

# Available For Sale



200 Kentuck Road, Danville VA 24540  
ITG BRANDS FACILITY

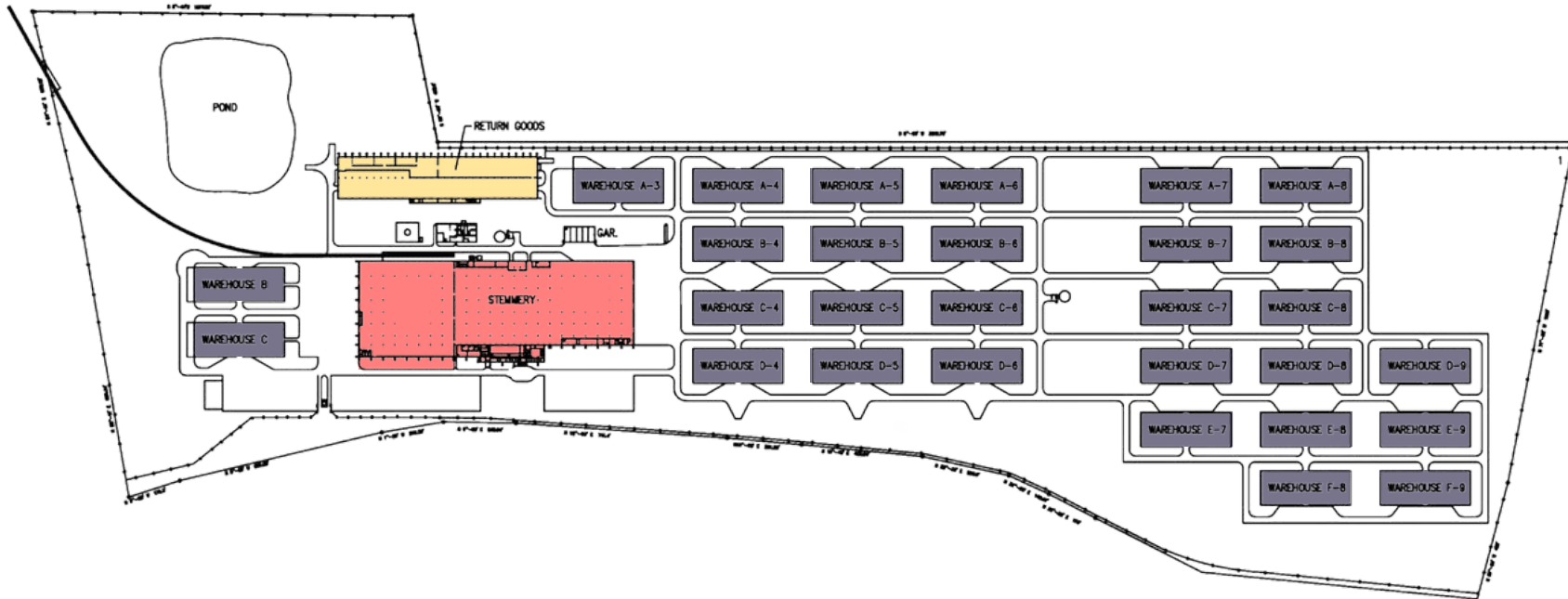


+/- 1,403,550 SF  
on 130 Acres



# PROPERTY SITE

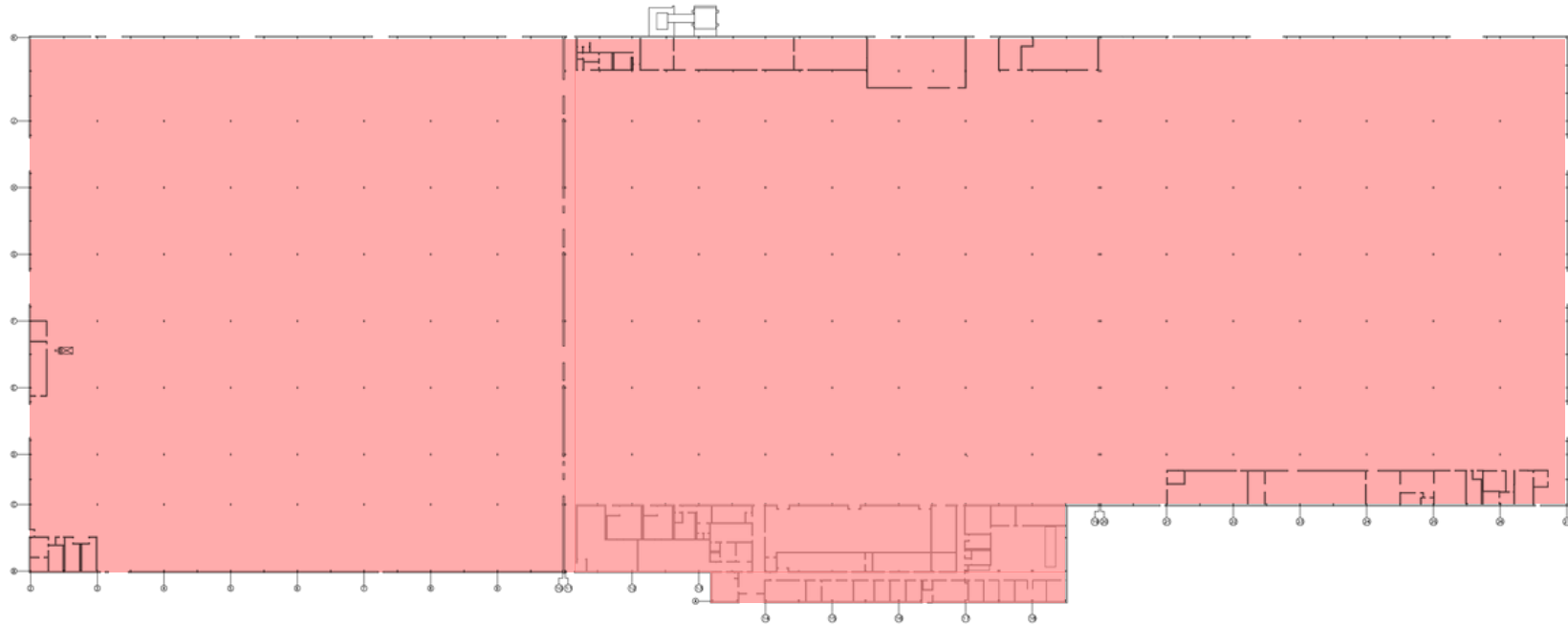
## 200 Kentuck Road



Facilities Overview			
Properties	Size	Column Spacing	Clear Height
Building A	± 288,000 SF	± 40' x 40'	± 20'4" Eaves & 22' Center
Building B	± 98,375 SF	± 24' x 70'	± 20'4" Eaves & 22' Center
Buildings C (29 of 35,075 SF)	± 1,017,175 SF	Clear Span	± 22' Eaves & 40' Center
Total Size	± 1,403,550 SF		

# PROPERTY FLOOR PLAN

## Main Facility - Building A



### PROPERTY HIGHLIGHTS

**Size**  
± 288,000 SF

**Column Spacing**  
40' x 40'

**Ceiling Height**  
± 20'4" Clear Eaves &  
22' Clear Center

**Sprinkler**  
Dry System

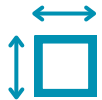
**Lighting**  
Double Tube  
Flourescent

**Electrical**  
3650 KVA Service,  
3 Phase, 4 Wire Switch Panel

# PROPERTY FEATURES



## Main Facility - Building A



**SQUARE FOOT**  
± 288,000 SF



### TRUCK LOADING

Six (6) dock high loading doors with levelers, locks and seals at each end of the facility, plus several drive-in doors



**Year Built**  
1961



### LIGHTING

Double tube fluorescent



### COLUMN SPACING

± 40' x 40'



