

📍 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

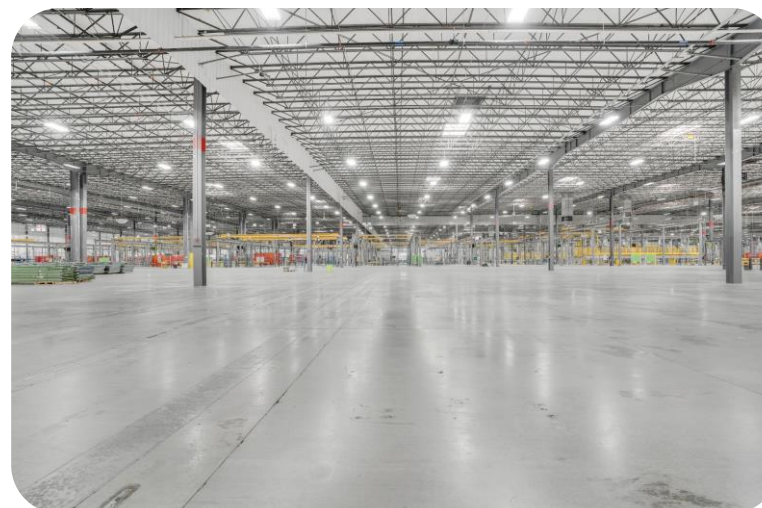
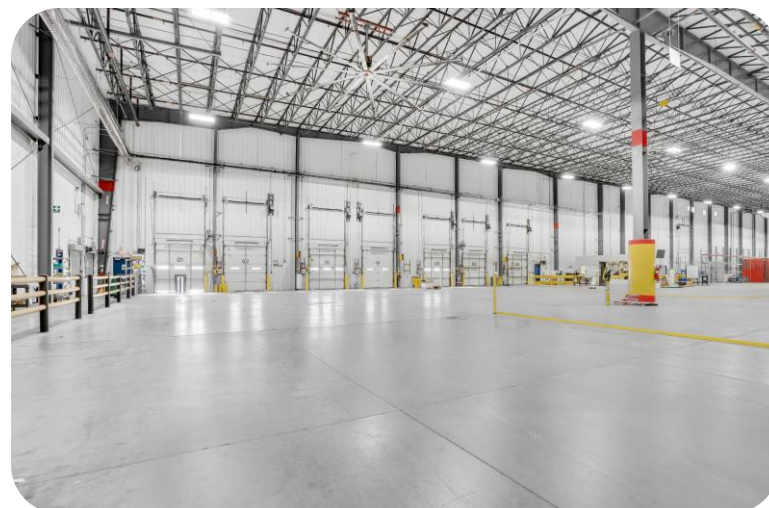
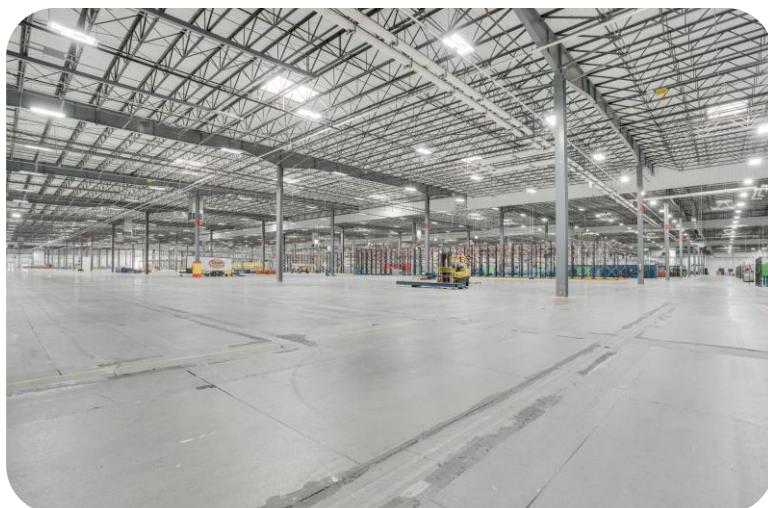
PARKING: 800+ Surface parking spaces

