



📍 100 MORGAN OLSON WAY, DANVILLE, VA 24540



CLASS A - INDUSTRIAL FACILITY

±925,940 SF ON ±282 ACRES.

OFFICE SUPPORT SPACE OF ±20,000 SF

ZONED M-1 INDUSTRIAL

NS RAIL SPUR ACCESS: ±5675' LONG RAIL SPURS

UTILITY FEED: 12.4 KV DEDICATED LINE EXISTING, 69KV DEDICATED LINE EXISTING,
230KV ON SITE

WORLD CLASS INDUSTRIAL WORK FORCE TO HIRE FROM



PROPERTY OVERVIEW

Located in the Cane Creek Centre Industrial Park, this modern facility sits within a jointly developed, business-friendly environment supported by Pittsylvania County and the City of Danville. The park attracts major industrial users and offers workforce training resources, incentives, and proximity to the North Carolina Triad. Originally built in 2008 and renovated in 2019, the building delivers contemporary infrastructure, strong utility capacity, and the scalability needed for advanced manufacturing, distribution, and emerging industries such as EV and battery production. Its strategic location and regional economic momentum make it a compelling industrial opportunity in the Southeast.

WAREHOUSE FEATURES

CLEAR HEIGHTS: ±37' Clear Production Area

POWER: 12 MW Capacity - Ability to expand to 100+ MW

UTILITIES: 10" water Line, 8" Sewer Line

8" natural gas line, LED lighting, ESFR sprinkler system

LOADING: 11 Dock-level doors +17 Drive In/Rollups

PARKING: 800+ Surface parking spaces

LOCATION: Just off U.S. HWY 29, 0.6 miles from U.S. HWY 58 &
2.6 miles from future I-785 (Danville Expressway)