### WATER

Supplied by City of Danville



### SPRINKLER

100% dry system



### CEILING HEIGHT

± 20' 4" clear eaves and 22' clear center



### SEWER

Supplied by City of Danville



### TRANSPORTATION

Danville Regional Airport is located approximately 1.5 miles south of the facility and 4-lane highway 58 is approximately one mile south



**Floor:** 6" reinforced concrete

**Walls:** 7' brick on block — remainder insulated metal sandwich panel; roll out windows along top perimeter of wall new roof



### POWER

Supplied by AEP  
Two (2) separate 1,600 amp, 480 volt, 3 phase, 3 wire switch panels



### MISCELLANEOUS

Facility is located on a 130-acre site along with +/- 98,000 SF production facility and 29 tobacco leaf storage sheds

**Roof:** Installed in 2012 over the entire building  
Steel deck



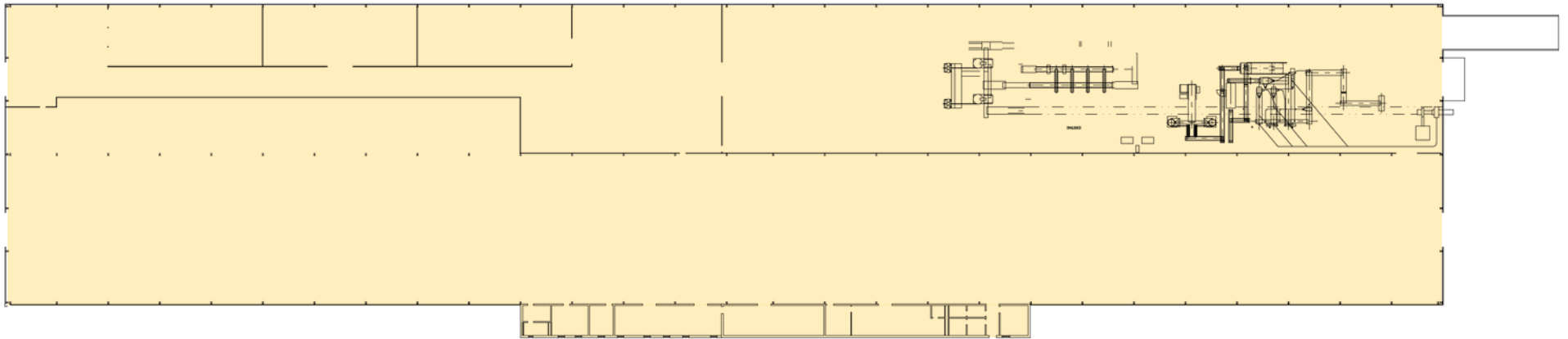
### HEAT & PROCESS STEAM

Supplied by two 60,000 lb. Teeler and one 30,000 lb. Johnston gas and #6 /#2 fuel oil fired boilers



