

AVAILABLE FOR SALE

# 200 KENTUCK ROAD

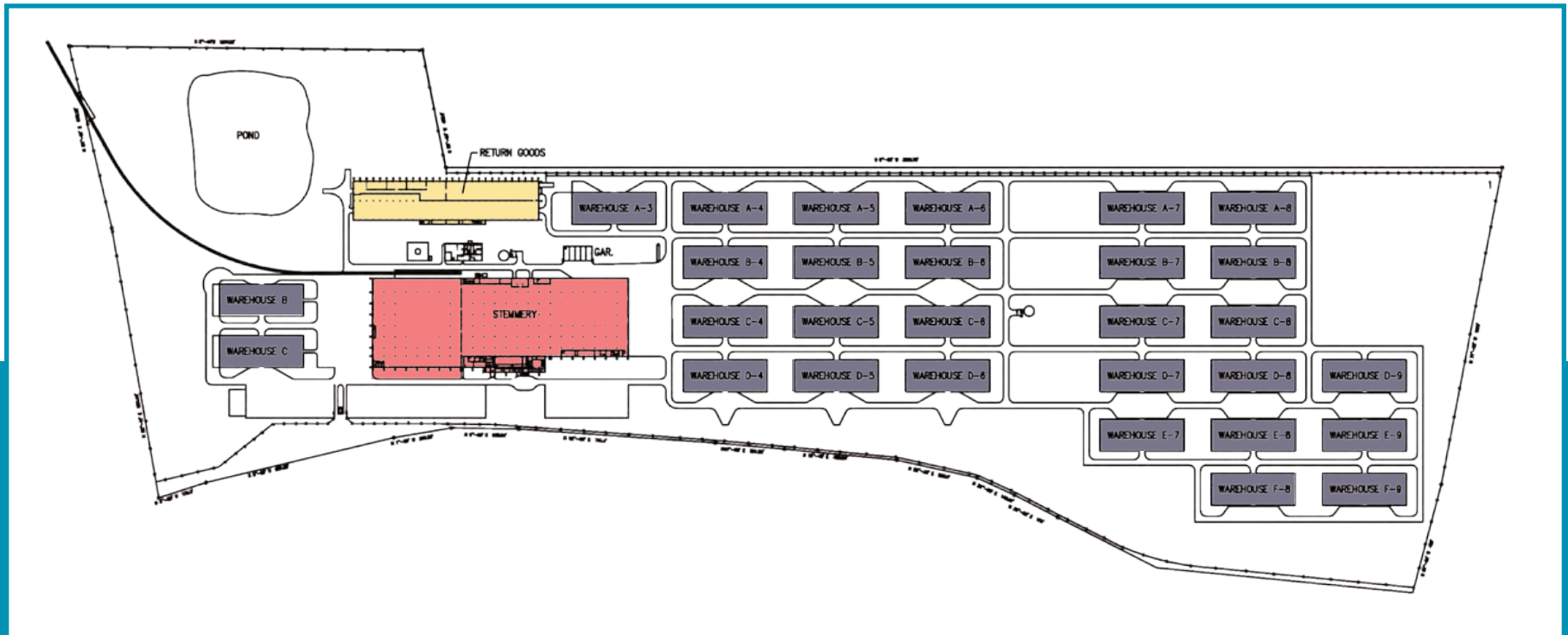
DANVILLE, VA 24540



CUSHMAN &  
WAKEFIELD

±1,403,550 SF ON 130 ACRES  
ITG BRANDS FACILITY

## PROPERTY SITE - 200 KENTUCK ROAD



### Facilities Overview

#### Properties

Building A ■

Building B ■

Buildings C (29 of 35,075 SF) ■

#### Size

± 288,000 SF

± 98,375 SF

±1,017,175 SF

#### Column Spacing

± 40' X 40'

± 24' X 70'

