



# 119 CANE CREEK BLVD

50,652 SF | 9.76 ACRES

## AVAILABLE

SALES PRICE: \$3.5M  
LEASE PRICE: \$8 PSF NNN

## SALE OR LEASE



### BUILDING & SITE DETAILS

- SQUARE FOOTAGE** | 50,652
- ACREAGE** | 9.76
- ZONING** | LED-I zoning
- PARKING** | 450 spaces available
- CEILING HEIGHT** | 26 ft max 21 ft min
- ROOF** | rubber membrane (installed 2021)
- INTERIOR** | spray foam insulation
- SPRINKLER SYSTEM** | wet
- OTHER** | generator on site

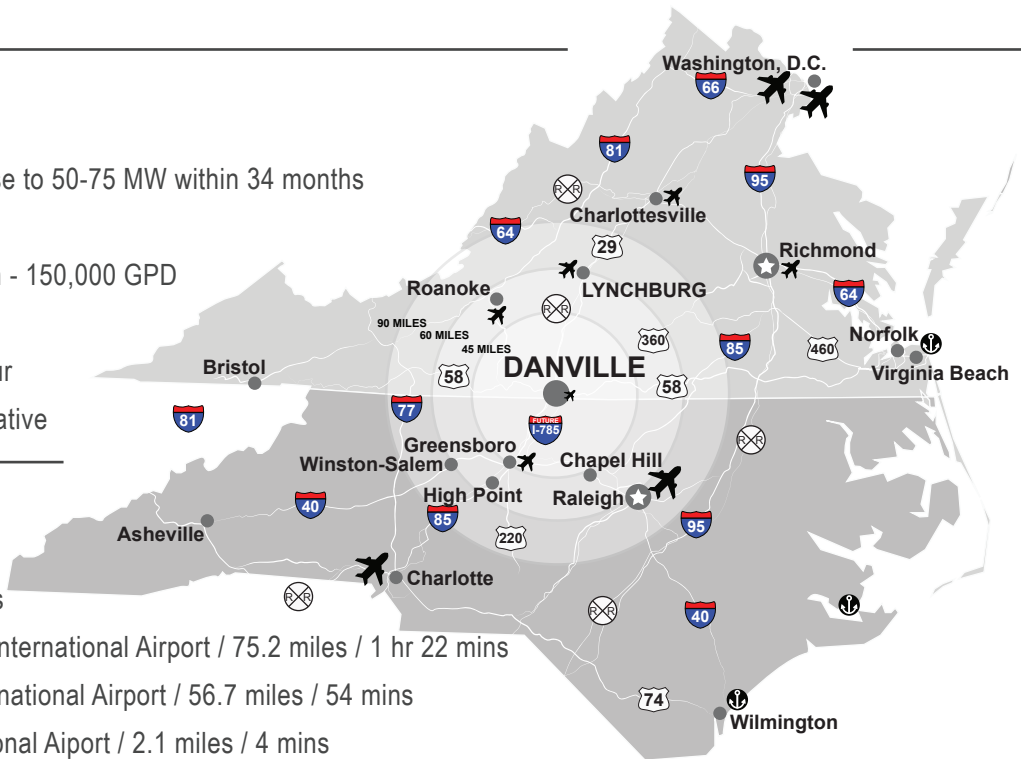
The site is located within Airside Industrial Park, which includes established Companies such as Engineered BioPharmaceuticals (Nutraceutical/Pharmaceutical), Litehouse Foods (Food Production/Distribution), EPL America (Manufacturer of Laminated and Plastic Tubes), Piedmont Precision (Precision Manufacturing), Buitoni Foods (Food Production/Distribution), and GSO Aviation (Aircraft Repair and Service Provider).

### UTILITIES

- ELECTRICAL** | Danville Utilities
- Currently 4-5 MW | 10 MW in 2023 | Can increase to 50-75 MW within 34 months
- WATER/SEWER** | Danville Utilities
- 20" Water Main - 500,000 GPD | 10" Sewer Main - 150,000 GPD
- NATURAL GAS** | Danville Utilities
- 12" Main (58 PSI) | 1M MCF/YR or 120 MCF/hour
- BROADBAND** | Mid-Atlantic Broadband Cooperative

### TRANSPORTATION

- INTERSTATE** | Interstate 785 / 10.2 miles
- 4-LANE HIGHWAY** | U.S. Highway 29 / 2.8 miles
- INTERNATIONAL AIRPORT** | Raleigh-Durham International Airport / 75.2 miles / 1 hr 22 mins
- COMMERCIAL AIRPORT** | Piedmont Triad International Airport / 56.7 miles / 54 mins
- GENERAL AVIATION AIRPORT** | Danville Regional Aiport / 2.1 miles / 4 mins
- PORT OF VIRGINIA** | 187 miles / 3 hr 20 mins
- PORT OF VIRGINIA (INLAND PORT)** | 226 miles / 3 hr 45 mins



Located directly adjacent to U.S. Highway 58. The site is approximately 2.36 miles from the Danville Expressway/Designated I-785 which connects to the I-40 and I-85 corridors within 50 miles.





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Estimated Cost: \$1.5M

## Transformation to Manufacturing Facility: Project Scope and Tasks

### Excavation and Foundation:

Dig a dock pit for 4 trucks (10' off the building, south wall).  
Add a 10' x 50' addition for truck docks.

### Structural Modifications:

Cut out concrete walls for 4 docks.  
Cut out a wall for a new 16x16 drive-in door.

### Surface Treatment:

Repave or pour concrete at new docks/drive-in door.

### Structural Protection:

Protect walls (exterior and main 2-story office area).

### Demolition:

Demo flooring.  
Demo 4 sets of offices in the main floor area.  
Demo raised flooring and stands.  
Demo wiring under the floor.

### Dock Construction:

Pour dock pits.

### Dock Equipment and Doors:

Add dock equipment (4) and doors (5).

### Building Segmentation:

Bulkhead off 2-story area.

### Ground Preparation:

Add stone (up to -6" below the new finish floor).

### Floor Construction:

Pour concrete floor 6" (maybe 8").