# PROPERTY FLOOR PLAN

## Recon & Reclamation - Building B



### PROPERTY HIGHLIGHTS

**Size**  
± 98,375 SF

**Column Spacing**  
± 24' x 70'

**Ceiling Height**  
± 20'4" Clear Eaves &  
22' Clear Center

**Sprinkler**  
Dry System

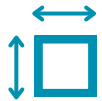
**Lighting**  
Metal Halide

**Electrical**  
Two(2) Separate 1,600 Amp, 480V, 3  
Phase, 3 Wire Switch Panels

# PROPERTY FEATURES



## Recon & Reclamation - Building B



**SQUARE FOOT**  
± 93,800 SF



**TRUCK LOADING**  
Two (2) large drive in doors on each end



**Floor:** Concrete

**Walls:** Insulated pre-engineered metal

**Roof:** Insulated pre-engineered metal

**Columns:** Steel



**COLUMN SPACING**  
± 24' x 70'



**CEILING HEIGHT**  
± 20' 4" clear eaves and 22' clear center



**LIGHTING**  
Metal halide



**POWER**  
Supplied by AEP  
Two (2) separate 1,600 amp, 480 volt, 3 phase, 3 wire switch panels



**WATER**  
Supplied by City of Danville



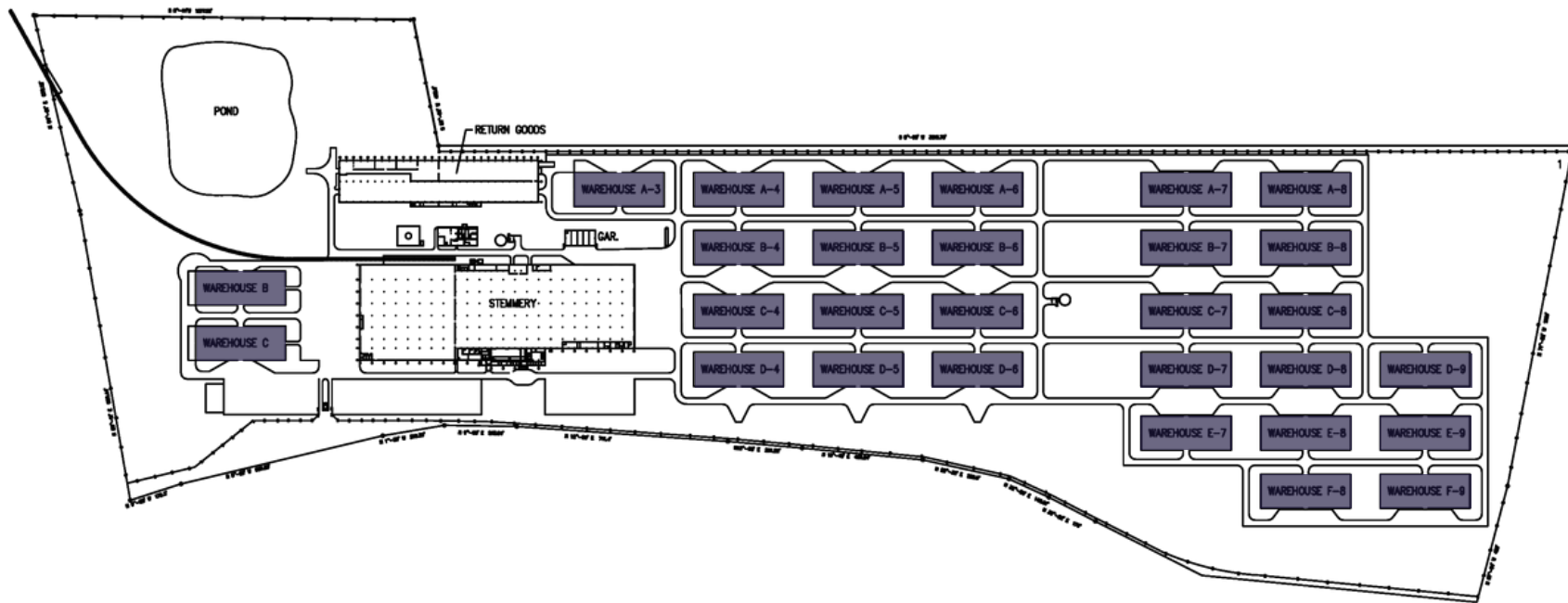
**SEWER**  
Supplied by City of Danville





# PROPERTY SITE PLAN

## Leaf Storage Sheds - Buildings C (29 Buildings)



### PROPERTY HIGHLIGHTS

#### Size

Each Shed is  
± 35,075 SF

#### Sprinkler

Dry System

#### Column Spacing

Clear Span

#### Lighting

Skylights (All Buildings)  
2 Northern & Southern Facilities have  
Halide Lighting

