



**FOR SALE \$1,200,000**

# INDUSTRIAL **WAREHOUSE**

2170 Julia Simpkins Road | Hiwassee, VA



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

**DAVIS STONEBURNER**

Vice President

540 767 3006

[davis.stoneburner@thalhimer.com](mailto:davis.stoneburner@thalhimer.com)

**WYATT POATS**

Senior Associate

540 767 3008

[wyatt.poats@thalhimer.com](mailto:wyatt.poats@thalhimer.com)



# // 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





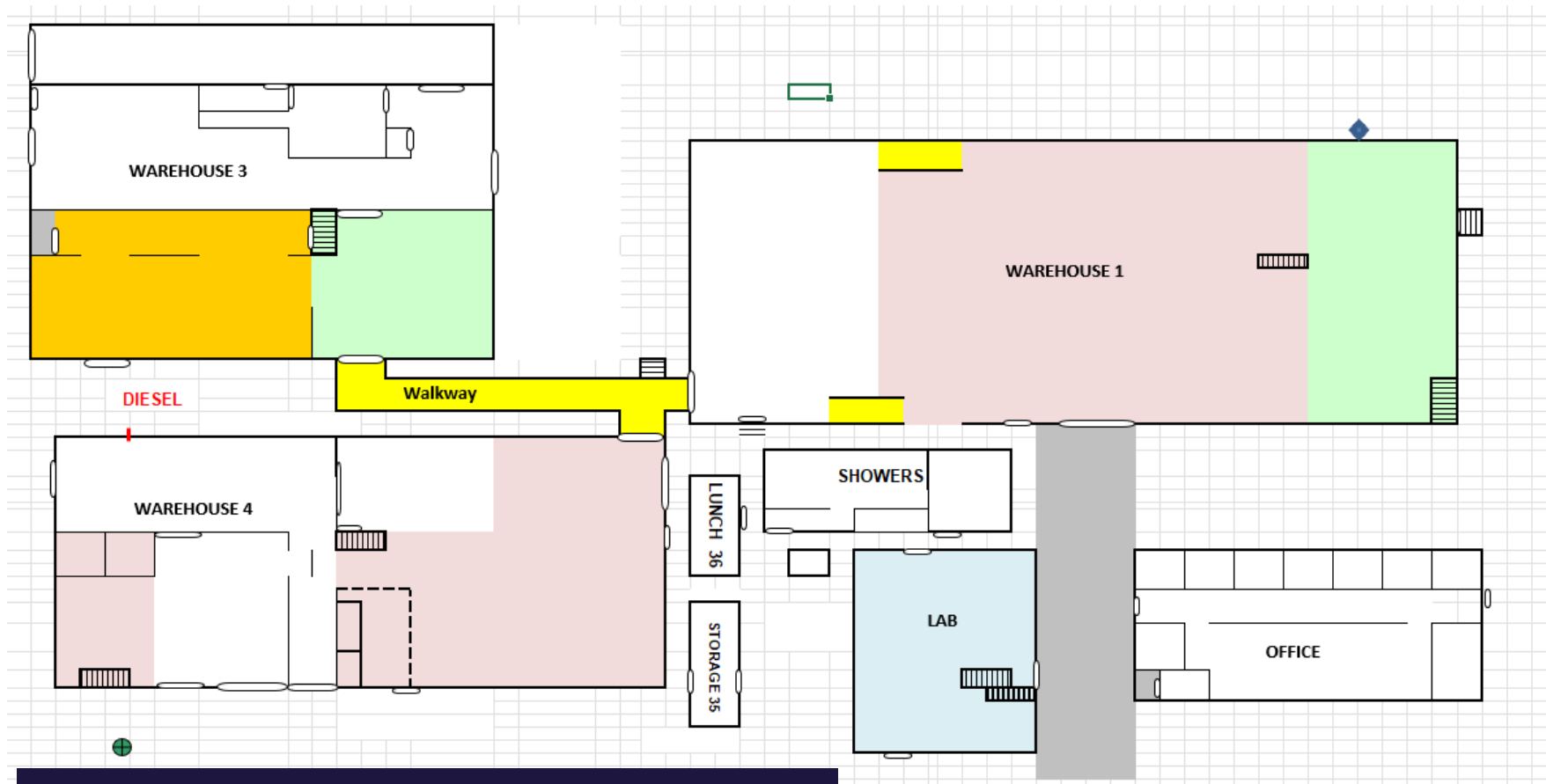
## PROPERTY HIGHLIGHTS

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.