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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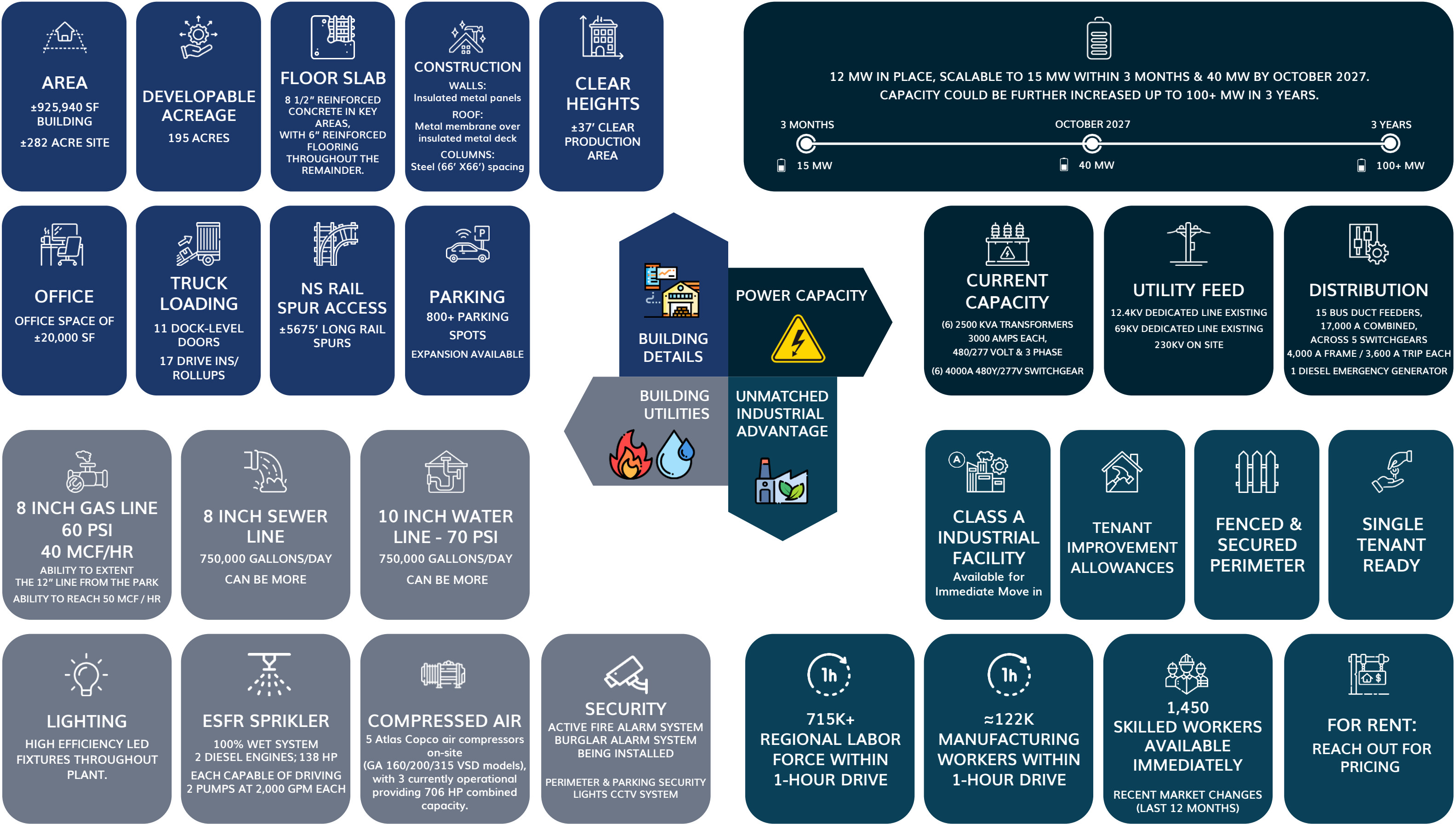
