



**BARKER PROPERTIES
240 FACTORY LANE**

**150,000[±]- Square Feet on 23.4[±]- Acres
Danville, Virginia**



BINSWANGER

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BARKER PROPERTIES 240 FACTORY LANE DANVILLE, VA 24586

SIZE:	Approximately 150,000 sq. ft.
GROUND:	Approximately 23.4 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Approximately 300' x 500'
DATES OF CONSTRUCTION:	1994
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: Reinforced concrete Columns: Round steel poles Walls: Uninsulated metal panels Roof: Insulated metal
COLUMN SPACING:	50' x 50'
CEILING HEIGHT:	30' clear eaves – 36' clear center
LIGHTING:	LED fixtures. Exterior lights on the front truck loading area.
POWER:	Supplied by AEP 500 KVA pad mounted transformer 1600 amp; 480/277 volt, 3 phase, 4 wire switchgear
HEATING:	Propane gas fired blowers
AIR CONDITIONING:	Office only. Plant is ventilated by six wall fans and louvers and three roof mounted power fans.
SPRINKLER:	100% ESFR coverage with 100hp booster pump

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

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PARKING: Paved and marked parking for approximately 52 cars

Fenced trailer drop lot for 26 trailers

OFFICE: Approximately 1,325 sq. ft. of interior office including three private offices, break area and restrooms

A second interior office area has a breakroom and two private offices

TRUCK LOADING: Thirteen 9' x 10' dock high doors with levelers, collapsible seals, lights and locks

One 12' x 14' drive in door

Entire truck court is concrete

RESTROOMS: Men: One toilet, one urinal, one sink
Women: One toilet, one sink

FORMER USE: Distribution warehouse

ZONING: M-1 Light Industrial

TAXES: 2020 Assessed Value (next assessment 2024)

GPIN # 2347-29-1463

Land: \$ 154,200
Improvement: \$1,730,600
Total: \$1,884,800

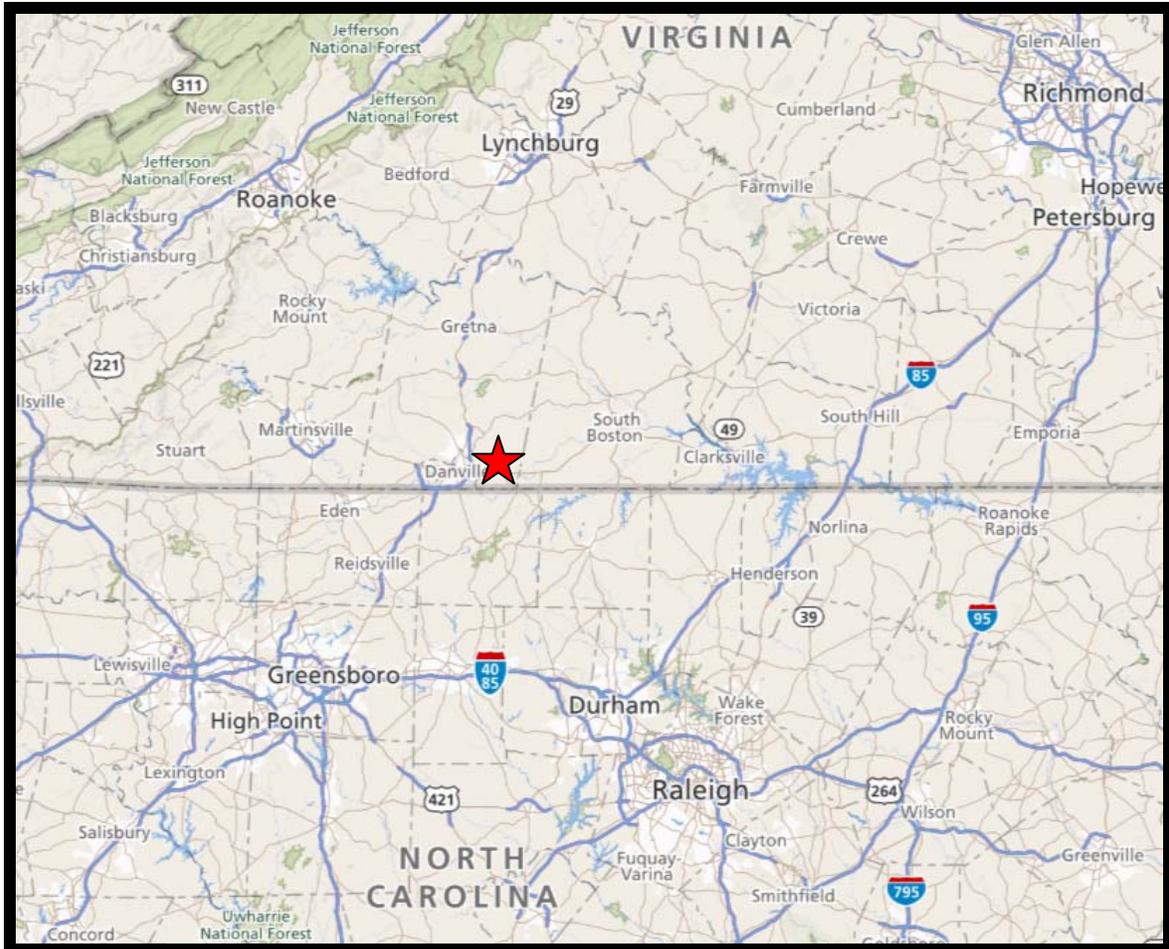
2023 Pittsylvania County tax rate: \$.62/\$100

TRANSPORTATION: Facility is located just outside the city limits of Danville, two miles north of US 58 and the Danville airport. The I-40/I-85 Intersection is approximately 50 miles south of the building via four lane interstate quality US Highway 29. The Greensboro airport is located approximately one hour south.

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