Clear Span

#### Clear Height

± 20' 4" Eaves & 22' Center

± 20' 4" Eaves & 22' Center

± 22' Eaves & 40' Center

#### Total Size

**±1,403,550 SF**

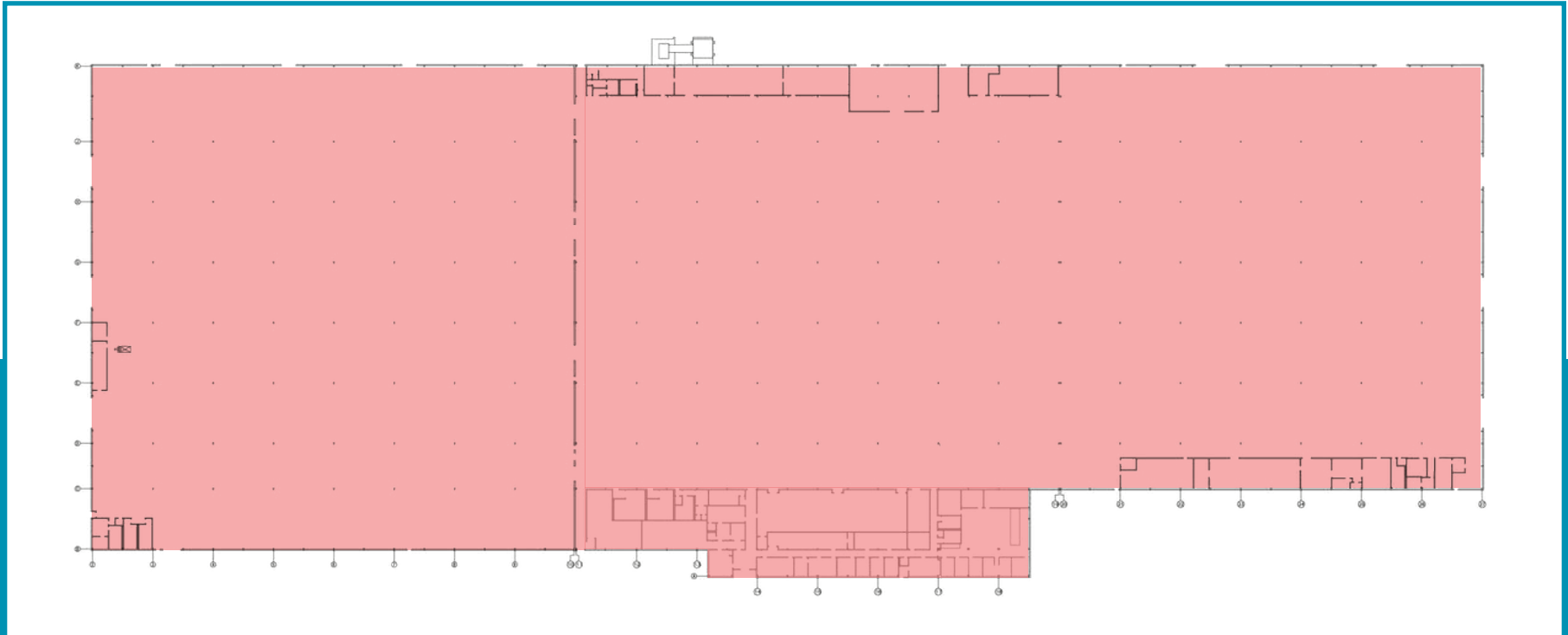


2 MILES FROM U.S. HWY. 29/FUTURE I-785





## MAIN FACILITY - BUILDING A



### PROPERTY HIGHLIGHTS

 **SIZE**  
**± 288,000 SF**

 **SPRINKLER**  
**Dry System**

 **COLUMN SPACING**  
**40' x 40'**

 **LIGHTING**  
**Double Tube Fluorescent**

 **CEILING HEIGHT**  
**± 20'4" Clear Eaves &**  
**22' Clear Center**

 **ELECTRICAL**  
**3650 KVA Service,**  
**3 Phase, 4 Wire Switch Panel**

## Main Facility - Building A



### SQUARE FOOT

± 288,000 SF



### TRUCK LOADING

Six (6) dock high loading doors with levelers, locks and seals at each end of the facility, plus several drive-in doors



### COLUMN SPACING

± 40' x 40'



### CEILING HEIGHT

±20' 4" clear eaves and 22' clear center



### FLOOR

6" reinforced concrete 7'



### WALLS

brick on block — remainder insulated metal sandwich panel; roll out windows along top perimeter of wall new roof



### ROOF

Installed in 2012 over the entire building, Steel deck



### YEAR BUILT

1961



### WATER

Supplied by City of Danville



### SEWER

Supplied by City of Danville



### POWER

Supplied by AEP

Two (2) separate 1,600 amp, 480 volt, 3 phase, 3 wire switch panels



### SPRINKLER

100% dry system



### HEAT & PROCESS STEAM

Supplied by two 60,000 lb. Teeler and one 30,000 lb. Johnston gas and #6 /#2 fuel oil fired boilers



### LIGHTING

Double tube fluorescent



### TRANSPORTATION

Danville Regional Airport is located approximately 1.5 miles south of the facility and 4-lane highway 58 is approximately one mile south

