



**FOR SALE**

# INDUSTRIAL **WAREHOUSE**

2170 Julia Simpkins Road | Hiwassee, VA



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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# // BUILDING SPECS



80,600 SF AVAILABLE



11 ACRES TOTAL



3,200 SF MODERN OFFICE SPACE



3 WELL-KEPT WAREHOUSES



3 DOCK DOORS



2 DRIVE IN DOORS (14' Clear Height)



7'-30' CLEAR HEIGHT



480 POWER TO WAREHOUSES



AMPLE PARKING



**2170 Julia Simpkins Road**  
Hiwassee, Virginia



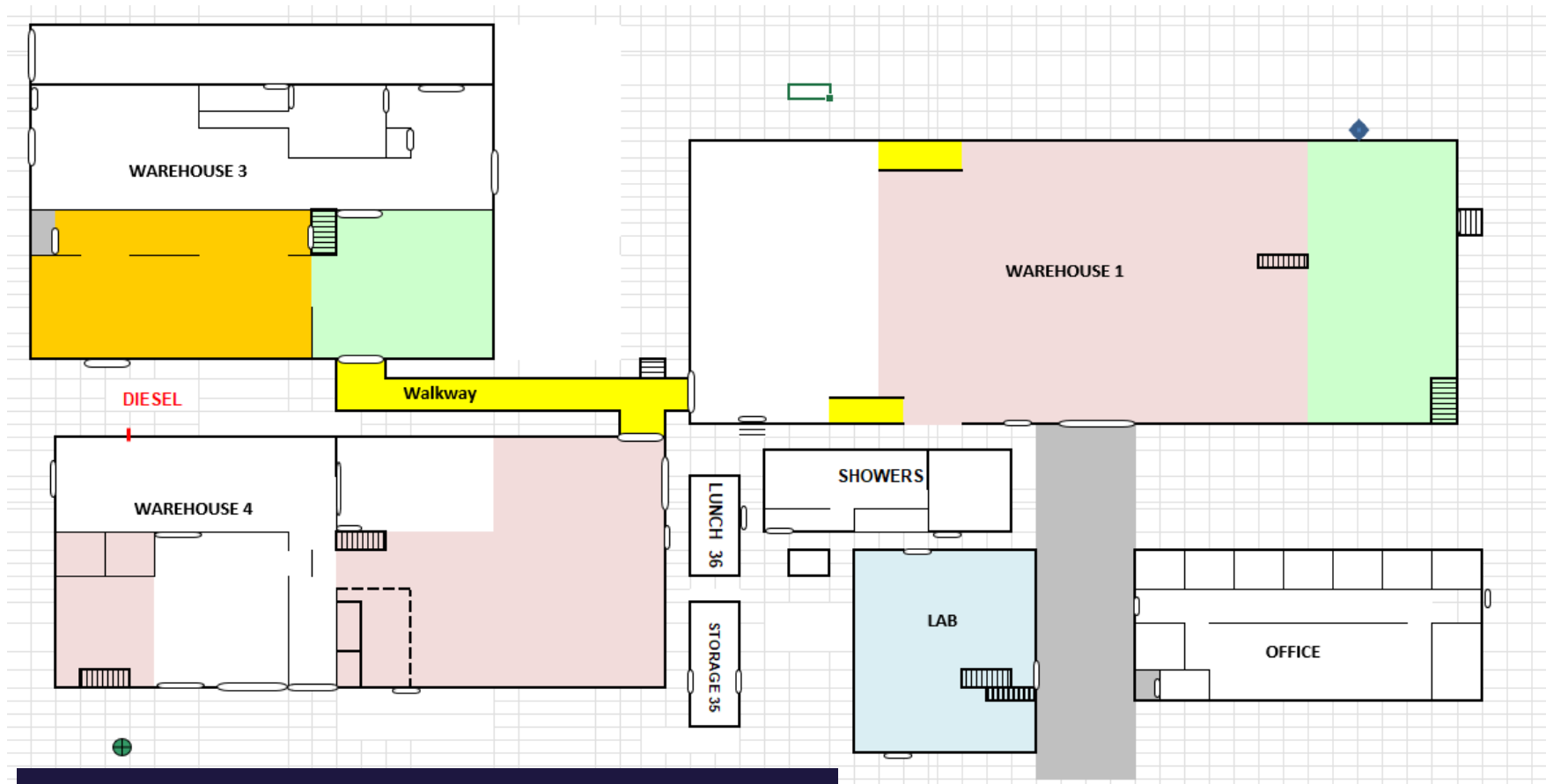
## PROPERTY HIGHLIGHTS

2170 Julia Simpkins Road is located along the New River in Pulaski County, Virginia and is situated less than 9 miles from Interstate-81. A unique industrial property with a tremendous amount of history and charm with decades of continuous operation from a single occupier. This site was originally opened in 1936 was used to process iron ore and sienna and converting the raw product to pigments used in a variety of paints, coatings, and Crayola crayons. The current owner's employees and affiliates have taken great care of the facility and performed upgrades through the years to modernize, as well as renovate the property. It is truly a special complex that offers a wide array of potential uses.

