

MDT SPEC BUILDING

@ PATRIOT CENTRE INDUSTRIAL PARK



740 BEAVER CREEK DR., MARTINSVILLE, VA 24112
36.725871, -79.870660



100,440 SF (EXPANDABLE TO 200,880 SF)

INFRASTRUCTURE + BENEFITS



Home of NASCAR's iconic
Martinsville Speedway



Water, sewer, electric, natural gas, and
fiber infrastructure in place



22.3% of Labor Force
employed in Manufacturing



50 miles to Interstate 40



34 miles to Interstate 73

Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

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SITE PLAN: 740 BEAVER CREEK DR.
MARTINSVILLE, VA 24112



BUILDING SPECIFICATIONS

DIMENSIONS:	324' X 310' (INTERIOR)
ACRES:	20.0
CONSTRUCTION:	TILT - UP CONCRETE
DOCK DOORS:	(4) 9' X 10' (9 KO DOORS)
DOCK PACKAGES:	(4) 35K LB LEVELERS
DRIVE-IN DOORS:	(1) 12' X 14'
TRUCK COURT:	150' DEPTH
CLEAR HEIGHT:	32' 6" AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

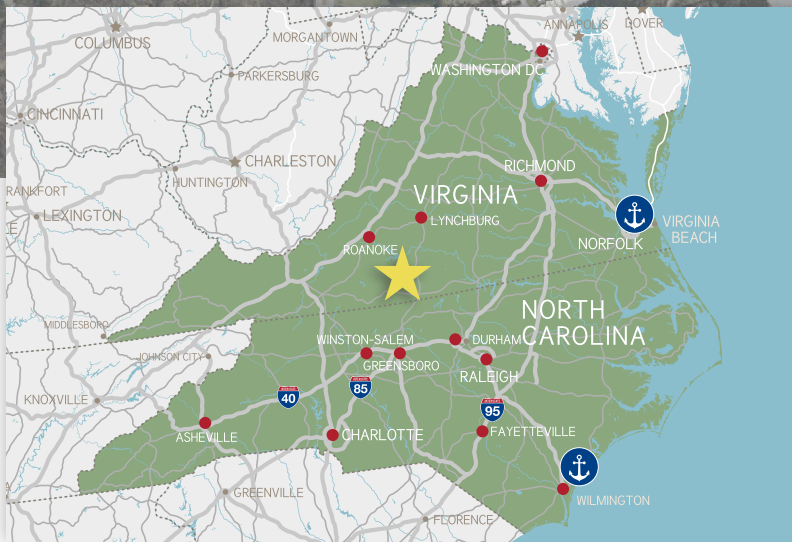
OFFICE:	TO SUIT TENANT
FLOORS:	6" 4000 PSI CONCRETE
HVAC:	TO SUIT TENANT
ROOF:	TPO MEMBRANE
ELECTRIC/LIGHTING:	1600 AMP/LED LIGHTING
FIRE PROTECTION:	TO SUIT TENANT
AUTO PARKING:	12 SPACES (EXP. TO 100+)

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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



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