#### Ceiling Height

± 22' Clear Eaves &  
40' Clear Center

#### Electrical

Minimal/Varied

# PROPERTY FEATURES



## Leaf Storage Sheds - Buildings C (29 Buildings)



### SQUARE FOOT

Each Shed is +/- 35,075 SF



**TRUCK LOADING** All buildings have oversized drive-in loading

The two northern-most buildings each have seven dock high loading positions for receiving

Three of the southern buildings each have two dock high loading doors with levelers and locks and one has five dock high loading doors with levelers and locks

Adequate room to accommodate dock high loading to another 19 buildings



### COLUMN SPACING

Clear span



**Floor:** Concrete  
**Walls:** Un-insulated metal  
**Roof:** Un-insulated metal  
**Columns:** Steel



**CEILING HEIGHT**  
±22' clear eaves and 40' clear center



### LIGHTING

All buildings have skylights  
The two northern-most facilities and two of the southern facilities have metal halide lighting



### SPRINKLER

Dry sprinkler system

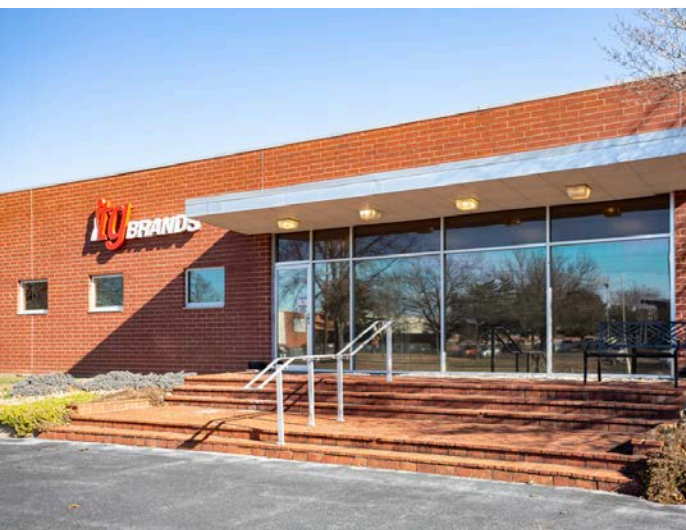




# PROPERTY PHOTOS



2 Miles from U.S.  
Hwy. 29/Future I-785





# AERIAL MAP



US  
29

HWY  
360

HWY  
293

US  
29

US  
58

FUTURE  
INTERSTATE  
785

JTI

GOODYEAR

ipg  
intertape  
polymer  
group

JAMES RIVER  
EQUIPMENT

EBI

01



MORGAN  
POLSON

Tyson

THRIVE  
LOGISTICS  
Warehousing • 3PL • Trucking

walraven

DANVILLE  
REGIONAL AIRPORT



# DEMOGRAPHICS MAP

	5 Miles	10 Miles	20 Miles
Population	36,052	68,078	112,584
Households	16,078	29,942	47,979
Avg. HH Income	\$40,319	\$46,095	\$50,515

## MARKET INSIGHT

- Inventory - 22.2 MSF
- Vacancy Rate - 3.4%
- Avg. Asking Rate - \$4.17 PSF
- New Leasing Activity (2024) - 406.2 KSF
- Net Absorption (2024) - 300.8 KSF
- Total Sales Volume (2024) - \$26.3 M
- Average Sale Price (2024) - \$61.86 PSF







**Tom Townes, CCIM | SIOR**  
Managing Director  
+1 336 812 3302  
tom.townes@cushwake.com  
VA License # 0225096047

**Kevin Kemp, SIOR**  
Managing Director  
+1 336 812 3307  
kevin.kemp@cushwake.com

**Jason Ofsanko, SIOR**  
Managing Director  
+1 336 812 3300  
jason.ofsanko@cushwake.com

**Jordan Mitchell**  
Director  
+1 336 201 0495  
jordan.mitchell@cushwake.com

628 Green Valley Road, Suite 202  
Greensboro, NC 27408  
+1 336 668 9999  
cushmanwakefield.com