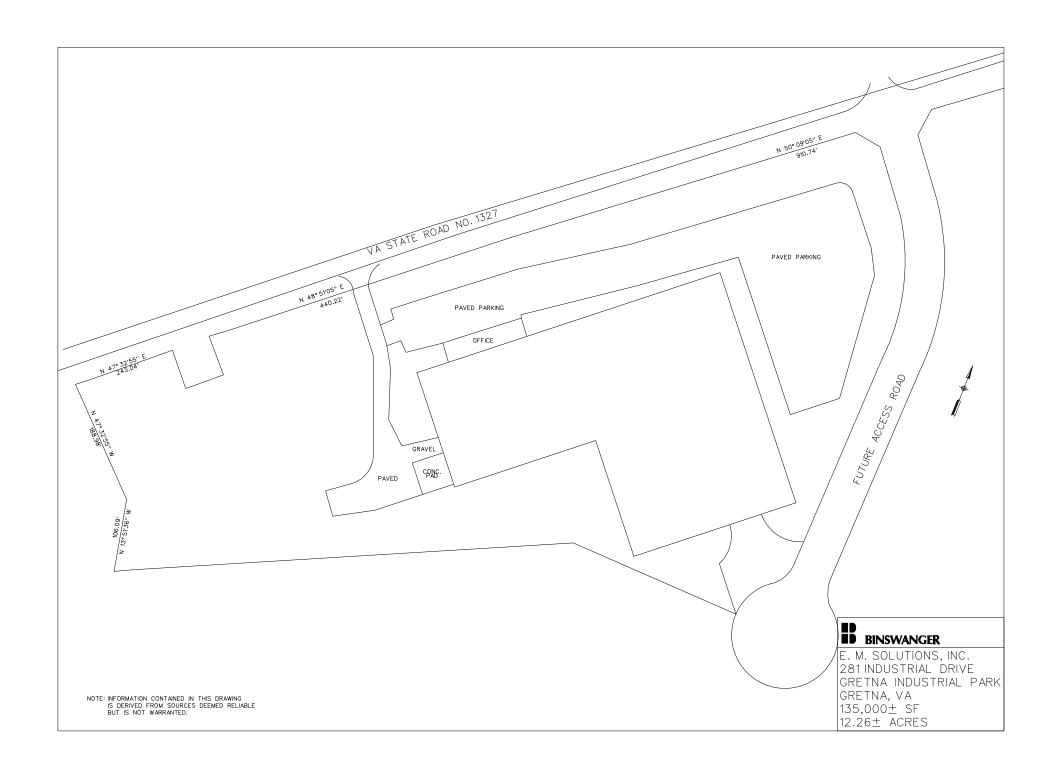
2025 Pittsylvania County tax rate: \$.56/\$100

TRANSPORTATION: Facility is located in the Gretna Industrial Park,

adjacent to four lane Highway 29 which

provides direct access north approximately 30 minutes to the Lynchburg Commercial Airport.





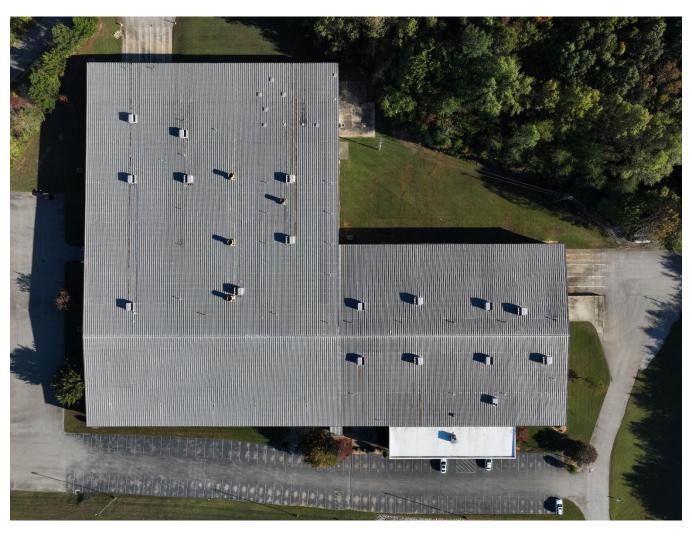














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