

FOR LEASE

**LARGE PARKING LOT
FOR CONTAINER STORAGE**



221 PROGRESS PARKWAY

Lease Rate:
\$9.50 SF/yr NNN
NNN is \$1.00 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
Households:	1,160	3,818	5,860
Population:	2,734	9,334	14,620
Avg HH Income:	\$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

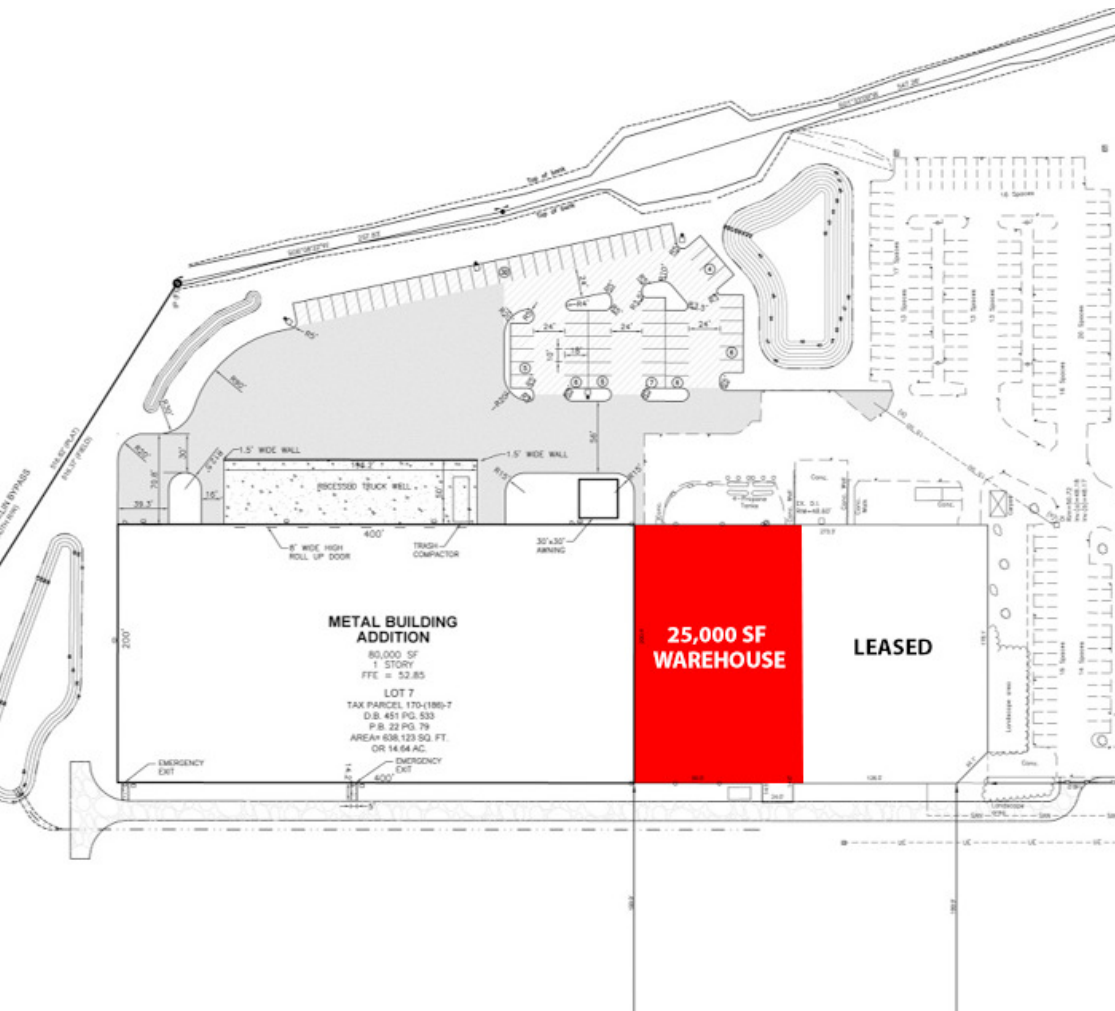
AVAILABLE SPACES

Warehouse Space 25,000 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
DAVID BICKFORD • dbickford@divaris.com • 757.333.4351