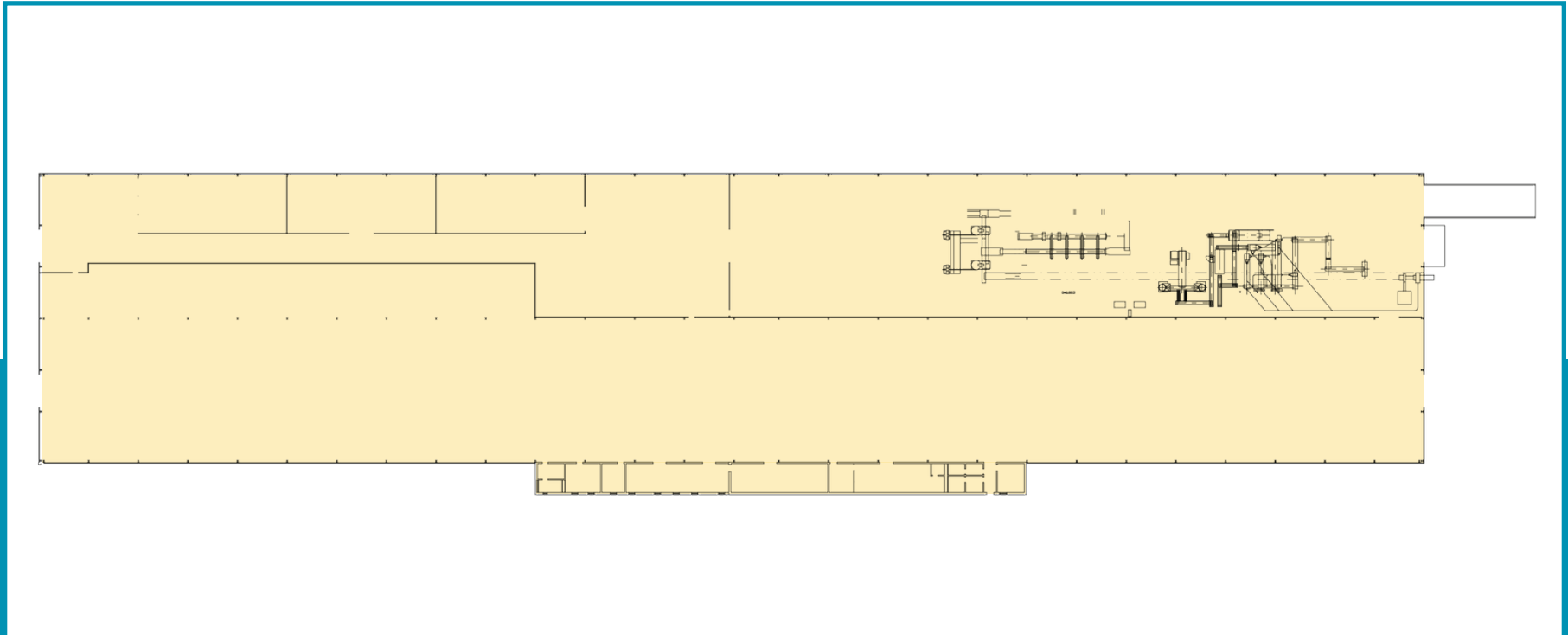


### MISCELLANEOUS

Facility is located on a 130-acre site along with ±98,000 SF production facility and 29 tobacco leaf storage sheds



## RECON & RECLAMATION - BUILDING B



### PROPERTY HIGHLIGHTS

 SIZE  
**± 98,375 SF**

 SPRINKLER  
**Dry System**

 COLUMN SPACING  
**± 24' x 70'**

 LIGHTING  
**Metal Halide**

 CEILING HEIGHT  
**± 20'4" Clear Eaves &  
22' Clear Center**

 ELECTRICAL  
**Two (2) Separate 1,600 Amp,  
480V, 3 Phase, 3 Wire Switch  
Panels**



## Recon & Reclamation - Building B



### SQUARE FOOT

± 98,375 SF



### WATER

Supplied by City of Danville



### TRUCK LOADING

Two (2) large drive in doors on each end



### SEWER

Supplied by City of Danville



### COLUMN SPACING

± 24' x 70'



### POWER

Supplied by AEP  
Two (2) separate 1,600 amp,  
480 volt, 3 phase, 3 wire  
switch panels



