



CLASS A - INDUSTRIAL FACILITY

±925,940 SF ON ±275 ACRES.

OFFICE SPACE OF ±20,000 SF

ZONED M-1 INDUSTRIAL

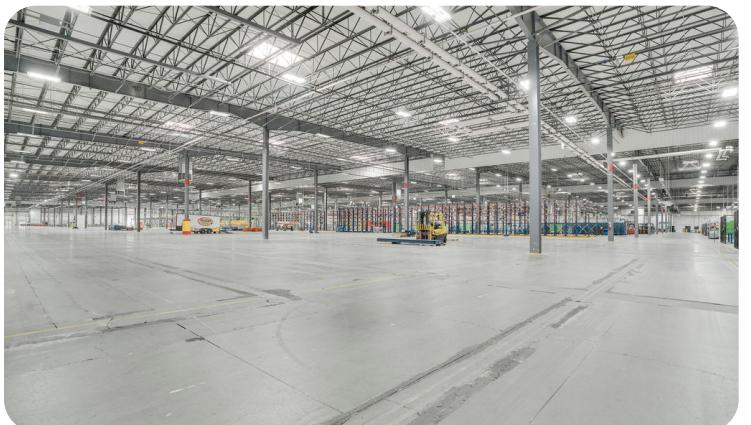
NS RAIL SPUR ACCESS: ±5675' LONG RAIL SPURS

UTILITY FEED: 12.4 KV DEDICATED LINE EXISTING, 69KV DEDICATED LINE EXISTING,
230KV ON SITE

WORLD CLASS INDUSTRIAL WORK FORCE TO HIRE FROM

PROPERTY OVERVIEW

Located in the Cane Creek Centre Industrial Park, this modern facility sits within a jointly developed, business-friendly environment supported by Pittsylvania County and the City of Danville. The park attracts major industrial users and offers workforce training resources, incentives, and proximity to the North Carolina Triad. Originally built in 2008 and renovated in 2019, the building delivers contemporary infrastructure, strong utility capacity, and the scalability needed for advanced manufacturing, distribution, and emerging industries such as EV and battery production. Its strategic location and regional economic momentum make it a compelling industrial opportunity in the Southeast.



WAREHOUSE FEATURES

CLEAR HEIGHTS: ±37' Clear Production Area

POWER: 12 MW Capacity - Ability to expand to 120MW

UTILITIES: 10" water Main, 8" natural gas line
LED lighting, ESFR sprinkler system

LOADING: 11 Dock-level doors +17 Drive In/Rollups

PARKING: 850 Surface parking spaces

LOCATION: Just off U.S. HWY 29, 0.6 miles from U.S. HWY 58
& 2.6 miles from future I-785 (Danville Expressway)



Mike O'Neill Jr. - Principal

610 - 220 - 0255

moneilljr@preferred.com

Alex Bannerman. - Leasing

860 - 605 - 0701

abannerman@preferred.com

Kyle Wade. - Leasing

856 - 745 - 1430

kwade@preferred.com



HIGHWAY ACCESS

- 0.6 miles from 4 lane highway (US HWY 58)
- 2.6 miles from future I-785 (Danville Expressway)
- 43 miles to I-785
- 46 miles to I-73
- 48 miles to I-40

INTERMODAL

- 46 miles to Greensboro Intermodal Facility

AIR SERVICE

- 2 miles to Danville Regional Airport
- 57 miles to Piedmont Triad International Airport
- 68 miles to Raleigh Durham International Airport

