

**FOR  
LEASE**

**LARGE PARKING LOT  
FOR CONTAINER STORAGE**



**58,000 SF INDUSTRIAL/OFFICE**

**Lease Rate:  
\$5.00 SF/yr NNN  
NNN is .50 PSFT**

## PROPERTY OVERVIEW

This 138,800 SF distribution/manufacturing facility sits on 14.64 acres in Franklin, Virginia. The original 58,000 SF building was built in 1998 with an 80,000 SF addition built in 2008. The property also features a 3,800 SF, two-story office.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	1,160	3,818	5,860
<b>Population:</b>	2,734	9,334	14,620
<b>Avg HH Income:</b>	\$25,175	\$44,055	\$51,037

## PROPERTY HIGHLIGHTS

- 26' clear ceilings from ground to roofline, minus the trusses
- 50' x 50' column spacing
- 2 dock doors and three grade-level door
- ESFR and Wet sprinkler system
- 6" concrete floor
- 3,000 amp, 3 phase, 4 wire power
- Power distribution via overhead bus duct
- Entire warehouse is fully climatized
- Fully heated warehouse with cooled office

## AVAILABLE SPACES

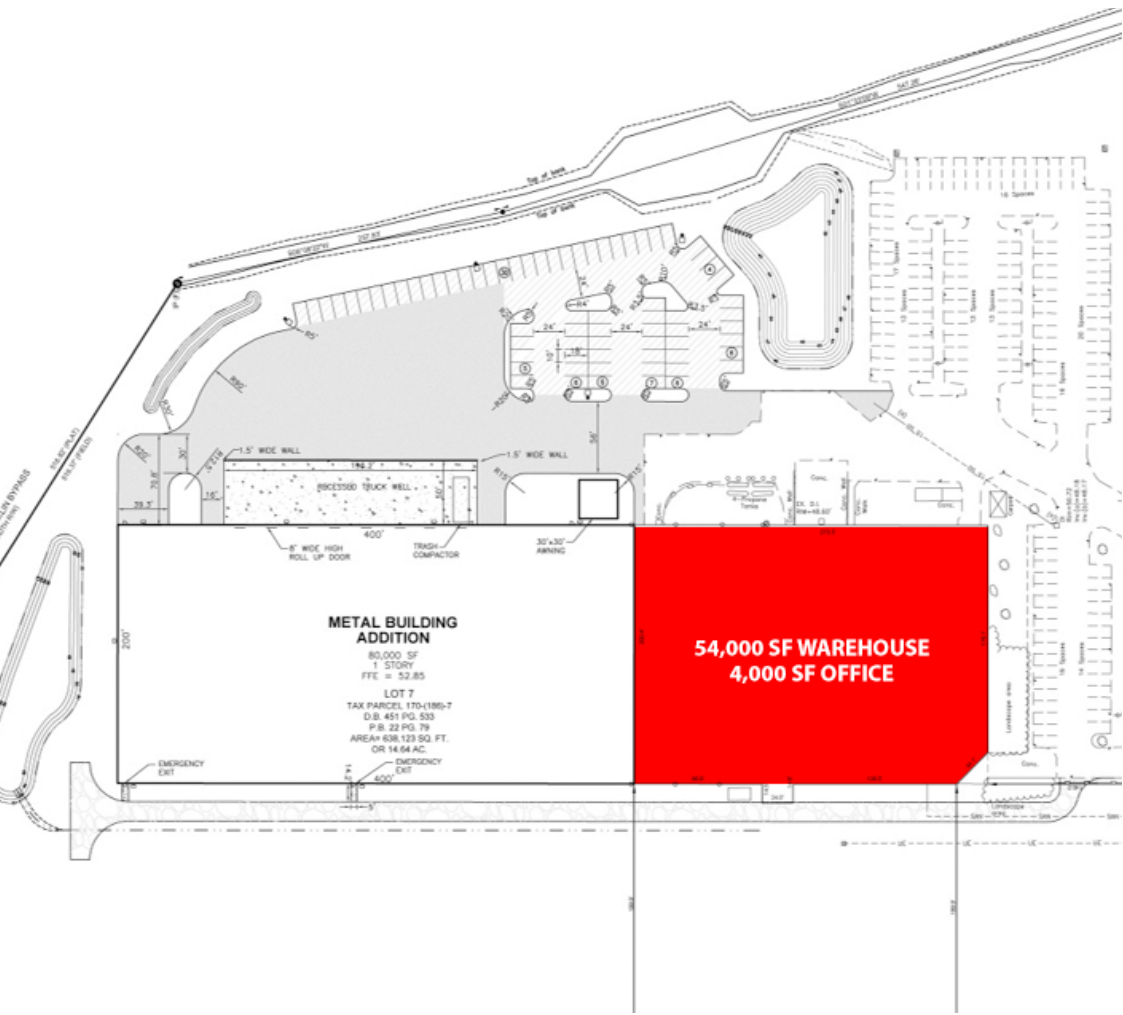
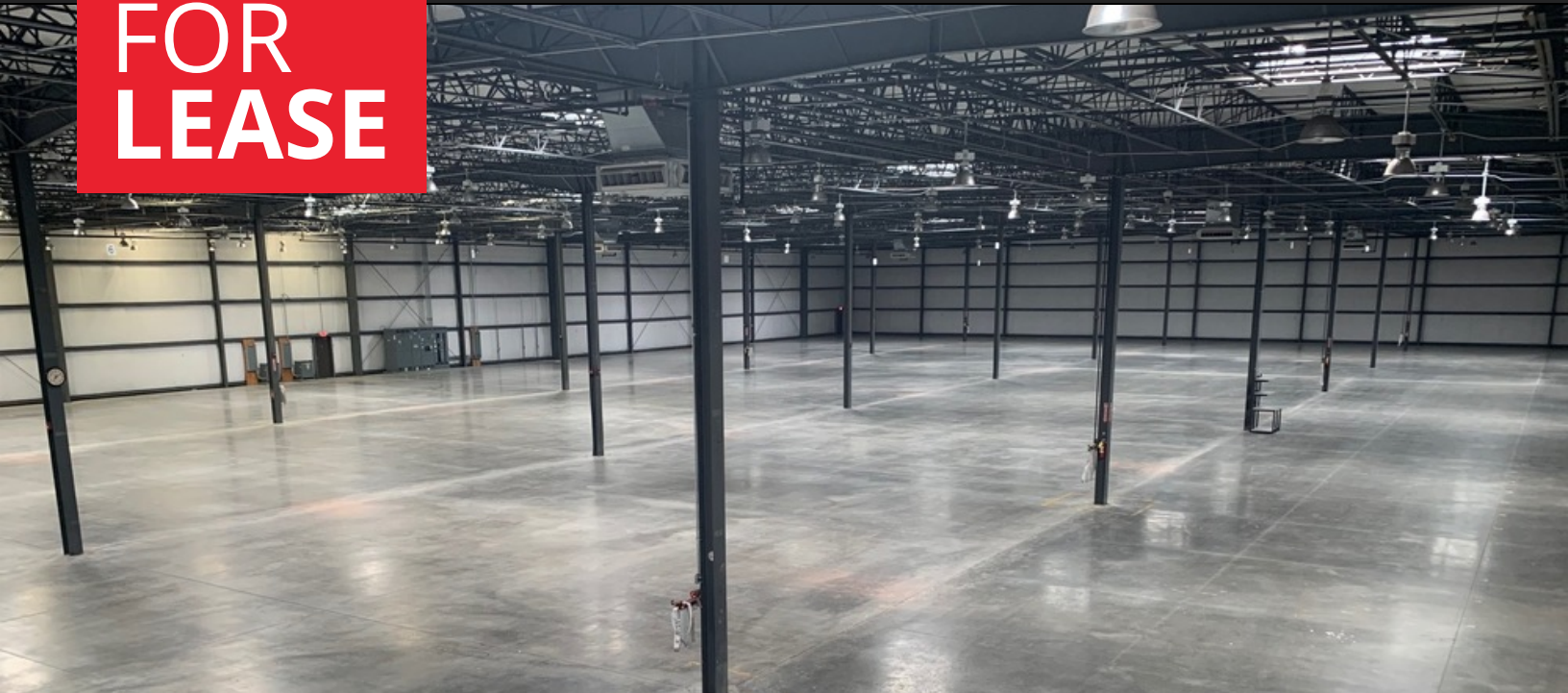
**Warehouse Space**

