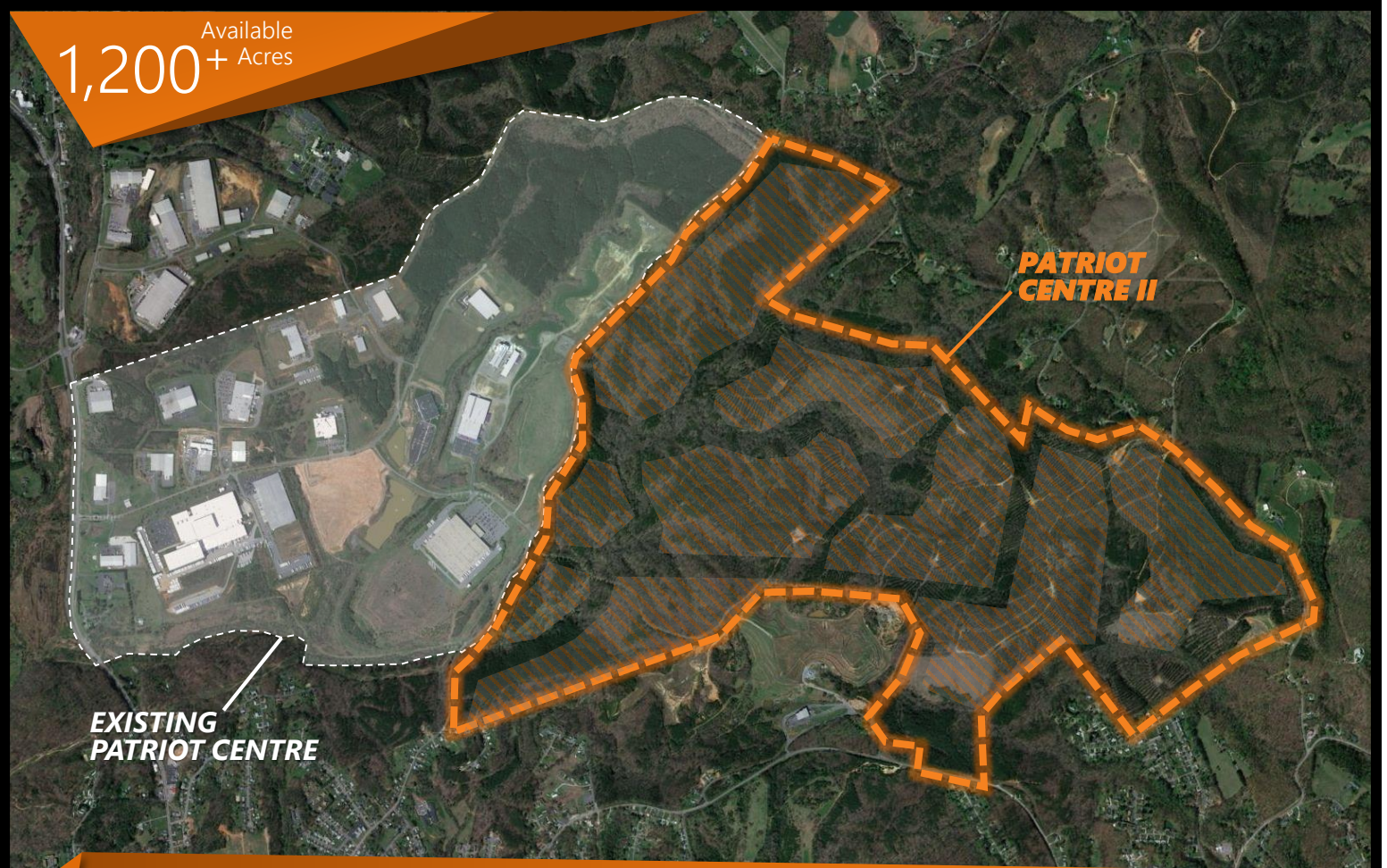


1,200 Available
+ Acres



Patriot Centre II

AN EXTENSION OF THE PATRIOT CENTRE INDUSTRIAL PARK

Barrows Mill Road
Martinsville, VA
24112



- 1,206 acre site located in Henry County
- Grading will yield 617 pad acres
- Adjacent to the Patriot Centre Industrial Park
- The park offers an abundance of water, an electric substation, natural gas, redundant fiber, and its own fire station
- Occupied by companies such as Eastman, Howmet Aerospace, Monogram Food Solutions, and Nautica



Martinsville
HENRY COUNTY VIRGINIA

Growing Your Business is Our Business.™

Patriot Centre II

|| SITE SPECIFICATIONS

Site Acreage:	1,206 acres
Pad Acreage:	617 acres
Location:	Henry County
Owned by:	Henry County IDA
Enterprise Zone:	Yes
Zoning:	Industrial
Rail Available:	No

|| UTILITIES

Water:	Henry County PSA
Waste Water:	Henry County PSA
Electric:	Appalachian Power (substation in the park)
Natural Gas:	SW Virginia Gas
Telecom:	Mid-Atlantic Broadband, nTelos, Century Link

|| TRANSPORTATION

To VA-174:	½ mile
To US-58:	4 miles
To US-220:	5 miles
To Interstate 73:	34 miles
To Interstate 40:	50 miles
To Interstate 85:	55 miles
To Interstate 81:	55 miles
To Interstate 77:	70 miles
To Blue Ridge Regional Airport	15 miles
To Piedmont Triad Int'l Airport:	50 miles

|| PATRIOT CENTRE II PAD LAYOUT

1,206 Total Acres (488 hectares)
617 Pad Acres (250 hectares)
Single Pad Acreage of 100+ ac.

