

AVAILABLE FOR SALE

100 Maxine Road
121 Maxine Road
38 Doolittle Street

DANVILLE, VA 24541



Three (3) Buildings totaling ±200,000 SF ON 16.13 Acres
Former Wood Products Manufacturing Facility

Property Site- Facilities Overview

0.4 MILES FROM U.S. HWY. 29/FUTURE I-785



Properties

100 Maxine Road
38 Doolittle Street
121 Maxine Road

Total Size

Size

116,458 SF
80,258 SF
5,880 SF

202,596 SF

Docks

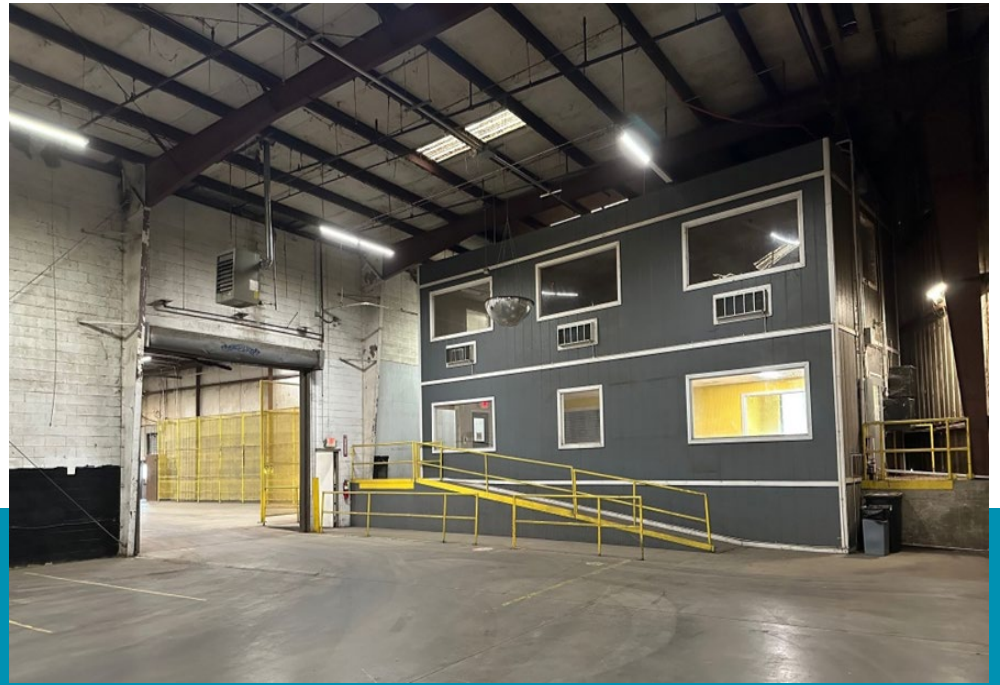
8
1
1 (10' x 10')

Clear Height

±21' - 23'
±15'7" - 28'7"
±18' center, 15'6" eaves

Asking Price: \$5,400,000 (\$26.65 psf)

100 Maxine Road



PROPERTY HIGHLIGHTS

 SIZE
116,438 SF

 COLUMN SPACING
Varies

 CEILING HEIGHT
21' -23'

 SPRINKLER
Wet System

 LIGHTING
T5

 ELECTRICAL
**Multiple transformers;
2500 KVA, 2500 KVA,
1500 KVA, 750 KVA**

PROPERTY SUMMARY



ADDRESS

100 Maxine Road,
Danville, VA 24541



COUNTY

Independent (Pittsylvania)



PARCEL ID#

56801



SQUARE FOOT

116,458 SF



LAND AREA

10.64 Acres



PRODUCT TYPE

Warehouse / Manufacturing



CONSTRUCTION

Metal



HVAC

In Office and CNC Room



YEAR BUILT

1952 & 1989



ZONING

IM Manufacturing District



RAIL

Site previously had a
dedicated spur and is located
along a secondary line



CEILING HEIGHT

21' - 23'