54,200 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:  
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# FOR LEASE



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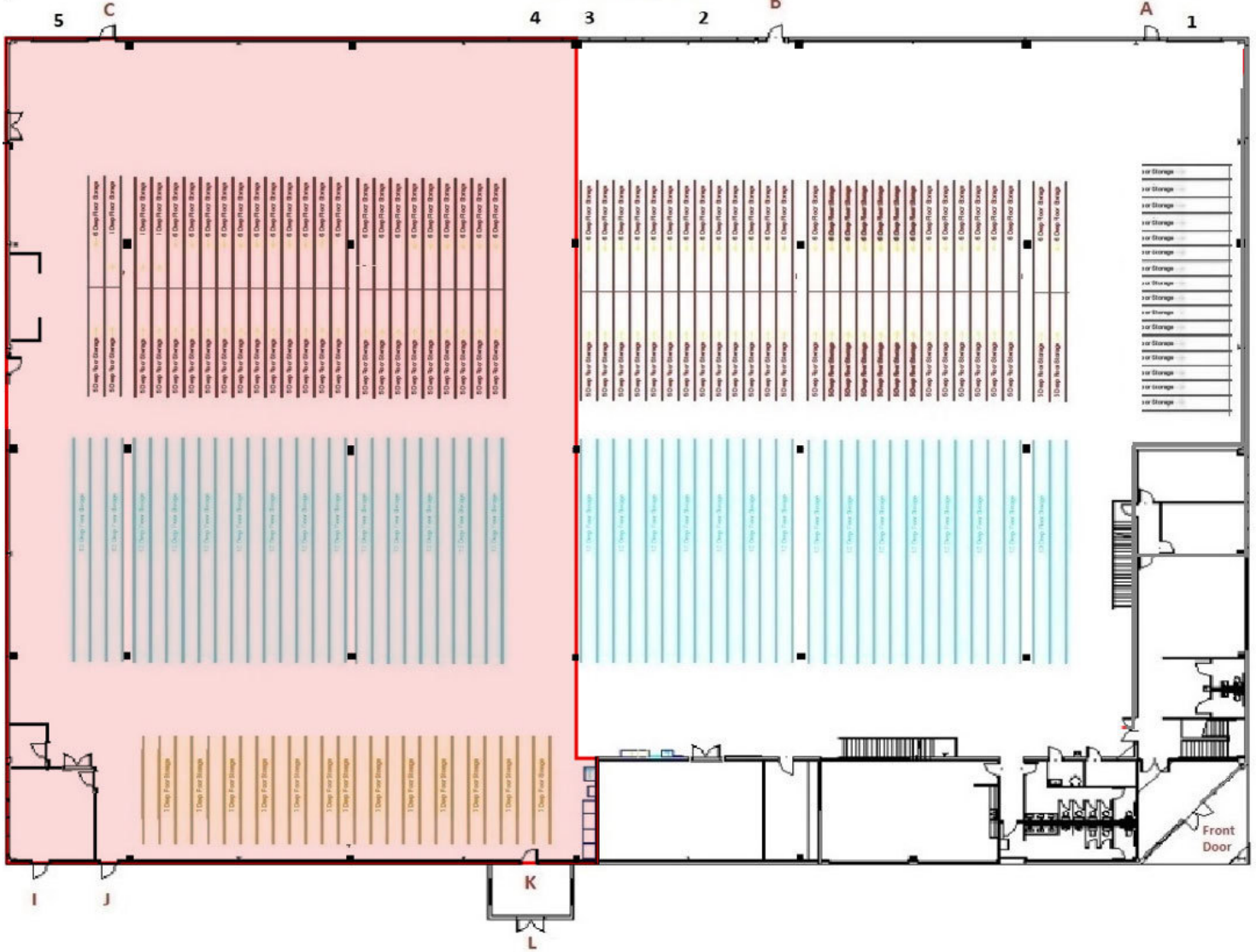
# 221 PROGRESS PARKWAY

FRANKLIN, VA 23851

## RACKING PLAN



### DOCKS - Old Side



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