Mike O'Neill Jr. - Principal

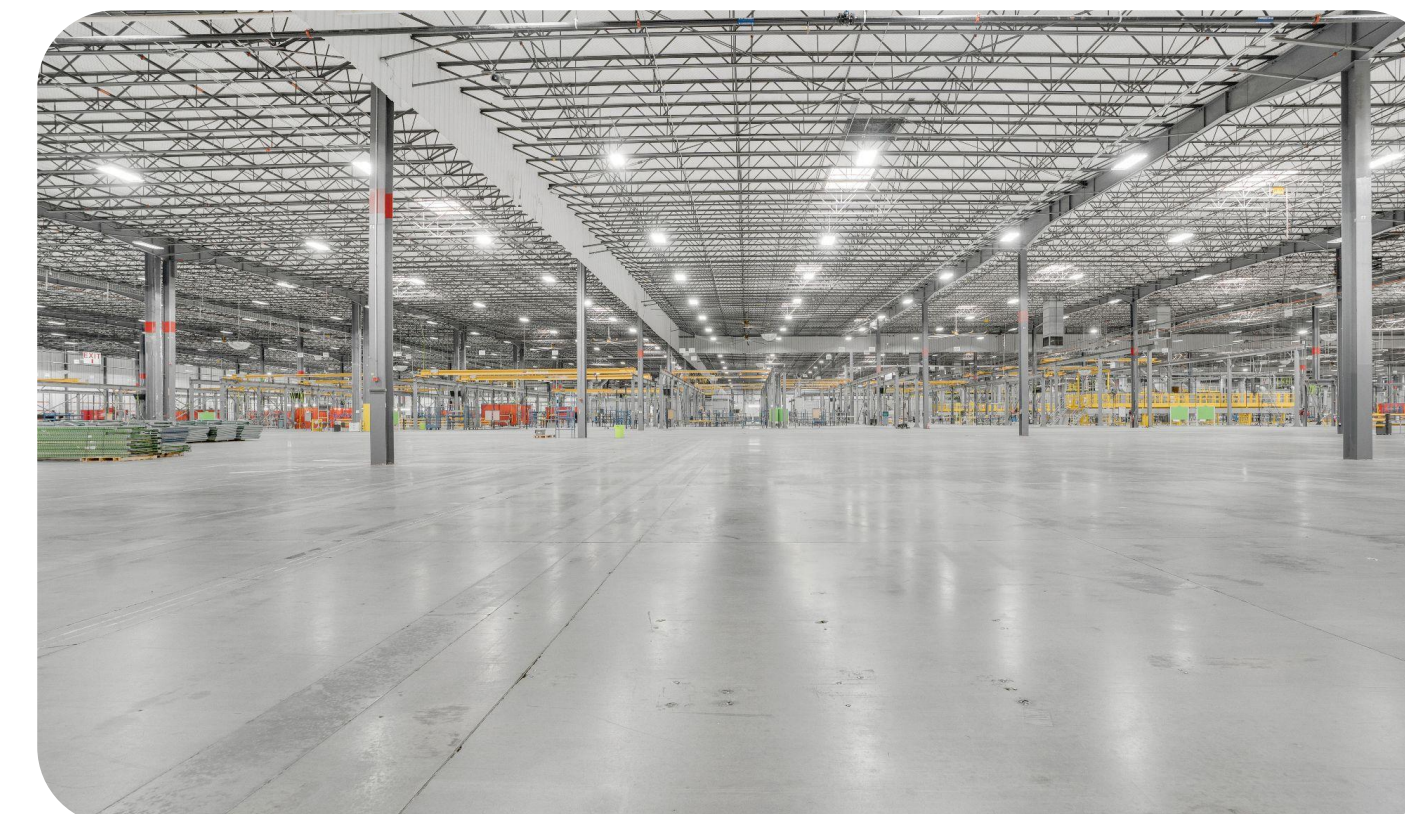
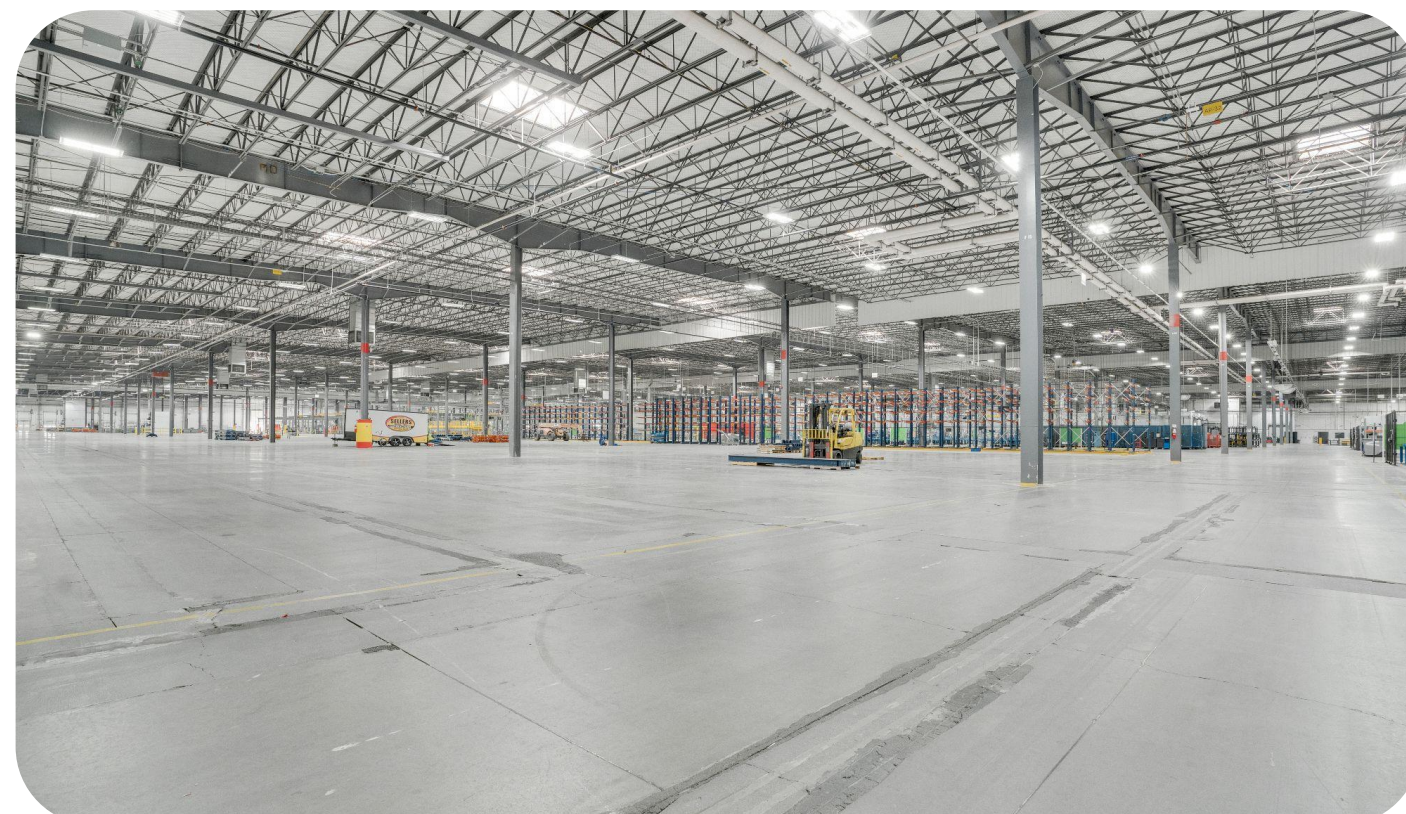
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Alex Bannerman. - Leasing

