



FOR SALE/LEASE

119 Cane Creek Blvd

Danville, VA

Gray Randolph, SIOR

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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.

Features & Specifications

- ±50,652 RSF
- 9.76 acres
- LED-I Zoning
- Industrial use may be possible
- Former call center
- Parking ±450 spaces
- 10 minutes to Downtown Danville
- Possible grants and incentives
- Rubber membrane roof
- Wet sprinkler system
- 26 foot max and 21 foot minimum ceiling heights

Basic Lease Rate

\$8 PSF, NNN

Sale Price

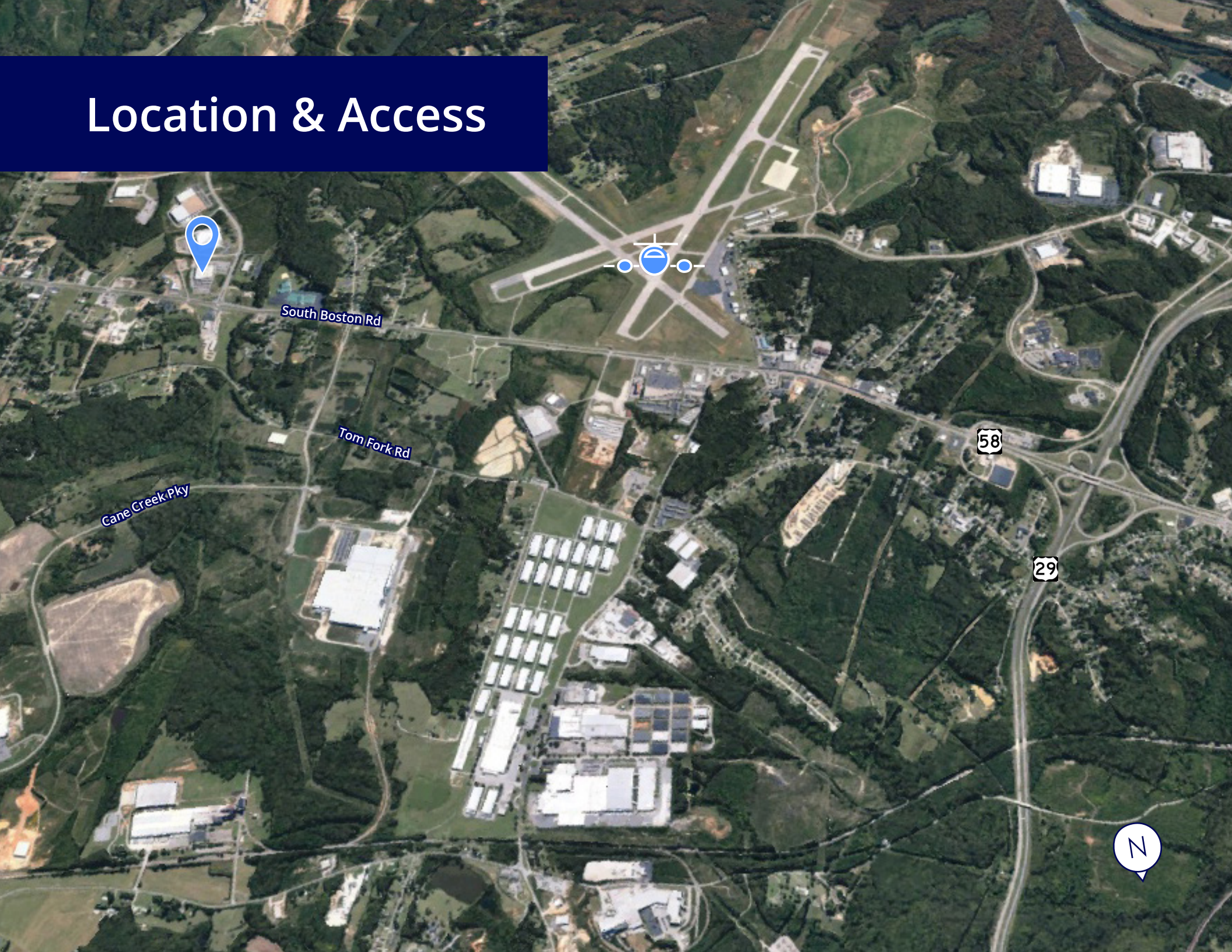
\$3.5 M

Grant & Incentive Opportunities

- [Commonwealth Opportunity Fund](#)
- [Tobacco Region Opportunity Fund \(TROF\)](#)
- [Virginia Enterprise Zone Job Creation Grant](#)
- [Virginia Enterprise Zone - Real Property Investment Grant](#)
- [Virginia Jobs Investment Program \(VJIP\)](#)
- [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 \(NMTC\)](#)



Location & Access



South Boston Rd

Tom Fork Rd

Cane Creek Pky

58

29





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