PARKING

±64 Paved Parking Spaces



ROOF

Multiple types
(mostly metal-age unknown)



SPRINKLER

Wet system



LOADING

4 Dock-Height Door and
2 Drive-In Doors



EQUIPMENT/MACHINERY

Existing, in-place wood dust
collection system & silos to
remain as pictured through-out
and in "as is" condition without
any warranty as to operating
condition



OFFICE SPACE

Pods of existing office
space throughout(sizes vary/
both single level & 2-story)



Comments:

- Good Location near US Hwy 29
- Well-maintained
- Building located in established industrial area
- Excess land for potential expansion
- Legacy manufacturing market with abundant labor supply

38 Doolittle Street



PROPERTY HIGHLIGHTS

SIZE
80,258 SF

COLUMN SPACING
Varies

CEILING HEIGHT
15'7" - 28'7"

SPRINKLER
Wet System

LIGHTING
T5

ELECTRICAL
**1,000 KVA, 500 KVA
transformers**

PROPERTY SUMMARY



ADDRESS

38 Doolittle Street,
Danville, VA 24541



COUNTY

Independent (Pittsylvania)



PARCEL ID#

53504



SQUARE FOOT

80,258 SF



LAND AREA

3.44 Acres



PRODUCT TYPE

Warehouse / Manufacturing



CONSTRUCTION

Metal



HVAC

In Office



YEAR BUILT

1952 & 1989



ZONING

IM Manufacturing District



RAIL

Site previously had a
dedicated spur and is
located along a secondary
line



CEILING HEIGHT

±20'



PARKING

28 Paved Parking Spaces



ROOF

Multiple types
(mostly metal-age unknown)



SPRINKLER

Wet system



LOADING

1 Dock-Height Door and
3 Drive-In Doors



EQUIPMENT

Existing, in-place wood dust
collection system & silos to
remain as pictured through-out
and in "as is" condition without
any warranty as to operating
condition

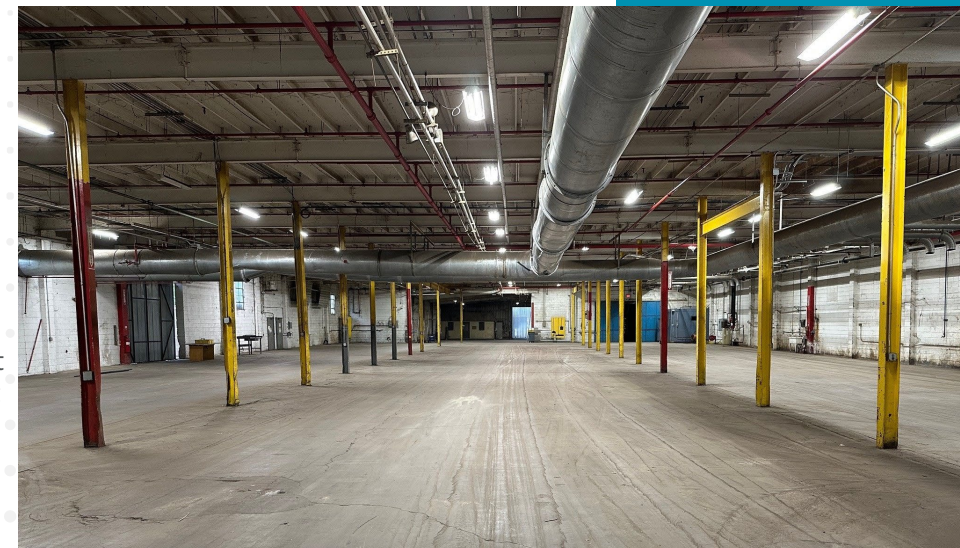


OFFICE SPACE

Pods of existing office
space throughout(sizes vary/
both single level & 2-story)

Comments:

- Good Location near US Hwy 29
- Well-maintained
- Building located in established industrial area
- Legacy manufacturing market with abundant labor supply



