



**EPM PARTNERS
FORMER ELKAY MANUFACTURING**

253,451^{+/-} Square Feet on 55.54 ^{+/-} Acres

Danville / Ringgold, Virginia



BINSWANGER

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ELKAY MANUFACTURING 2000 CANE CREEK PKWY DANVILLE / RINGGOLD, VA 24586

SIZE:	Approximately 253,451 square feet
GROUND:	Approximately 55.54 acres
NUMBER OF BUILDINGS:	One modern single-story industrial facility
DIMENSIONS:	Plant / warehouse area is approximately 400' x 600'
CONDITION OF PROPERTY:	Excellent
DATE OF CONSTRUCTION:	2005
CONSTRUCTION:	<div>Floor: 6" reinforced concrete</div> <div>Walls: Metal sandwich panel</div> <div>On part of the building there is a 10' foot split face masonry block wainscot – part is metal to the ground</div> <div>Columns: Steel</div> <div>Roof: Un-ballasted white membrane installed originally in 2006</div>
COLUMN SPACING:	50' x 50'
CEILING HEIGHT:	Approximately 24' to 25' clear below the main structural steel throughout the building which slopes with an interior roof drain system
LIGHTING:	T8 with no motion sensors

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WATER:	Supplied by Pittsylvania County Service Authority 16" line with 70 psi
SEWER:	Supplied by Pittsylvania County Service Authority 8" line
GAS:	Supplied by City of Danville 8" line with 60 psi
POWER:	Supplied by City of Danville Two separate 3000 amp 480/277 V, three phase, four wire switch gears
AIR CONDITIONING:	Office only
HEAT:	Gas heaters at dock areas only. A few additional gas units in the plant area.
VENTILLATION:	Numerous roof exhaust fans in the plant area Four ceiling mounted circulation fans
SPRINKLER:	100% wet system - density is primarily .25/3000 and in the walled off former finishing area it is a combination of .3/3000 and .4/3000 Some area previously had in rack sprinkler (removed) No pump on site
COMPRESSED AIR:	75 HP Airtek compressor
OFFICE:	Approximately 13,451 square foot attached front office, including cafeteria area Approximately 6,500 square foot two-story (13,000 square foot total) warehouse office, restrooms, break area, maintenance shop and parts room.

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TRUCK LOADING:

Fourteen 8' x 10' covered manual dock high doors with locks, levelers, lights, seals and fans and - ten on the east wall and four on the south wall.

One 8' x 10' compactor door on the south wall with no leveler and one 8' x 10' dock high door with leveler in the bailer room

One 11' high x 15' high wide electric drive-in door on the north wall

PARKING:

Paved and marked parking for approximately 340 vehicles

RESTROOMS:

Male and female plant restrooms in both the break area inside the front office and in the rear office area

Separate male and female front office restrooms and a separate toilet for truckers

FORMER USE:

Cabinet manufacturing and distribution

ZONING:

M-1 Light Industrial

TAXES:

Parcel ID# 2347-48-2743

2024 Assessed Value (next assessment 2028)

Land: \$ 402,700

Improvement: \$11,312,700

Total: \$11,715,400

(this new value is currently under appeal)

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

2024 tax rate will be established in spring 2024

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TRANSPORTATION:

The 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.

MISCELLANEOUS:

The wall separating the former finishing area is non-load bearing

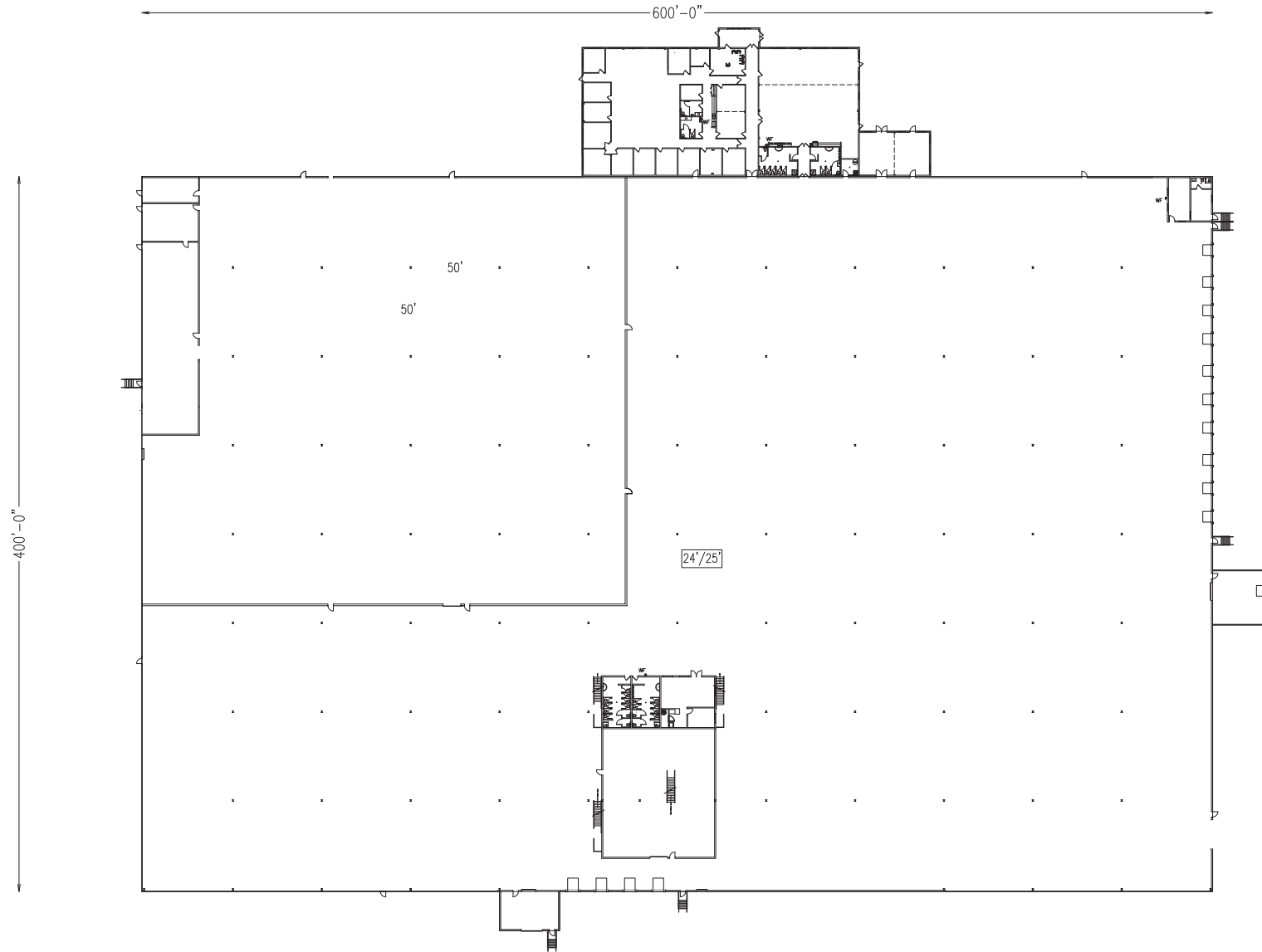
In the southwest corner of the building is a sloped lower floor flammable storage area that's accessed by one 8' x 10' dock high loading door. There's a 60 foot wide area there in which other dock high doors could be added

Property is located in a Virginia Enterprise Zone and a Federal Opportunity Zone

Broadband-fiber in place with Terabyte, Speeds by Verizon

Building is fully alarmed

Site will accommodate ample expansion



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+/- 55.54 acres

