

PEPPERELL WAY



4034 Pepperell Way,
Dublin, VA 24084

EXCLUSIVELY PRESENTED BY:



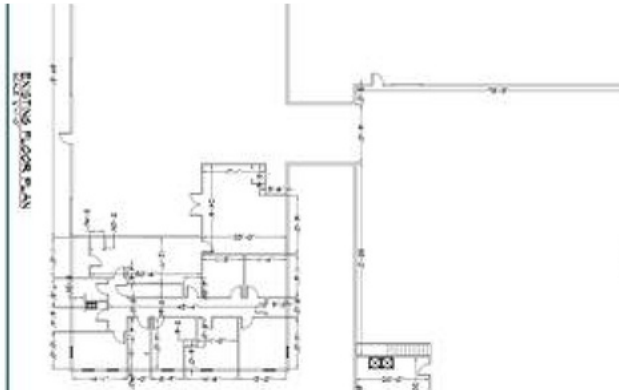
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PROPERTY SUMMARY

Offering Price	\$1,050,000
Building SqFt	16,024
Year Built	1991
Lot Size (Acres)	1.52
Class	B
Zoning Type	I2



INVESTMENT SUMMARY

Prime Industrial Opportunity in Dublin, VA: Strategically Positioned for Success

Discover the perfect blend of convenience and functionality with this exceptional industrial warehouse located in the heart of Dublin, Virginia. Situated within Pulaski County Corporate Center, this property boasts unparalleled proximity to key players in the automotive industry, including the Volvo and Mack Truck plants.



**4034 Pepperell Way
Dublin, VA 24084**

Property Highlights

Investment Highlights

- Close to Volvo and Interstate 81
- Dock Height Door
- 4 Drive In Docks
- Drive Thru Ability
- Large Lot/ Could be expanded for additional parking

Location Highlights



Nestled within the Pulaski County Industrial Park, this industrial park is a hub of innovation and growth, attracting progressive companies such as Bimmerworld, Bond Cote, FedEx Distribution, Fontaine Modification, Phoenix Packaging, and more.

Enjoy seamless access to major transportation arteries, including Interstate 81 Exit 98 and Lee Highway/US 11, facilitating efficient distribution and logistics.

Benefit from close proximity to essential amenities, including childcare, the New River Valley Airport, New River Community College, as well as the charming towns of Dublin and Pulaski.





Demographics

SUMMARY DATA		2010	2024	2029
Population		385	409	421
Households		190	212	221
Families		40	125	130
Household Size		2.03	1.93	1.90
Owner Occupied Housing Units		147	160	171
Renter-occupied Housing Units		44	52	50
Median Age		49.2	52.5	52.4

TRENDS: 2024 -2023 ANNUAL RATE	AREA	STATE	NATIONAL
Population	0.58%		0.77%
Households	0.83%		0.75%
Families	0.79%		0.68%
Owner HHs	1.34%		0.92%
Median Household Income	2.27%		2.70%

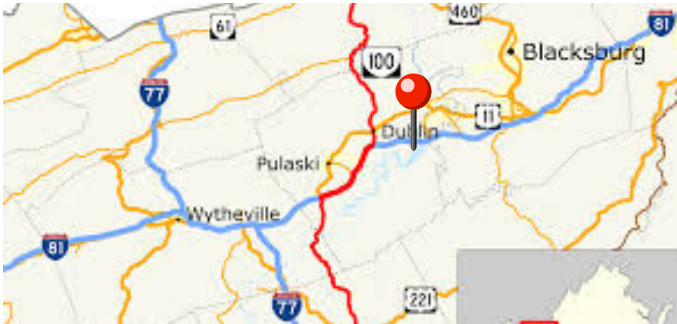
HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	29	14%	30	14%
\$15,000-\$24,999	23	11%	21	10%
\$25,000-\$34,999	17	8%	15	7%
\$35,000-\$49,999	18	9%	17	8%
\$50,000-\$74,999	33	16%	33	15%
\$75,000-\$99,999	27	13%	27	12%
\$75,000-\$99,999	56	26%	65	29%
\$150,000-\$199,999	4	2%	6	3%
\$200,000 or greater	6	3%	8	4%
Median Household Income		\$62,584		\$70,003
Average Household Income		\$74,795		\$83,635
Per Capita Income		\$35,659		\$40,382