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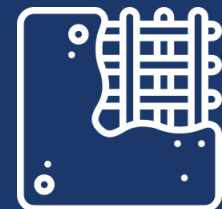
AREA

±925,940 SF
BUILDING
±282 ACRE SITE



DEVELOPABLE ACREAGE

195 ACRES



FLOOR SLAB

8" THICK
REINFORCED
FLOORS



CONSTRUCTION

WALLS: Insulated metal panels
ROOF: Metal membrane over
insulated metal deck
COLUMNS: Steel (66' X66')
spacing



CLEAR HEIGHTS

±37' CLEAR
PRODUCTION AREA



OFFICE

OFFICE SPACE OF
±20,000 SF



TRUCK LOADING

11 DOCK-LEVEL DOORS
17 DRIVE INS/ROLLUPS



NS RAIL SPUR ACCESS

±5675' long rail spurs



PARKING

800+ PARKING SPOTS
EXPANSION AVAILABLE



BUILDING DETAILS

BUILDING UTILITIES



LIGHTING

HIGH EFFICIENCY LED FIXTURES
THROUGHOUT PLANT.



ESFR SPRINKLER

100% WET SYSTEM
2 DIESEL ENGINES; 138 HP EACH
CAPABLE OF DRIVING 2 PUMPS
AT 2,000 GPM EACH



SECURITY

ACTIVE FIRE ALARM SYSTEM
BURGLAR ALARM SYSTEM BEING INSTALLED
PERIMETER & PARKING SECURITY LIGHTS
CCTV SYSTEM



12 MW IN PLACE, SCALABLE TO 15 MW WITHIN 3 MONTHS & 40 MW BY OCTOBER 2027.
CAPACITY COULD BE FURTHER INCREASED UP TO 100+ MW IN 3 YEARS.