121 Maxine Road



PROPERTY HIGHLIGHTS

 SIZE
5,880 SF

 COLUMN SPACING
N/A

 CEILING HEIGHT
18' Center
15'6" Eaves

 SPRINKLER
Wet System

 LIGHTING
LED

 ELECTRICAL
TBD

PROPERTY SUMMARY

ADDRESS
121 Maxine Road,
Danville, VA 24541

COUNTY
Independent (Pittsylvania)

PARCEL ID#
55426

SQUARE FOOT
5,880 SF

LAND AREA
2.08 Acres

PRODUCT TYPE
Warehouse / Manufacturing

CONSTRUCTION
Brick

YEAR BUILT/RENO
1967 & 2020

ZONING
IM Manufacturing District

RAIL
Potential

CEILING HEIGHT
18' Center
15'6" Eaves

PARKING
±112 Paved Parking Spaces

ROOF
Metal

SPRINKLER
Wet system

HVAC
In Office and CNC Room

LOADING
1 Dock-Height Door and
0 Drive-In Doors

OFFICE SPACE
Pods of existing office
space throughout (sizes vary/
both single level & 2-story)



Comments:

- Good Location near US Hwy 29
- Well-maintained
- Building located in established industrial area
- Excess land for outside storage
- Legacy manufacturing market with abundant labor supply

AERIAL MAP



MARKET INSIGHT

	2 Miles	5 Miles	10 Miles
Population	4,570	28,326	69,684
Households	2,012	12,648	30,261
Avg. HH Income	\$64,475	\$62,318	\$60,935