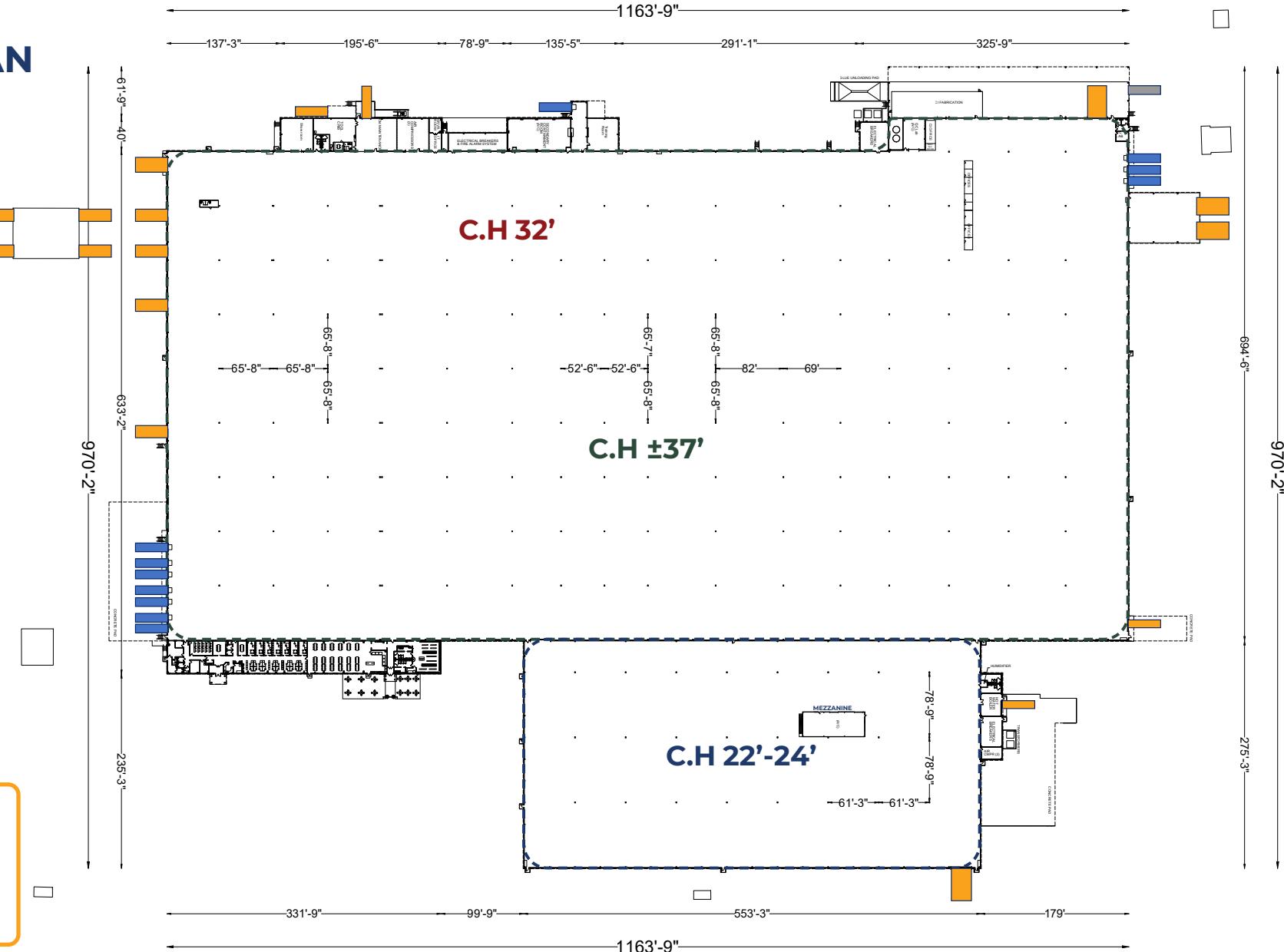
PORTS

- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

FLOOR PLAN





CLASS A INDUSTRIAL FACILITY



AREA

±925,940 SF BUILDINGS
±275 ACRE SITE



DEVELOPABLE ACREAGE

188 ACRES



CONSTRUCTION

- FLOORS: 8" Thickness
- WALLS: Insulated metal panels
- ROOF: Metal membrane over insulated metal deck
- COLUMNS: Steel (65.5' X50') spacing



OFFICE

OFFICE SPACE OF
±20,000 SF



CLEAR HEIGHTS

±37' CLEAR PRODUCTION AREA



TRUCK LOADING

11 DOCK-LEVEL DOORS
17 DRIVE INS/ROLLUPS



BEST POWERED

±5675' long rail spurs



HIGHEST CLEAR HEIGHT



PORTS & AIRPORTS ACCESS

- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City
- 2 miles to Danville Regional Airport
- 57 miles to Piedmont Triad International Airport
- 68 miles to Raleigh Durham International Airport



SINGLE TENANT READY



HIGHWAY ACCESS

- 0.6 miles from 4 lane highway
- 2.6 miles from future I-785
- 43 miles to I-785
- 46 miles to I-73
- 48 miles to I-40



SECURITY

ACTIVE FIRE ALARM SYSTEM
BURGLAR ALARM SYSTEM BEING INSTALLED
PERIMETER & PARKING SECURITY LIGHTS
CCTV SYSTEM



ESFR SPRIKLER

100% WET SYSTEM
2 DIESEL ENGINES; 138 HP EACH
CAPABLE OF DRIVING 2 PUMPS
AT 2,000 GPM EACH



LIGHTING

HIGH EFFICIENCY LED FIXTURES
THROUGHOUT PLANT.

POWER CAPACITY



CURRENT CAPACITY

7 "2500 KVA"
TRANSFORMERS
3000 AMPS EACH,
480/277 VOLT & 3 PHASE



UTILITY FEED

12.4KV DEDICATED LINE EXISTING
69KV DEDICATED LINE EXISTING
230KV ON SITE



DISTRIBUTION

BUS DUCT IN PRODUCTION AREA;
MAX 1000A EACH TOTAL OF
11 BUS WAY (4 WIRE SYSTEM)
1 DIESEL EMERGENCY
GENERATOR