3 MONTHS

15 MW

OCTOBER 2027

40 MW

3 YEARS

100+ MW

POWER CAPACITY



CURRENT CAPACITY

(6) 2500 KVA TRANSFORMERS
3000 AMPS EACH,
480/277 VOLT & 3 PHASE
(6) 400A 480Y/277V SWITCHGEAR



UTILITY FEED

12.4KV DEDICATED LINE EXISTING
69KV DEDICATED LINE EXISTING
230KV ON SITE



DISTRIBUTION

BUS DUCT IN PRODUCTION AREA;
MAX 1000A EACH TOTAL OF
11 BUS WAY (4 WIRE SYSTEM)
1 DIESEL EMERGENCY
GENERATOR

UNMATCHED INDUSTRIAL ADVANTAGE



CLASS A INDUSTRIAL FACILITY

Available for
Immediate Move in



TENANT IMPROVEMENT ALLOWANCES



FENCED AND SECURED PERIMETER



SINGLE TENANT READY



715K+
REGIONAL LABOR
FORCE WITHIN
1-HOUR DRIVE



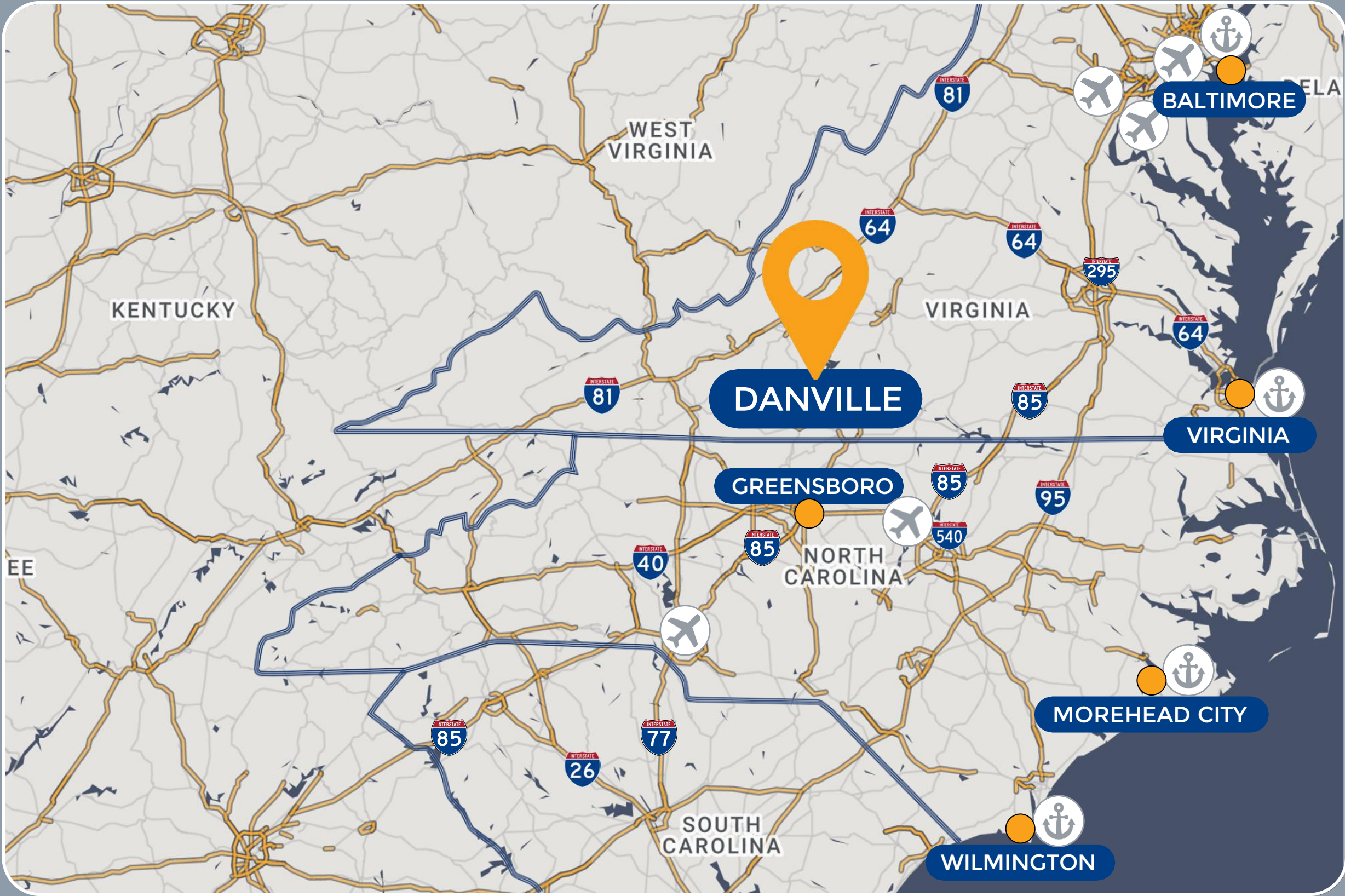
≈122K
MANUFACTURING
WORKERS WITHIN
1-HOUR DRIVE



1,450
SKILLED WORKERS
AVAILABLE
IMMEDIATELY
RECENT MARKET CHANGES
(LAST 12 MONTHS)



FOR RENT:
REACH OUT
FOR PRICING



HIGHWAY ACCESS

- 0.6 miles from 4 lane highway (US HWY 58)
- 2.6 miles from future I-785 (Danville Expressway)
- 43 miles to I-785
- 46 miles to I-73
- 48 miles to I-40

INTERMODAL

- 46 miles to Greensboro Intermodal Facility

AIR SERVICE

- 2 miles to Danville Regional Airport
- 57 miles to Piedmont Triad International Airport
- 68 miles to Raleigh Durham International Airport