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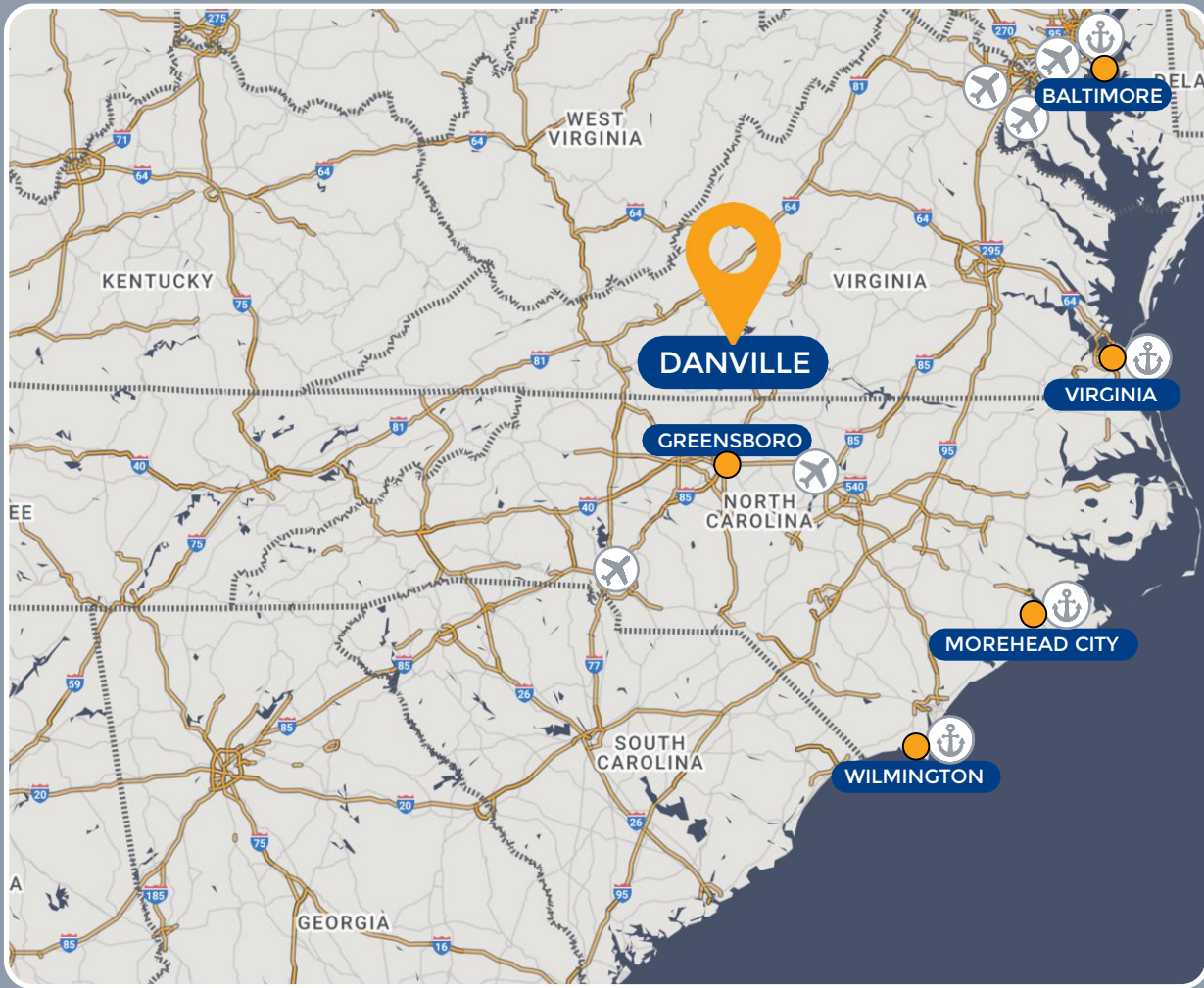
Brody Sullivan - Leasing
609-602-1727
Bsullivan@preferred.com