POPULATION BY AGE	2010		2024		2029	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	20	5%	15	4%	16	4%
5-9	19	5%	18	4%	16	4%
10-14	18	5%	19	5%	20	5%
15-19	16	4%	17	4%	19	5%
20-24	18	5%	21	5%	16	4%
25-34	31	8%	39	10%	45	11%
35-44	43	11%	44	11%	45	11%
45-54	64	17%	45	11%	43	10%
55-64	68	18%	67	16%	60	14%
65-74	46	12%	61	15%	70	17%
75-84	26	7%	47	11%	50	12%
85+	7	2%	15	4%	20	5%

About Dublin

Dublin, Virginia, is a small town nestled in Pulaski County in the southwestern part of the state, about 60 miles southwest of Roanoke. With a population of approximately 2,700, Dublin embodies a close-knit community atmosphere. The local economy is largely driven by small businesses and agriculture, though many residents commute to nearby cities for work opportunities.

Dublin is well-connected by major highways, facilitating access to surrounding cities and attractions. Overall, it is known for its small-town charm and peaceful living environment within the broader Blacksburg-Christiansburg-Radford metropolitan area.



2024 LABOR FORCE						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	352	159	13	7.6%	48.9%	45
16-24	34	19	0	0.0%	55.9%	56
25-54	128	92	10	9.8%	79.7%	72
55-64	67	44	3	6.4%	70.1%	66
65+	123	4	0	0.0%	3.3%	3
Industry	Employed	Percent	US Percent	Location Quotient		
Total	159	100.0%	100.0%	-		
Agriculture/Forestry/Fishing	0	0.0%	1.2%	0.00		
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00		
Construction	0	0.0%	7.1%	0.00		
Manufacturing	28	17.6%	9.6%	1.83		
Wholesale Trade	0	0.0%	2.5%	0.00		
Retail Trade	34	21.4%	10.8%	1.98		
Transportation/Warehousing	18	11.3%	5.5%	2.05		
Utilities	10	6.3%	0.8%	7.88		
Information	0	0.0%	1.9%	0.00		
Finance/Insurance	14	8.8%	4.8%	1.83		
Real Estate/Rental/Leasing	0	0.0%	2.0%	0.00		
Professional/Scientific/Tech	3	1.9%	8.0%	0.24		
Management of Companies	0	0.0%	0.1%	0.00		
Admin/Support/Waste Management	0	0.0%	3.8%	0.00		
Educational Services	15	9.4%	9.0%	1.04		
Health Care/Social Assistance	24	15.1%	14.5%	1.04		
Arts/Entertainment/Recreation	0	0.0%	1.8%	0.00		
Accommodation/Food Services	0	0.0%	6.5%	0.00		
Other Services (Excluding Public)	0	0.0%	4.7%	0.00		
Public Administration	13	8.2%	4.9%	1.67		
Occupation	Employed	Percent	US Percent	Location Quotient		
Total	159	100.0%	100.0%	-		
White Collar	107	67.3%	61.8%	1.09		
Management	18	11.3%	11.5%	0.98		
Business/Financial	1	0.6%	6.0%	0.10		
Computer/Mathematical	2	1.3%	3.7%	0.35		
Architecture/Engineering	4	2.5%	1.9%	1.32		
Life/Physical/Social Sciences	0	0.0%	1.0%	0.00		
Community/Social Service	7	4.4%	1.9%	2.32		
Legal	5	3.1%	1.1%	2.82		
Education/Training/Library	11	6.9%	5.9%	1.17		
Arts/Design/Entertainment	0	0.0%	2.0%	0.00		
Healthcare Practitioner	18	11.3%	6.5%	1.74		
Sales and Sales Related	14	8.8%	9.2%	0.96		
Office/Administrative Support	27	17.0%	11.1%	1.53		
Blue Collar	38	23.9%	22.3%	1.07		
Farming/Fishing/Forestry	0	0.0%	0.6%	0.00		
Construction/Extraction	0	0.0%	5.2%	0.00		
Installation/Maintenance/Repair	0	0.0%	3.0%	0.00		
Production	20	12.6%	12.4%	1.01		
Transportation/Material Moving	18	11.3%	8.1%	1.40		
Services	14	8.8%	15.9%	0.55		
Healthcare Support	0	0.0%	3.4%	0.00		
Protective Service	3	1.9%	2.0%	0.95		
Food Preparation/Serving	3	1.9%	5.0%	0.38		
Building Maintenance	8	5.0%	3.6%	1.39		

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THE ELLIOTT INC ADVISOR FOR MORE DETAILS.**

Elliott Inc.

Real Estate Brokerage & Investments



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