PORTS

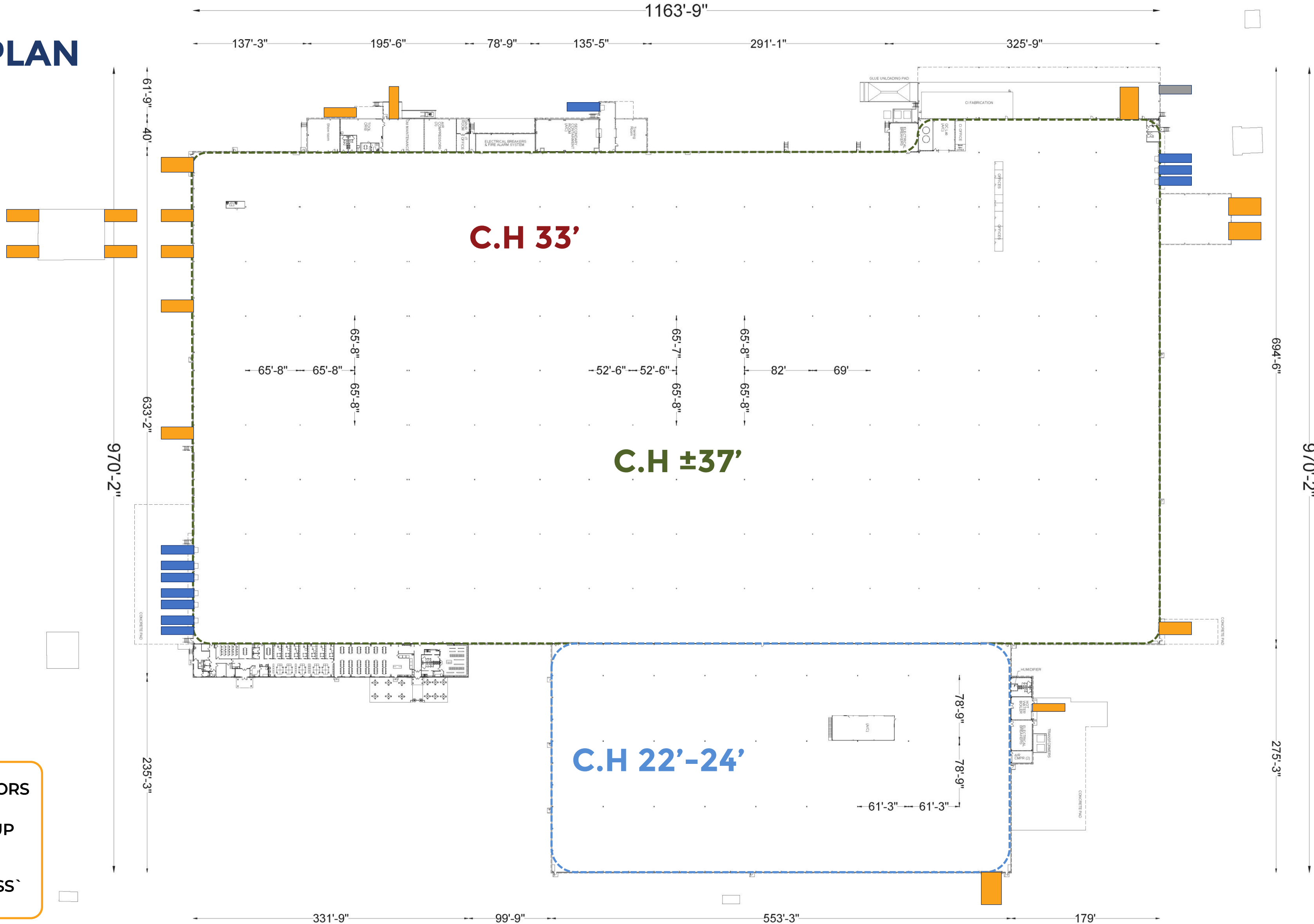
- 193 miles via 4 lane highway to Port of Virginia
- 300 miles to Port of Baltimore
- 216 miles to Port of Wilmington
- 236 miles to Port of Morehead City

FLOOR PLAN

DOCK LEVEL DOORS

DRIVE IN / ROLLUP DOORS

RAIL SPUR ACCESS`



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