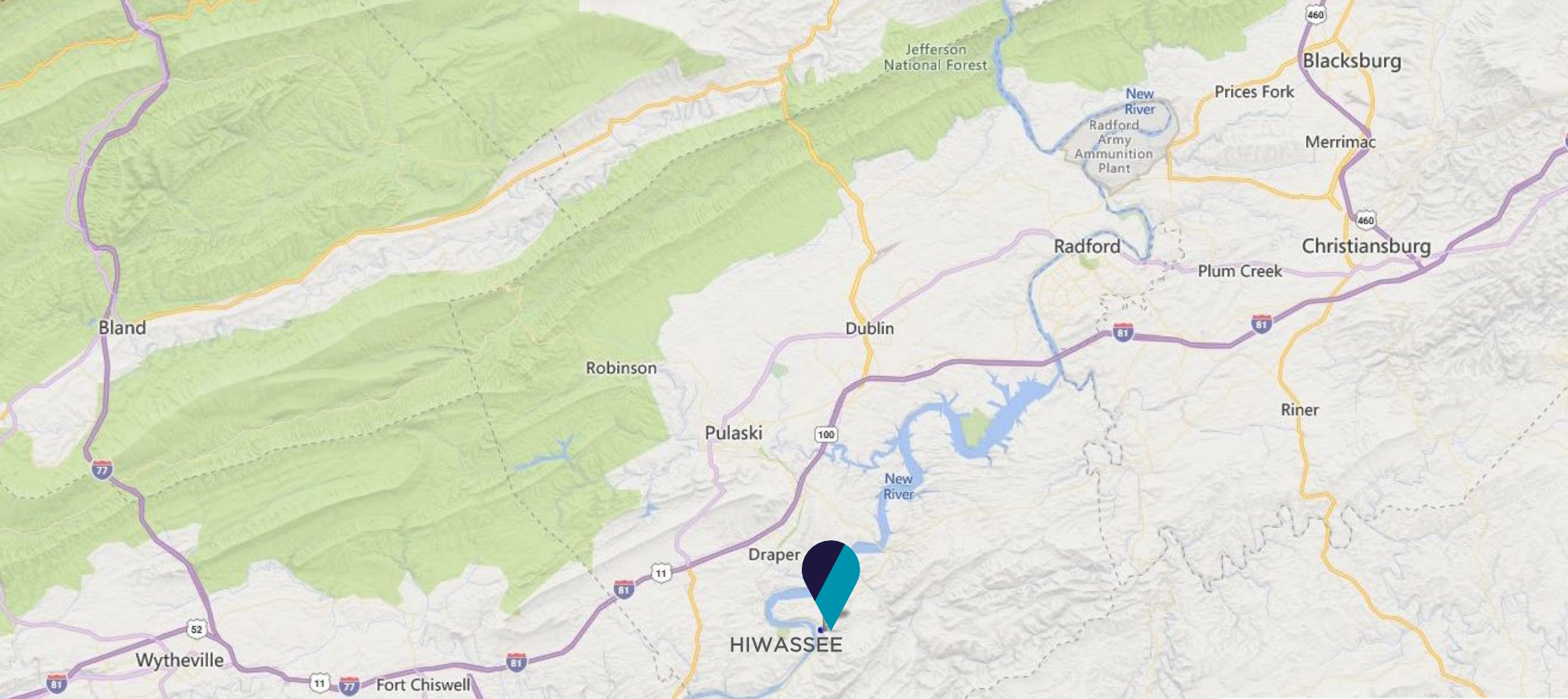


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# // FLOOR PLANS



BUILDING	SQUARE FOOTAGES
Main Office	3,200 SF
Warehouse 1	40,600 SF
Lab	2,500 SF
Warehouse 3	18,300 SF
Warehouse 4	13,700 SF
Shower House	1,500 SF
Lunch Room	400 SF
Storage Building	600 SF



## // LOCATION MAP

### DISTANCES

<b>BLACKSBURG</b>	39.7 Miles
<b>CHRISTIANSBURG</b>	29.1 Miles
<b>RADFORD</b>	22.7 Miles
<b>PULASKI</b>	11.2 Miles
<b>ROANOKE</b>	64.1 Miles



**2170 Julia Simpkins Road  
Hiwassee, Virginia**

# // GALLERY



80,600 SF OFFICE /WAREHOUSE



// 2170 Julia Simpkins Road  
Hiwassee, Virginia

# 2170

## JULIA SIMPKINS ROAD

LOREM IPSUM DOLOR



### // FOR ADDITIONAL INFORMATION CONTACT:

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