



FOR LEASE
1 WALKER RD

635,054 SF
MARTINSVILLE, VA

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**LOCATED IN AN
ENTERPRISE ZONE**



**FLEXIBLE
CONFIGURATIONS
AVAILABLE**



**FULLY FENCED
WITH GUARDSHACK**



PROPERTY DETAILS

1 WALKER RD | MARTINSVILLE, VA

AVAILABLE SPACE	635,054 SF
MINIMUM DIVISIBLE	25,000 SF
DOCK DOORS	18
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	9' 10" - 20'
ROOF	Single-Ply EPDM
WALLS	Brick/Block
FLOORS	4" Reinforced Concrete
YEAR BUILT	1970 1978
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent & Incandescent
POWER	480/277V 3-Phase, 1,200 Amps
PARKING	200+ Auto Spaces
LAND AREA	53 Acres
ZONING	I-1: Industrial
PARCEL ID	29469, 29480



FLOOR PLAN

1 WALKER RD | MARTINSVILLE, VA

[VIEW A MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	16' 5" - 20'	9	68,565 SF
2	WAREHOUSE	9' 10" - 17' 5"	0	129,723 SF
3	WAREHOUSE/OFFICE	15' - 17' 5"	0	140,776 SF
4	WAREHOUSE/OFFICE	9' 11" - 16' 10"	5	141,375 SF
5	ANCILLARY	17' 4" - 18'	0	82,530 SF
6	OFFICE	DROP CEILING	N/A	53,136 SF
7	ANCILLARY	N/A	4	18,949
TOTAL				635,054 SF

LOCATION MAP

1 WALKER RD | MARTINSVILLE, VA

GREENSBORO, NC	53 MILES
RALEIGH, NC	124 MILES
CHARLOTTE, NC	129 MILES
RICHMOND, VA	181 MILES

