



119 Cane Creek Blvd  
**FOR SALE OR LEASE**

Danville, VA



**B. Gray Randolph, SIOR**  
Principal  
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# PROPERTY HIGHLIGHTS

- +/-50,652 rsf
- 9.76 acres
- LED-I Zoning
- Parking +/-450 spaces
- Rubber membrane roof
- Wet sprinkler system
- 21' min - 26' max ceiling heights
- Industrial use may be possible
- Former call center
- Ten (10) minutes to Downtown Danville
- Possible grants and initiatives
- Rubber membrane roof
- **Basic Lease rate: \$8.00/ sf, NNN**
- **Sale price: \$3.5M**

## Power specifications:

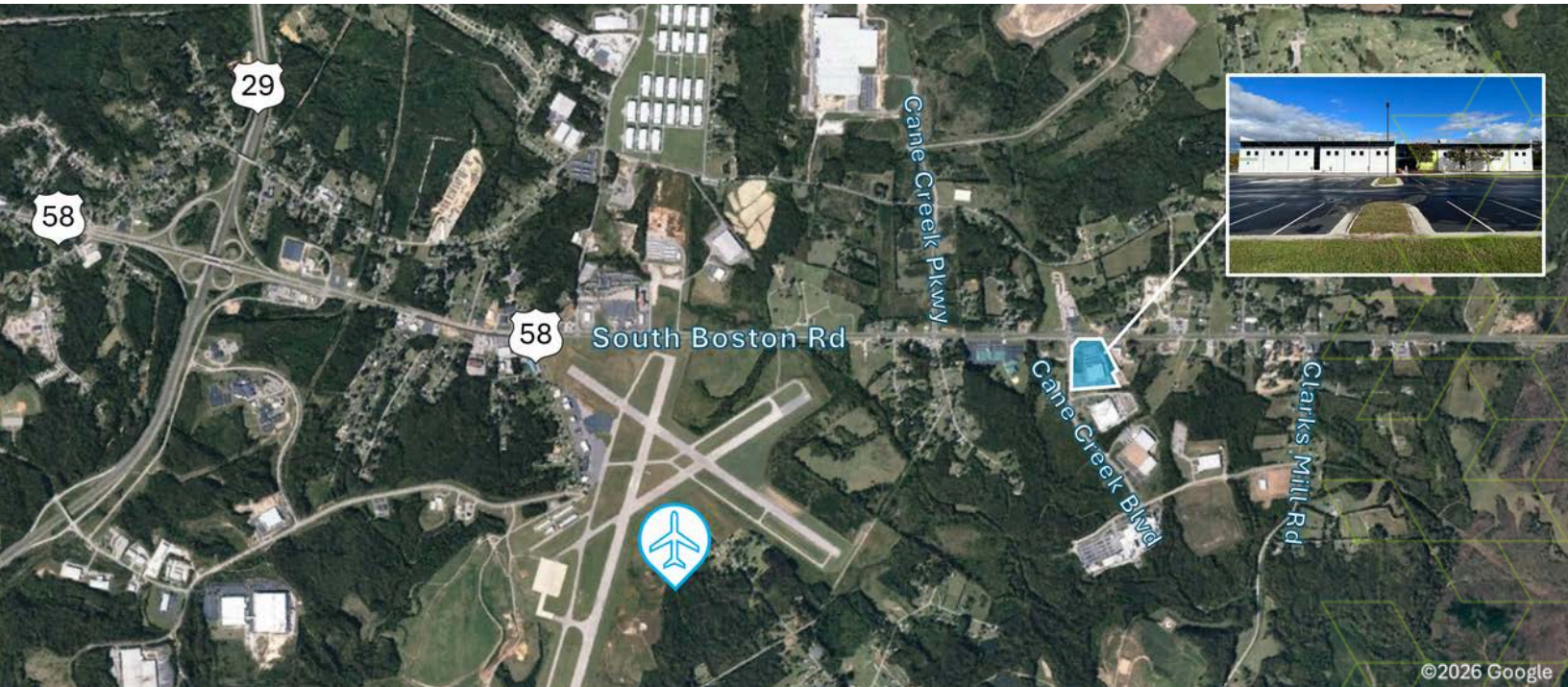
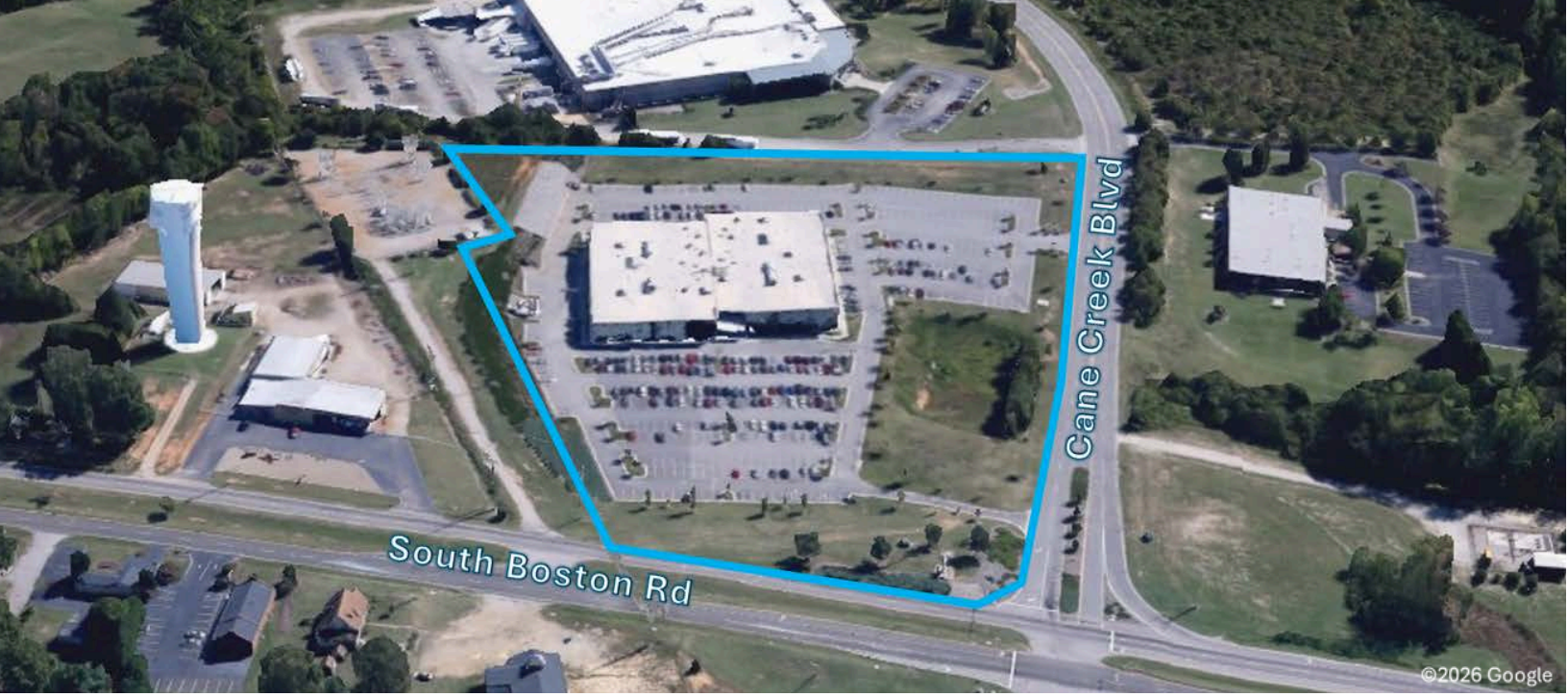
The DVRO Facility is fed by a 480 / 277 volt, 3-phase, 4-wire power company service. The power company is Danville Electric, and the meter number is 09000164. The maximum demand for the building, as reported by the power company, is 822 kW (900 amperes). The service feeds a 480 / 277 volt, 3-phase, 4-wire main distribution switchboard in the electrical room. It is an Eaton Pow-R-Line C switchboard rated 2000 amperes.



# GRANT & INCENTIVE OPPORTUNITIES

- [Commonwealth Opportunity Fund](#)
- [Tobacco Region Opportunity Fund](#)
- [Virginia Enterprise Zone Job Creation Grant](#)
- [Virginia Enterprise Zone - Real Property Investment Grant](#)
- [Virginia Jobs Investment Program](#)
- [Rail Industrial Access Program](#)
- [Commercial & Industrial Sales & Use Tax Exemption](#)
- [City of Danville Enterprise Zone Incentives](#)
- [Danville Industrial Enhancement Grant](#)
- [New Market Tax Credits Program](#)





## CONTACT US:



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