UTILITIES & INFRASTRUCTURE

BUILDING SPECIFICATIONS





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

AIR SERVICE

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

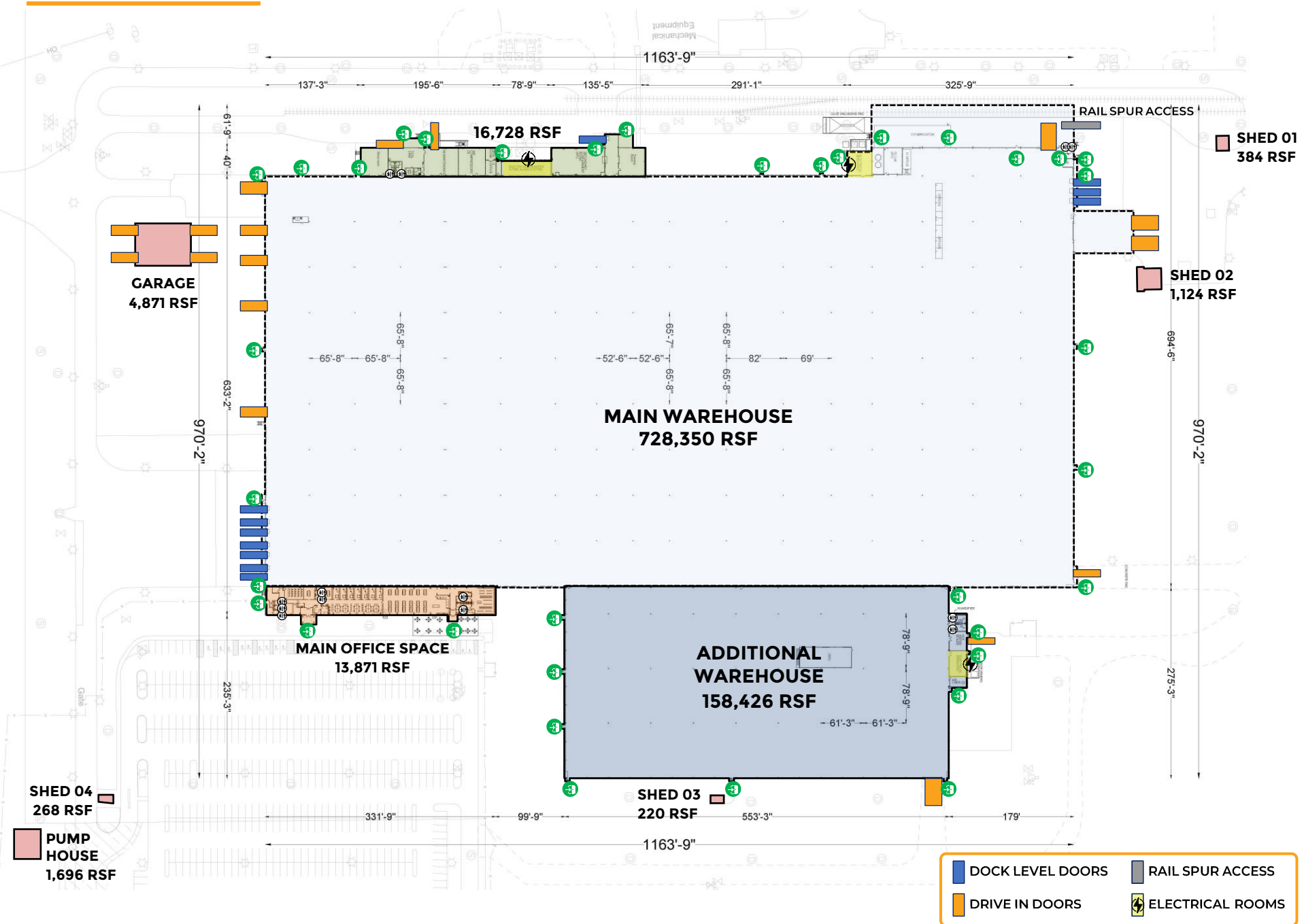
PORTS

- 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

INTERMODAL

- 46 miles to Greensboro Intermodal Facility

FLOOR PLAN



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.