### CEILING HEIGHT

± 20' 4" clear eaves and 22'  
clear center



### SPRINKLER

100% dry system



### FLOOR

Concrete



### LIGHTING

Metal halide



### WALLS

Insulated pre-engineered metal



### ROOF

Insulated pre-engineered metal

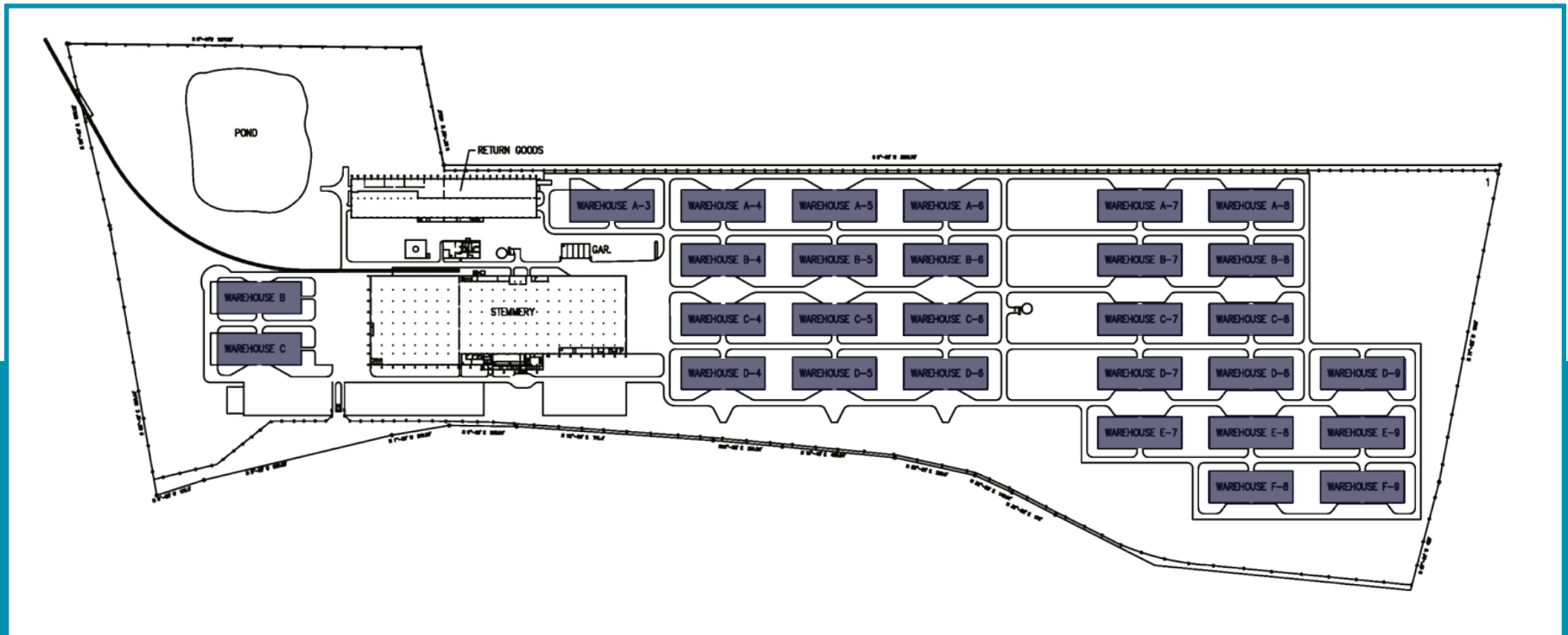


### COLUMNS

Steel



## LEAF STORAGE SHEDS - BUILDINGS C (29 BUILDINGS)




### PROPERTY HIGHLIGHTS

 **SIZE**  
**± 35,075 SF**  
**(Approximately 120 x 300)**

 **SPRINKLER**  
**Dry System**

 **COLUMN SPACING**  
**Clear Span**

 **LIGHTING**  
**Skylights (All Buildings)**  
**2 Northern & Southern**  
**Facilities have Halide Lighting**

 **CEILING HEIGHT**  
**± 22' Clear Eaves &**  
**40' Clear Center**

 **ELECTRICAL**  
**Minimal/Varied**



## Leaf Storage Sheds - Buildings C (29 Buildings)



### SQUARE FOOT

Each shed is  $\pm 35,075$  SF  
(Approximately 120 x 300)



### TRUCK LOADING

All buildings have oversized drive-in loading  
The two northern-most buildings each have seven dock high loading positions for receiving  
Three of the southern buildings each have two dock high loading doors with levelers and locks and one has five dock high loading doors with levelers and locks  
Adequate room to accommodate dock high loading to another 19 buildings



### COLUMN SPACING

Clear span



### CEILING HEIGHT

$\pm 22'$  clear eaves and 40' clear center



### FLOOR

Concrete



### WALLS

Un-insulated metal



### ROOF

Un-insulated metal



### COLUMNS

Steel



### WATER

Supplied by City of Danville



### SEWER

Supplied by City of Danville



### SPRINKLER

Dry sprinkler system



### LIGHTING

All buildings have skylights  
The two northern-most facilities and two of the southern facilities have metal halide lighting





# AERIAL MAP





## MARKET INSIGHT

	5 Miles	10 Miles	20 Miles
<b>Population</b>	36,052	68,078	112,584
<b>Households</b>	16,078	29,942	47,979
<b>Avg. HH Income</b>	\$40,319	\$46,095	\$50,515



**22.2 MSF**

Inventory



**3.4%**

Vacancy Rate



**\$4.17 PSF**

Avg. Asking Rate



**406.2 KSF**

New Leasing Activity (2024)



**300.8 KSF**

Net Absorption (2024)



**\$26.3 M**

Total Sales Volume (2024)



**\$61.86 PSF**

Average Sale Price (2024)





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