



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

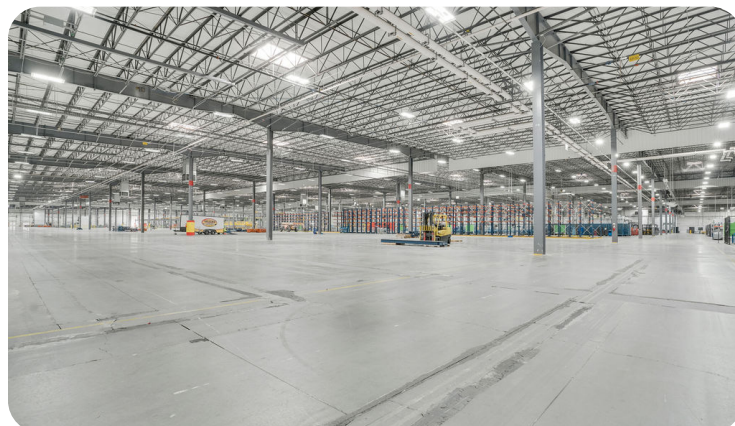
860 - 605 - 0701

abannerman@preferred.com

Kyle Wade. - Leasing

856 - 745 - 1430

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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

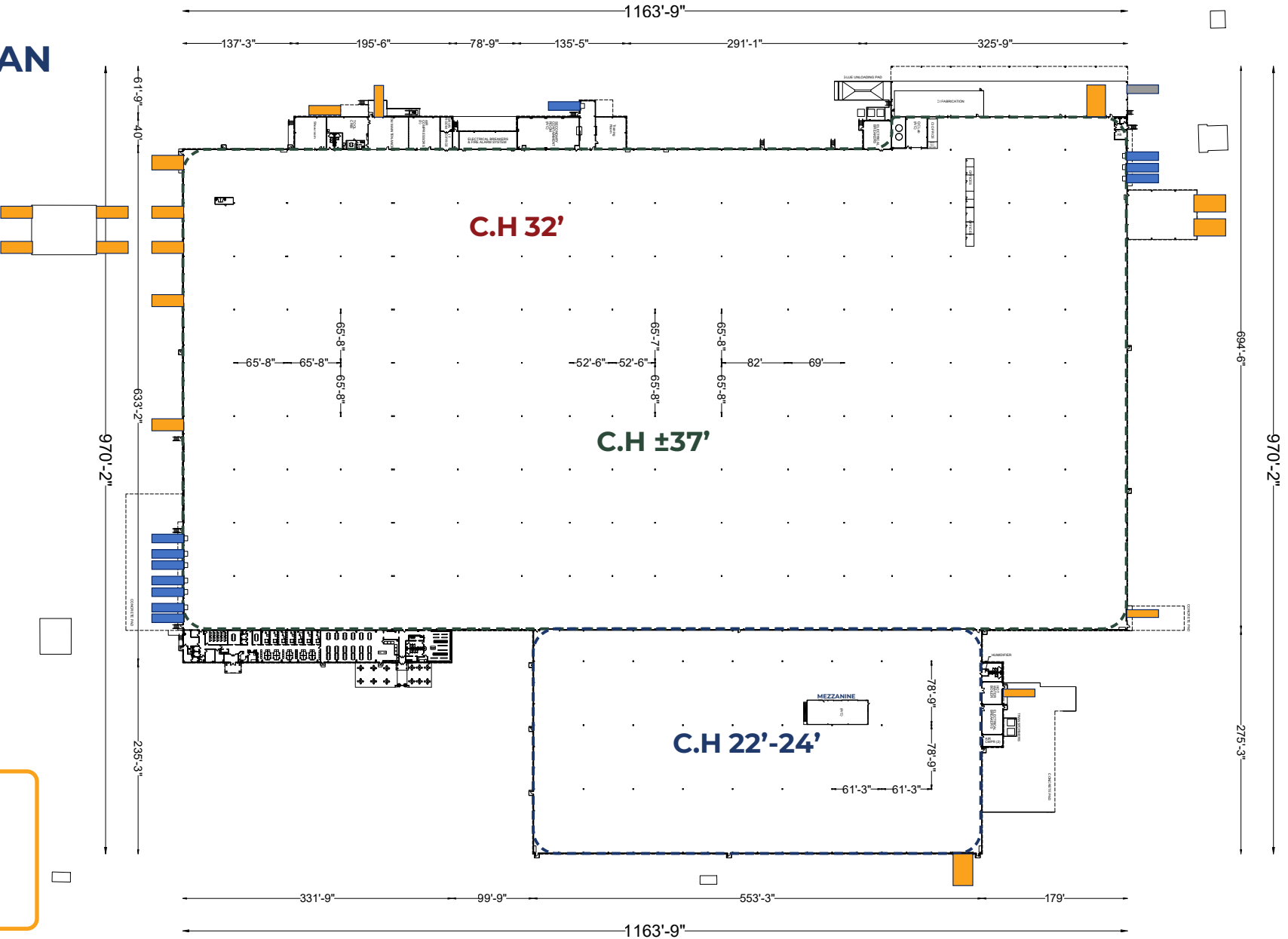
- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City

FLOOR PLAN

DOCK LEVEL DOORS

DRIVE IN DOORS

RAIL SPUR ACCESS



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.





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



PARKING
850+ PARKING SPOTS
EXPANSION AVAILABLE



BUILDING DETAILS



12 MW IN PLACE, SCALABLE TO 70 MW WITHIN 12-18 MONTHS.
CAPACITY COULD BE FURTHER INCREASED BEYOND 70 MW UP TO 120 MW IN 3 YEARS.

IMMEDIATELY

12 MW

12-18 MONTHS

70 MW

3 YEARS

120 MW



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

POWER CAPACITY



UNMATCHED INDUSTRIAL ADVANTAGE



HEAVY INDUSTRIAL



**NS RAIL
SPUR ACCESS**
±5675' long rail spurs



**BEST
POWERED**



**HIGHEST
CLEAR
HEIGHT**



SINGLE TENANT READY



HIGHWAY ACCESS

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



PORTS & AIRPORTS ACCESS

- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
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- 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

UTILITIES



**10 INCH WATER LINE
AT 70 PSI**
1 MILLION GALLONS PER DAY,
CAN GO UP TO
7 MILLION GALLONS PER DAY
+WELL DRILLING POTENTIAL



8 INCH SEWER LINE
1 MILLION GALLONS PER DAY
CAN BE MORE



**8 INCH GAS LINE
AT 60 PSI**
ABILITY TO EXTEND THE
12" LINE FROM THE PARK



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



ESFR SPIRKLER
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.