



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



BINSWANGER

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281 INDUSTRIAL DRIVE GRETN A INDUSTRIAL PARK GRETN A, 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:	<table><tr><td>Floors:</td><td>6" 3,000 psi concrete reinforced with #4 bars on 12" centers each way</td></tr><tr><td>Columns:</td><td>Steel</td></tr><tr><td>Walls:</td><td>Insulated metal with 7' interior liner panel</td></tr><tr><td>Roof</td><td>24 gauge galvalum insulated standing seam metal</td></tr></table>	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
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Walls:	Insulated metal with 7' interior liner panel								
Roof	24 gauge galvalum insulated standing seam metal								
COLUMN SPACING:	25' x 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:	<ul style="list-style-type: none">- 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:	<p>The entire facility was originally air conditioned by individual roof mounted units. The front office, breakroom and restroom area are cooled by package units.</p> <p>The approx. 11,700 SF "cool room" is cooled by one Carrier floor mounted unit and one roof mounted unit.</p> <p>Heat is supplied by radiant gas fired strips.</p>
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

PARKING:

Paved and striped parking for approximately 236 cars

RESTROOMS:

Office:

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.