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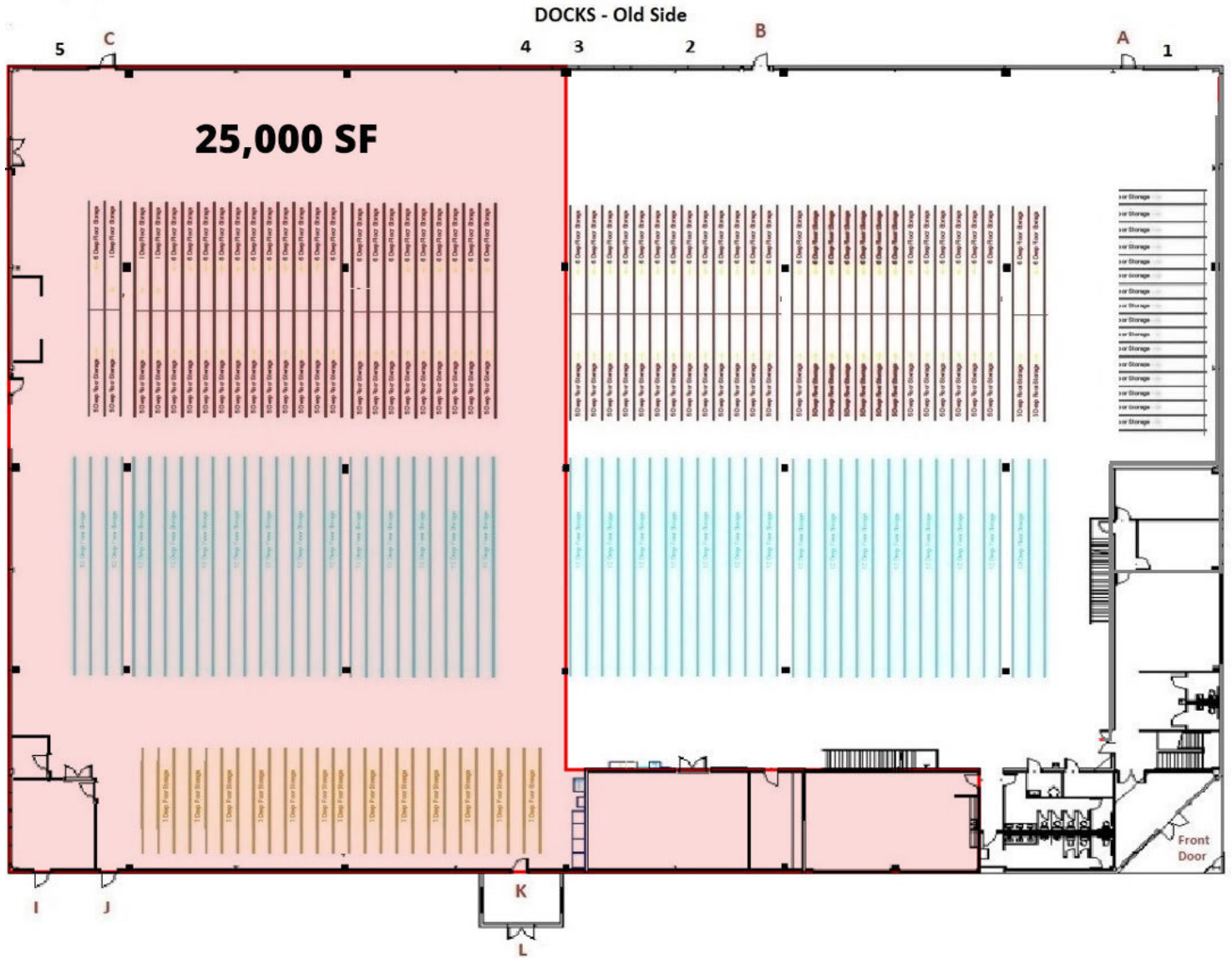
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FRANKLIN, VA 23851

RACKING PLAN | +/- 25,000 SF



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