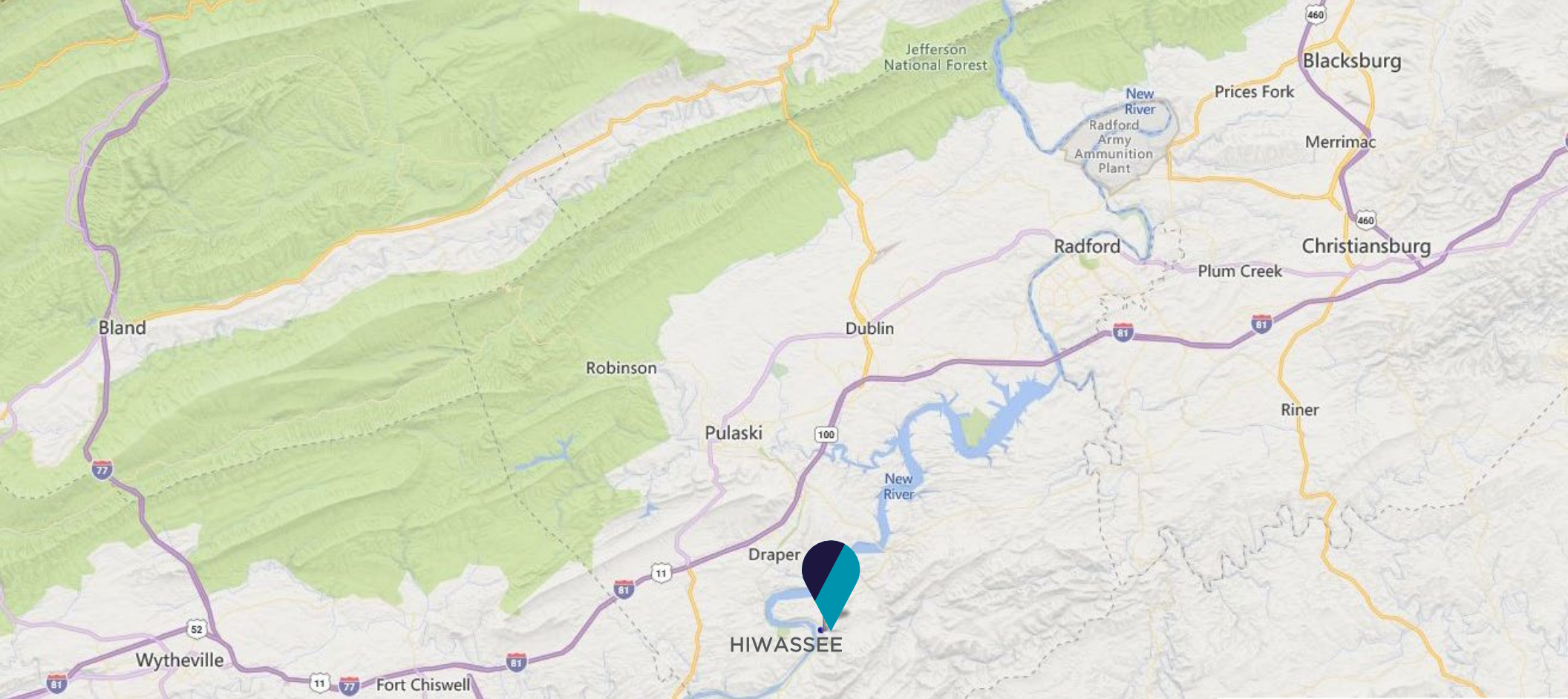
**2170 Julia Simpkins Road**  
Hiwassee, Virginia

# // 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:

**DAVIS STONEBURNER**

Vice President  
540 767 3006  
davis.stoneburner@thalhimer.com

**WYATT POATS**

Senior Associate  
540 767 3008  
wyatt.poats@thalhimer.com

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
thalhimer.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.