17.3 MSF
INVENTORY



13.5%
Vacancy Rate



\$5.11 PSF
Avg. Asking Rate



342 KSF
New Leasing Activity (2024)



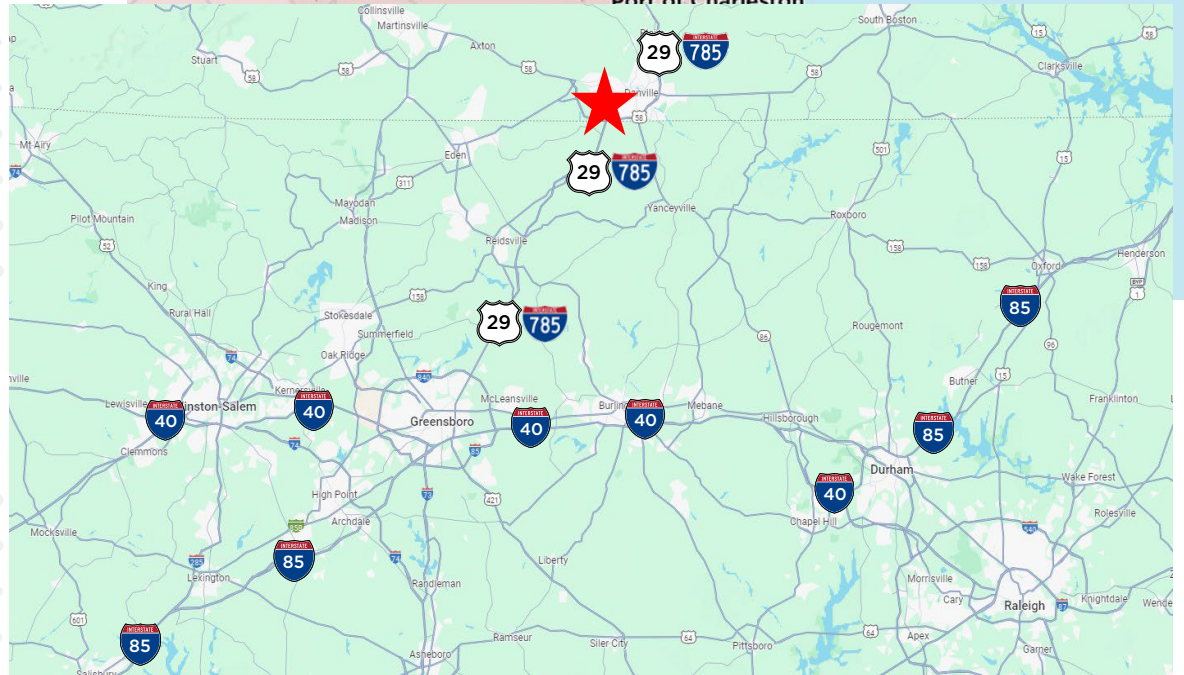
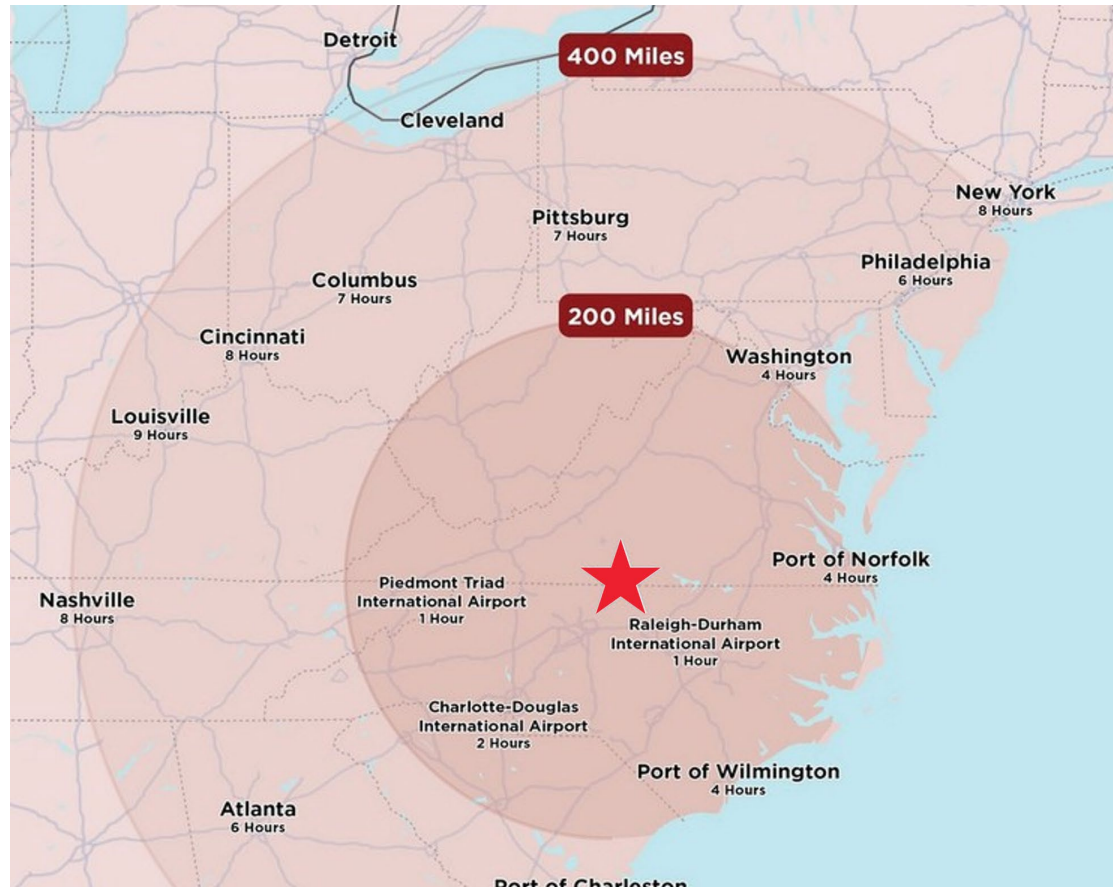
1.8 M SF
Net Absorption (2024)



\$33 M
Total Sales Volume (2024)



\$61 PSF
Average Sale Price (2024)







FOR MORE INFORMATION, PLEASE CONTACT:

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